

PROPERTY MAINTENANCE REVIEW BOARD
Meeting
City of Huber Heights

March 28, 2024

I. Mr. Winkler called the meeting to order at 6:30 p.m.

II. Oath of office

Chair Richard Winkler swore in Ali Shakhmandarov.

III. Present at the meeting: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler.

Members Absent: Ms. Gray and Mr. Vaughn, both excused.

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

IV. Approval of the Agenda

Mr. Roberts moved to approve the Agenda.

V. 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.

VI. Pending Business

None.

VII. New Business

A. PMRB Case 24-09 The property owner, A&F Investments, is in violation of Section 1189 of The Property Maintenance Code at property located at 5553-5629 Old Troy Pike (24-09).

Ms. Hoskins stated the property is now compliant.

Motion made by Ms. Hess to dismiss the case. Seconded by Mr. Shakhmandarov.

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

B. PMRB Case 24-10 The property owner, Jade Gaddis, is in violation of Section 1313 of The Property Maintenance Code at property located at 5748 Belmar Drive (24-10).

Ms. Hoskins stated the property is now compliant.

Motion made by Ms. Cromer to dismiss the case. Seconded by Ms. Hess.

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

C. PMRB Case 24-11 The property owner, Terry Watson, is in violation of Section 1313 of The Property Maintenance Code at property located at 4393 Lambeth Drive (24-11).

Mr. Millard stated the property at 4393 Lambeth Dr. is in violation of the City's outdoor storage code regarding an accumulation of junk.

Section **1313.04 H 6** reads - **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. Lawn and power equipment must be kept in the backyard even when used on a regular basis. **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. (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; [Ord. No. 2023-O-2611](#), § 1, 2, 10-9-23)

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 and there has been no communication from the owner to the Code Enforcement office. The property is and has been continually occupied.

The tax record shows property taxes are typically paid in full. Any fees charged for work this board orders will be invoiced to the property in the owner's name; if unpaid, the fees will be assessed to property taxes quarterly.

Motion made by Ms. Hess to declare the property a nuisance and proceed with abatement. Seconded by Ms. Cromer.

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

D. PMRB Case 24-12 The property owner, Tyler Davis, is in violation of Section 1313 of The Property Maintenance Code at property located at 4396 Kitridge Road (24-12).

Mr. Millard stated the property at 4396 Kitridge Rd. is in violation of the City's debris and outdoor storage codes. This includes building material and remnants of construction.

Section **1313.05 (C)** reads - All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from wastepaper and other trash and debris. (Ord. 95-O-824, Passed 9-11-95)

Section **1313.04h,6,E,4 reads** - Building materials to be used for construction of structures or facilities on the same lot(s) that they are stored upon may be stored for a period 30 days or not to exceed 30 days past the close of a building permit if said permit was required.

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 and there has been no communication from the owner to the Code Enforcement office. The property is and has been continually occupied.

The tax record shows property taxes are typically paid in full. Any fees charged for work this board orders will be invoiced to the property in the owner's name; if unpaid, the fees will be assessed to property taxes quarterly.

Motion made by Ms. Cromer to declare the property a nuisance and proceed with abatement. Seconded by Mr. Roberts.

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

E. PMRB Case 24-13 The property owner, Martin Tittl, is in violation of Section 1313 of The Property Maintenance Code at property located at 5011 Pepper Drive (24-13).

Ms. Hoskins stated the property is now compliant.

Motion made by Mr. Roberts to dismiss the case. Seconded by Ms. Hess.

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

F. PMRB Case 24-14 The property owner, Joyce Arnette, is in violation of Section 1313 of The Property Maintenance Code at property located at 5213 Seaman Drive (24-14).

Ms. Hoskins stated the property is now compliant.

Motion made by Mr. Roberts to dismiss the case. Seconded by Mr. Shakhmandarov.

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to dismiss carries 5-0.

G. PMRB Case 24-15 The property owner, Kimberly Baker, is in violation of Section 1313 of The Property Maintenance Code at property located at 6051 Turnbridge Lane (24-15).

Mr. Millard stated the property at 6051 Turnbridge Ln. is in violation of the City's code regarding debris removal.

There is a large accumulation of trimming debris on the property in piles throughout the side and rear yards.

Section **1313.05 (C)** reads - *Removal of Miscellaneous Debris*. All yards, courts or lots shall be kept free of unsightly materials not appropriate to the area and debris which may cause a fire hazard or may act as a breeding place for vermin or insects. All premises shall be reasonably free from wastepaper and other trash and debris. (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 and although there has been communication from the owner to the Code Enforcement office, the promised compliance has not been achieved as of the date of this report. The property is and has been continually occupied.

The tax record shows property taxes are typically paid in full. Any fees charged for work this board orders will be invoiced to the property in the owner's name; if unpaid, the fees will be assessed to property taxes quarterly.

Motion made by Mr. Roberts to declare the property a nuisance and proceed with abatement. Seconded by Ms. Cromer.

Roll call showed: YEAS: Ms. Cromer, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Winkler. NAYS: None. Motion to abate the property carries 5-0.

IX. Additional Business

None.

X. Approval of Minutes

Without objection, the minutes of the February 22, 2024, PMRB meeting are approved.

XI. Upcoming Meetings

April 11, 2024
April 25, 2024

XII. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 6:48 p.m.


Richard Winkler, Chair

4/25/24
Date


Geri Hoskins, Administrative Assistant

4/25/24
Date

