

PROPERTY MAINTENANCE REVIEW BOARD
Meeting
City of Huber Heights

August 10, 2023

- I. Mr. Winkler called the meeting to order at 6:30 p.m.
- II. Present at the meeting: Ms. Cromer, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler.

Members Absent: Ms. Ballard, excused.

Staff Present: Don Millard, Code Enforcement Administrator, and Geri Hoskins, Administrative Assistant

- III. **Approval of the Agenda**

Mr. Roberts moved to approve the Agenda and seconded by Ms. Gray.

- IV. **Swearing of Witnesses**

Mr. Winkler administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All person's present responded in the affirmative.

- V. **Pending Business**

- A. None

- VI. **New Business**

- A. **PMRB Case 23-17**

The property owner, AM SNAVELY, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 7063 Claybeck Drive.

Mr. Millard stated that the residential property at 7063 Claybeck Dr. is in violation of Section 1313.04(H)(6) regarding junk removal.

Section 1313.04(H)(6) in part states "*Outdoor Storage or Use*. A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. **B. All permissible items stored outside must be in good condition and usable as intended by the**

manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. ...D. No items may be stored in a front yard.”

The items on site certainly appear to be discarded and scattered as if not to be used for any reason. The condition of this property is a blight on the neighborhood.

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation

Your attached case review illustrates the violation process and non-compliance of the property. You also have a list of the number of violations the City has responded to in the last three years.

City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

Motion made by Ms. Gray to declare the property a nuisance. Seconded by Ms. Hess. Roll call showed: YEAS: Ms. Cromer, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 6-0.

B. PMRB Case 23-18

The property owner, FRED LINSENMEYER, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 5773 Botkins Road.

Mr. Millard stated that the long vacant residential property at 5773 Botkins is in violation due to extreme overgrowth of landscaping. The attached photo illustrates the extent of the overgrowth.

Section 1313.04(H)(4) states “All land shall be properly maintained with lawns, hedges, bushes, trees and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining property.” (Ord. 95-O-1824, Passed 9-11-95; Ord. 2011-O-1899, Passed 8-8-11; Ord. No. [2019-O-2375](#) , § 1, 6-10-19). Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation. Bushes and landscaping need to be substantially trimmed.

Safeguard Property Management has not done the needed trimming even though they acknowledge the problem.

Your attached case review illustrates the violation process and non-compliance of the property. You also have a list of violations the City has responded to in the recent past.

The City contractor mows the grass at this property several times annually. City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office. The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

Motion made by Mr. Roberts to declare the property a nuisance. Seconded by Ms. Gray. Roll call showed: YEAS: Ms. Cromer, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 6-0

C. PMRB Case 23-19

The property owner, LADONICA DOZIER, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 4633 Hialeah Park.

Mr. Millard stated that the residential property at 4633 Hialeah Park is in violation of the Property Maintenance code regarding the damaged condition of the overhead garage door.

Section 1313.04(H)(1) states "...The owner shall keep the exterior of all premises and every structure thereon, **including but not limited to**, walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, windows, **doors**, awnings, and marquees,"

Also, (H)(2) states "All exterior doors and windows, including storm doors and screens, shall be maintained in good condition.(Ord. 95-O-1824, Passed 9-11-95; Ord. 2011-O-1899, Passed 8-8-11; Ord. No. [2019-O-2375](#), § 1, 6-10-19)

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation. If ordered to abate, the City contractor would be instructed to cover the overhead door opening with T-111 primered siding to secure the garage from vermin.

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have not been returned. There has been no communication from the owner to the Code Enforcement Office. The Zoning Manager has spoken to the owner and advised him of this hearing and recommended he appear.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

Mr. Dozier stated that he had ordered a new garage door from Lowe's a couple of months ago but it has been on back order. He will order one from Menards and it can be installed in two weeks.

Motion made by Ms. Gray to grant 30 day extension. Seconded by Mr. Vaughn. Roll call showed: YEAS: Ms. Cromer, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to grant 30 day extension carries 6-0.

D. PMRB Case 23-25

The property owner, PHUON DOAN, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6538 Glen Ivy Drive.

Mr. Millard stated that the residential property at 6538 Glen Ivy Dr. is in violation of the Property Maintenance code regarding allowable outdoor storage or use. The resident is a repeat, almost continuous violator. Several conversations have taken place on-site with the resident, yet the violations (and complaints) continue.

Section 1313.04(H)(1) states " A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside. C. No items may be stored in the public right-of-way except when placed there for removal as trash and then no earlier than 5:00 p.m. on the day preceding the normal collection day. **D. No items may be stored in a front yard.** (Ord. 95-O-1824, Passed 9-11-95; Ord. 2011-O-1899, Passed 8-8-11; Ord. No. [2019-O-2375](#), § 1, 6-10-19)

Inspection verifies the property does not meet the standard set forth in the Code, therefore the property is in violation.

Your attached case review illustrates the violation process and non-compliance of the property.

City Zoning letters mailed to the owner of record have had little or no impact historically. There has been no communication from the owner to the Code Enforcement Office except when on-site to verify non-compliance.

The tax record shows property taxes are typically paid. Any work this board orders will be invoiced to the property in the owner's name.

A citizen complaint form was received today concerning the property.

Motion made by Ms. Hess to declare the property a nuisance. Seconded by Mr. Roberts. Roll call showed: YEAS: Ms. Cromer, Ms. Gray, Ms. Hess, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 6-0

VII. Additional Business

A. None.

VIII. Approval of Minutes

Without objection, the minutes of the July 27, 2023, PMRB meeting are approved.

IX. Upcoming Meetings

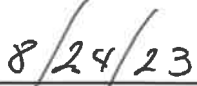
August 24, 2023
September 14, 2023

X. Adjournment

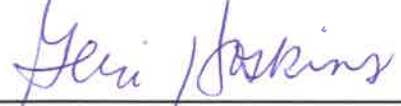
There being no further business to come before the Board, the meeting was adjourned at approximately 6:47 p.m.



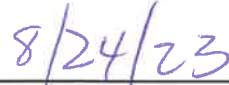
Richard Winkler, Chair



Date



Geri Hoskins, Administrative Assistant



Date