

**PROPERTY MAINTENANCE REVIEW BOARD**  
**Meeting**  
**City of Huber Heights**

**August 24, 2023**

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

Members Absent: Ms. Gray, Ms. Hess

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. Cromer.

- 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 23-22**

- The property owner, CHRISTOPHER WEISENBARGER, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6991 Old Troy Pike.**

- Mr. Millard stated that the residential property at 6991 Old Troy Pike has become compliant.

- Motion** made by Ms. Cromer to dismiss the case. Seconded by Mr. Roberts. Roll call showed: YEAS: Ms. Ballard, Ms. Cromer, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

**B. PMRB Case 23-24**

**The property owner, GWENDOLYN GRAY, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 8301 Chinaberry Place.**

Mr. Millard stated that the residential property at 8301 Chinaberry Place is in violation of the Landscaping/Lawn code\* and the Property Maintenance code\*\*.

There exists a severely overgrown bush; \*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)”

Additionally, there is a section of detached fascia trim along the roof line; \*\*Section 1313.04(H)(1) states “ All exterior surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, peeling paint or other conditions reflective of deterioration or inadequate maintenance, to the end that the property itself may be preserved safely, fire hazards eliminated, and adjoining properties and neighborhoods protected from blighting influence. (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 standards 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 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. Ballard. Roll call showed: YEAS: Ms. Ballard, Ms. Cromer, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**C. PMRB Case 23-26**

**The property owner, KATINA DUNAWAY, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6130 Ansbury Drive.**

Mr. Millard stated that the residential property at 6130 Ansbury Dr. is in violation of the Fencing and Retaining Wall code. A large section has fallen along the rear fence line and remnants are laying in the yard.

Section 1313.05(b) states "*Fences and Retaining Walls*. All fences, retaining walls or similar structures shall be anchored firmly in the ground and shall be constructed in a workmanlike manner and maintained in that same manner so that such fences, retaining walls or similar structures shall always be in a state of good structural repair or, in the alternative, such structures shall be removed or replaced. All fences shall be treated periodically so as to retard deterioration. (Ord. 95-O-824, Passed 9-11-95)

Inspection verifies the property does not meet the standards 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 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. Ballard to declare the property a nuisance. Seconded by Ms. Cromer. Roll call showed: YEAS: Ms. Ballard, Ms. Cromer, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**D. PMRB Case 23-27**

**The property owner, MARK ROZAK, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6225 Taylorsville Road.**

Mr. Millard stated that the residential property at 6225 Taylorsville Rd. is in violation of the Landscaping/Lawn code\* and the Property Maintenance code\*\*.

There exists severely overgrown bushes along the front of the house; \*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)"

Additionally, there is a section of detached gutter and trim along the roof line; \*\*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, in good repair. (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 standards 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 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. Cromer to declare the property a nuisance. Seconded by Mr. Roberts. Roll call showed: YEAS: Ms. Ballard, Ms. Cromer, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

**E. PMRB Case 23-28**

**The property owner, KAREN RITTER, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6112 Corsica Drive.**

Mr. Millard stated that the residential property at 6112 Corsica Drive is now compliant.

**Motion** made by Ms. Ballard to dismiss the case. Seconded by Mr. Roberts. Roll call showed: YEAS: Ms. Ballard, Ms. Cromer, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

**F. PMRB Case 23-29**

**The property owner, JULIE BARNES, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 6166 Farmborough Drive.**

Mr. Millard stated that the residential property at 6166 Farmborough Drive is now compliant.

**Motion** made by Mr. Roberts to dismiss the case. Seconded by Ms. Cromer. Roll call showed: YEAS: Ms. Ballard, Ms. Cromer, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

**G. PMRB Case 23-30**

The property owner, **JEREMY SPARKS**, in is violation of Section 1313.04 of the Property Maintenance Code at property located at 7901 Berchman Drive.

Mr. Millard stated that the residential property at 7901 Berchman Drive is under investigation for arson and needs to be tabled for more time.

**Motion** made by Ms. Cromer to table the case to 9/14/23 PMRB meeting. Seconded by Mr. Roberts. Roll call showed: YEAS: Ms. Ballard, Ms. Cromer, Mr. Roberts, Mr. Vaughn, and Mr. Winkler. NAYS: None. Motion to table until 9/14/23 carries 5-0.

**VII. Additional Business**

A. None.

**VIII. Approval of Minutes**

Without objection, the minutes of the August 10, 2023, PMRB meeting are approved.

**IX. Upcoming Meetings**

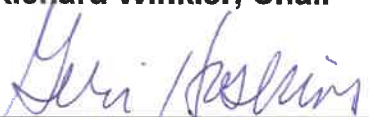
September 14, 2023  
September 28, 2023

**X. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at approximately 6:54 p.m.

  
\_\_\_\_\_  
**Richard Winkler, Chair**

9/14/23  
\_\_\_\_\_  
**Date**

  
\_\_\_\_\_  
**Geri Hoskins, Administrative Assistant**

9/15/23  
\_\_\_\_\_  
**Date**