



AGENDA
PROPERTY MAINTENANCE REVIEW BOARD

City Hall - Council Chambers
6131 Taylorsville Road
June 12, 2025
6:30 P.M.

1. Call Meeting To Order
2. Oath of Office
 - A. Ali Shakhmandarov
3. Roll Call
4. Approval of the Agenda
5. Swearing of Witnesses
6. Pending Business
 - A. None
7. New Business
 - A. PMRB 25-11 The property owner, Larry Looney, is in violation of Section 1313 of the Property Maintenance Code at property located at 5234 Flotron Avenue.

- B. PMRB 25-12 The property owner, LFG Property Investments, LLC, is in violation of Section 1313 of the Property Maintenance Code at property located at 7371 Damascus Drive.
 - C. PMRB 25-13 The property owner, A&F Investments Inc., is in violation of Section 1313 of the Property Maintenance Code at property located at 5553-5629 Old Troy Pike.
 - D. PMRB 25-15 The property owner, Sven Anstadt, is in violation of Section 1313 of the Property Maintenance Code at property located at 8356 Old Troy Pike.
 - E. PMRB 25-16 The property owner, Sven Anstadt, is in violation of Section 1193 of the Property Maintenance Code at property located at 8356 Old Troy Pike.
 - F. PMRB 25-17 The property owner, Lanita Williams, is in violation of Section 1313 of the Property Maintenance Code at property located at 5438 Pentland Circle.
8. Additional Business
- A. None
9. Approval of Minutes
- A. Without objection, the Minutes of the April 10, 2025, PMRB meeting are approved.
10. Upcoming Meetings
- A. July 10, 2025
August 14, 2025
11. Adjournment

AI-10830

7. A.

Property Maintenance Review Board

Meeting Date: 06/12/2025

Information

Purpose

PMRB 25-11 The property owner, Larry Looney, is in violation of Section 1313 of the Property Maintenance Code at property located at 5234 Flotron Avenue.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Picture

Picture

Picture

Memorandum

Staff Report for Meeting of 06/12/2025

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: May 14, 2025
Subject: PMRB Case No. 25-11

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Larry Looney
5234 Flotron Ave.
Huber Heights OH 45424

LOCATION OF VIOLATION: 5234 Flotron Ave.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: Residential

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE 1313.04, (H)(6) Outdoor Storage and Use

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos, Property Tax summary

Overview:

The property at 5234 Flotron Ave. is in violation of City code as it pertains to outdoor storage. As a result of a house fire in November 2024 items that were removed from the structure to allow the fire fighters to attack the fire fill the rear yard. Additionally, we are certain many of the items pictured were already stored throughout the property.

The code enforcement officer has tried to work with the owner by extending the timeline for removal of these items, to no avail, despite notifying the owner by phone as recently as 2 weeks ago. As you will see in the photos the rear yard is overwhelmed with items needing removal.

Section 1313.04 (H)(6) 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. 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. 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 although there has been communication between the Code Enforcement officer and the owner, the property remains non-compliant. The property also remains unoccupied due to interior damage from the fire. Code Enforcement had the front door and window boarded for security purposes immediately after the fire.

The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City's contractor.

Staff recommendation is as follows:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

If so ordered the City contractor will bring the property into compliance by removal of the nuisance.



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Case #: 20250318

Case Date: 03/19/25

Case Type:

Description: JUNK/ CLUTTER BEHIND HOUSE

Violation Type: JUNK

Status: TO PMRB

How Received: Observed

Assigned To: Sherry Woodward

25-11

Property					
Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
70 01511 0049	5234 FLOTRON AV		LARRY E LOONEY	937-765-4214	R-4

Activities				
Date	Activity Type	Description	Employee	Status
3/19/2025	2nd Letter	NO PROGRESS HAS BEEN MADE-SW	Sherry Woodward	Completed
3/19/2025	1st Letter	OBSERVED JUNK/CLUTTER BEHIND HOUSE, MAILING LETTER AND ADDING PHOTO-SW	Sherry Woodward	Completed
4/07/2025	24 HR Letter	CLUTTER HASNT BEEN REMOVED-SW	Sherry Woodward	Completed
4/17/2025	Re-Inspection	JUNK IN REAR HASNT BEEN REMOVED-SW	Sherry Woodward	PMRB

Violations				
Date	Violation	Description	Notes	Status
3/19/2025	JUNK	SECTION 1313.04(H)(6): 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. 1313.05 (C): 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 waste paper and other trash and debris.	*** LAST ATTEMPT TO GET VIOLATION ISSUE RESOLVED** PLEASE REMOVE ALL JUNK/CLUTTER FROM THE REAR OF PROPERTY! IF YOU FAIL TO CLEAN UP PROPERTY IN THE ALLOTTED TIME, A REQUEST TO ABATE WILL BE TAKEN BEFORE THE CITY BOARD OF REVIEW	To PMRB

Uploaded Files	
Date	File Name
3/19/2025	



Printable page

PARID: P70 01511 0049
PARCEL LOCATION: 5234 FLOTRON AVE

NBHD CODE: 47A00000

[Click here to view neighborhood map](#)

Owner

Name	
LOONEY LARRY E AND TINA M	

Mailing

Name	LARRY AND TINA LOONEY
Mailing Address	5234 FLOTRON AVE
City, State, Zip	HUBER HEIGHTS, OH 45424

Legal

Legal Description	6405 H C HUBER 34-3
Land Use Description	R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres	0
Deed	1985-00496D001
Tax District Name	HUBER HGTS.-H.H. CSD

Registered Rental Property

Registered:	YES
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Values

	35%	100%
Land	10,010	28,600
Improvements	29,750	85,010
CAUV	0	0
Total	39,760	113,610

Building

Exterior Wall Material	BRICK
Building Style	RANCH

Number of Stories	1
Year Built	1960
Total Rms/Bedrms/Baths/Half Baths	5/3/1/0
Square Feet of Living Area	1,026
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,026
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

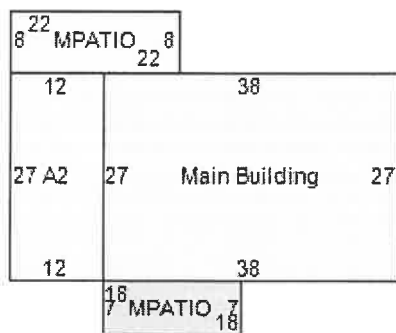
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
11777-APC FEE	\$21.50
31200-LT. LIGHTING	\$29.43

Current Year Rollback Summary

Non Business Credit	-\$213.28
Owner Occupancy Credit	-\$53.30
Homestead	\$0.00
Reduction Factor	-\$1,919.78

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$1,083.71	-\$1,083.71	\$1,053.28	\$0.00	\$1,053.28



Item	Area
Main Building	1026
MPATIO - 33:MA_PT CONC/MAS PATIO	126
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	324
MPATIO - 33:MA_PT CONC/MAS PATIO	176







AI-10831

7. B.

Property Maintenance Review Board

Meeting Date: 06/12/2025

Information

Purpose

PMRB 25-12 The property owner, LFG Property Investments, LLC, is in violation of Section 1313 of the Property Maintenance Code at property located at 7371 Damascus Drive.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Picture

Picture

Memorandum

Staff Report for Meeting of 06/12/2025

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: May 14, 2025
Subject: PMRB Case No. 25-12

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER LFG Property Investments LLC
794 Foxhunter Dr.
Farmington UT 84025

LOCATION OF VIOLATION: 7371 Damascus Dr.

ZONING: R-4

EXISTING LAND USE: Residential

ZONING
ADJACENT LAND: Residential

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE 1313.04, (H)(1) Exterior Maintenance Standard

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos, Property Tax summary

Overview:

The property at 7371 Damascus Dr. is in violation of City code as it pertains to exterior property maintenance. The vacant property appears to be undergoing remodeling, but work seems to have halted. Debris is piled in the front yard along with a full trash receptacle. There is a roll-off dumpster in the street being used for the remodel; as a result I see no reason for the debris and trash not being properly disposed of.

Section 1313.04 (G) states "The exterior and condition of all buildings and structures shall be maintained so that the appearance thereof shall reflect a level of maintenance so as to avoid blighting effects and hazards to health and safety" (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. The attached photos illustrate the lack of debris and trash removal in addition to a detached window screen and storm door.

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 tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City's contractor.

Staff recommendation is as follows:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

If so ordered the City contractor will bring the property into compliance by removal of the nuisance.



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75-12

Case #: 20250210

Case Date: 02/27/25

Case Type:

Description: REMODELING DEBRIS/TRASH IN FRONT YARD

Violation Type: MAINTENANCE STANDARD

Status: TO PMRB

How Received: Phone

Assigned To: Randy Rodgers

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01710 0054	7371 DAMASCUS DR		LFG PROPERTY INVESTMENTS LLC		R-4

Activities

Date	Activity Type	Description	Employee	Status
02/27/2025	1st Letter	REMODELING DEBRIS/TRASH IN FRONT YARD. PHOTO ADDED, NEW OWNER ADDRESS. MAILING 1ST LETTER. RR	Randy Rodgers	Completed
03/03/2025	2nd Letter	NOTHING DONE TO COMPLY THE VIOLATION. MAILING 2ND LTR. RR	Randy Rodgers	Completed
03/18/2025	24 HR Letter	DEBRIS STILL REMAINS IN FRONT YARD AND DRIVEWAY. MAILING 24HR NOTICE. RR	Randy Rodgers	Completed
04/04/2025	To PMRB	DEBRIS HAS STILL NOT BEEN PICKED UP. SENDING TO PMRB. RR	Randy Rodgers	Completed

Violations

Date	Violation	Description	Notes	Status
02/27/2025	MAINTENANCE STANDARD	SECTION 1313.04H1: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon...in good repair.	REMOVE ALL TRASH AND REMODELING DEBRIS FROM PROPERTY. LAST NOTICE BEFORE SENDING TO PROPERTY MAINTENANCE BOARD.	To PMRB

Uploaded Files

Date

File Name

03/03/2025



Printable page

PARID: P70 01710 0054
PARCEL LOCATION: 7371 DAMASCUS DR

NBHD CODE: 47000000

[Click here to view neighborhood map](#)

Owner

Name
LFG PROPERTY INVESTMENTS LLC

Mailing

Name LFG PROPERTY INVESTMENTS LLC
Mailing Address 794 FOXHUNTER DR
City, State, Zip FARMINGTON, UT 84025

Legal

Legal Description 7760 H C HUBER 37-5
Land Use Description R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres 0
Deed
Tax District Name HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
10-JAN-94	\$69,900			
19-SEP-97	\$80,000			
09-AUG-99	\$102,500		BRASWELL SARAH A	HARRY DOUGLAS A AND
30-SEP-02	\$114,500	200200119257	HARRY DOUGLAS A AND	DALL PHILLIP M AND
19-NOV-03	\$126,900	200300174720	DALL PHILLIP M AND	MILLER PAUL AND
26-JAN-06		200600007561	MILLER PAUL AND	MILLER PAUL A
07-NOV-24	\$182,500	202400060594	MILLER PAUL A	LFG PROPERTY INVESTMENTS LLC

Values

35% 100%

Land	10,150	29,000
Improvements	51,010	145,750
CAUV	0	0
Total	61,160	174,750

Building

Exterior Wall Material	MASONRY & FRAME
Building Style	COLONIAL
Number of Stories	2
Year Built	1965
Total Rms/Bedrms/Baths/Half Baths	8/4/2/1
Square Feet of Living Area	2,108
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	2,108
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

31200-LT. LIGHTING	\$24.92
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.10
11777-APC FEE	\$22.58

Current Year Rollback Summary

Non Business Credit	-\$328.06
Owner Occupancy Credit	-\$82.04
Homestead	\$0.00
Reduction Factor	-\$2,953.06

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$1,801.84	\$0.00	\$1,614.38	\$0.00	\$3,416.22

21			
12 MPATIO 12			
21			
	38		12
27	Main Building	27	A1 27
	4 38		12
14 1S MAS 14			
4			

Item	Area
Main Building	1026
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	324
MPATIO - 33:MA_PT CONC/MAS PATIO	252
1S MAS - 20:1SMAS MASONRY	56
OFP - 11:OFP OPEN FRAME PORCH	40





AI-10832

7. C.

Property Maintenance Review Board

Meeting Date: 06/12/2025

Information

Purpose

PMRB 25-13 The property owner, A&F Investments Inc., is in violation of Section 1313 of the Property Maintenance Code at property located at 5553-5629 Old Troy Pike.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Picture

Picture

Picture

Memorandum

Staff Report for Meeting of 06/12/2025

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: May 22, 2025
Subject: PMRB Case No. 25-13

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER A&F Investments
2724 Eckley Blvd.
Dayton OH 45449

LOCATION OF VIOLATION: 5553-5629 Old Troy Pike

ZONING: B-2 Commercial

EXISTING LAND USE: Retail, Service, and Entertainment

ZONING
ADJACENT LAND: Residential and commercial

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE 1313.04, (H)(5) Parking lot maintenance

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos, Property Tax summary, Map views

Overview:

The property at 5553-5629 Old Troy Pike is in violation of City code as it pertains to exterior property maintenance. The condition of the rear delivery and parking asphalt is substantially degraded. There are potholes and alligatored asphalt so deteriorated that it has crumbled in large patches.

Section 1313.04 (H)(5) states " All driveways, walkways, sidewalks, steps, parking spaces and similar paved areas for public use shall be kept in a proper state of repair and shall be maintained free of debris and hazardous conditions. " (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. The attached photos illustrate the generally poor condition of the asphalt on the west and southwest blacktopped areas.

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 tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City's contractor.

Staff recommendation is as follows:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

If so ordered the City contractor will bring the property into compliance by removal of the nuisance. This will involve repairing the asphalt where it has deteriorated, not paving the entirety of the lot.



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25-13

Case #: 20250188

Case Date: 02/24/25

Case Type:

Description: POTHLES IN FRONT AND REAR PROPERTY

Violation Type: MAINTENANCE STANDARD

Status: TO PMRB

How Received: Observed

Assigned To: Sherry Woodward

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 04003 0131	5553-5629 OLD TROY PK	VIOLATIONS FOR IMPERIAL HEIGHTS SHOPPING CENTER	A&F INVESTMENTS INC	937-304-9680	B-2

Activities

Date	Activity Type	Description	Employee	Status
02/24/2025	2nd Letter	POTHOLES HASNT BEEN REPAIRED-SW	Sherry Woodward	Completed
02/24/2025	1st Letter	OBSERVED POTHOLES THROUGHOUT REAR OF PROPERTY, MAILING LETTER AND ADDING PHOTOS-SW	Sherry Woodward	Completed
03/10/2025	24 HR Letter	POTHOLES HASNT BEEN REPAIRED-SW	Sherry Woodward	PMRB
04/24/2025	1st Letter	POTHOLES HASNT BEEN FILLED-SW	Sherry Woodward	Completed

Violations

Date	Violation	Description	Notes	Status
02/24/2025	MAINTENANCE STANDARD	SECTION 1313.04H1: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon...in good repair.	** LAST ATTEMPT TO RESOLVE ISSUES WITH POTHOLES BEFORE HAVING IT SENT TO BOARD OF REVIEW FOR CONTRACTORS TO COME OUT** PLEASE REPAIR ALL POTHOLES ON THE ENTIRE PROPERTY (SIDE AND REAR OF THE BUILDING)!	To PMRB

Uploaded Files

Date	File Name
02/24/2025	

02/24/2025



02/24/2025



Printable page

PARID: P70 04003 0131

PARCEL LOCATION: 5553 OLD TROY PIKE

NBHD CODE: C1002000

[Click here to view neighborhood map](#)

Owner

Name

A&F INVESTMENTS INC AN OHIO CORPORATION

Mailing

Name

A&F INVESTMENTS INC
AN OHIO CORPORATION

Mailing Address

2724 ECKLY BLVD

City, State, Zip

DAYTON, OH 45449

Legal

Legal Description

8-2-27

Land Use Description

DELETE COMB W/130
C - COMMUNITY SHOPPING CENTER

Acres

Deed

Tax District Name

HUBER HGTS.-H.H. CSD

Sales

Date

Sale Price

Deed Reference

Seller

Buyer

23-JUL-20

\$864,500

202000042237

SEAJAY OHIO LLC

A&F INVESTMENTS INC

16-APR-21

202100029010

A&F INVESTMENTS INC

A&F INVESTMENTS INC

Board of Revision

Tax Year

Case Number:

BTA/GPC

Result

2008

5362

Decrease Value

2020

2191

Decrease Value

Values

35%

100%

Land

0

0

Improvements	0	0
CAUV	0	0
Total	0	0

Current Year Special Assessments

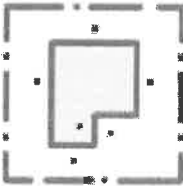
11777-APC FEE	\$1,415.70	
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Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	\$0.00

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$707.85	-\$707.85	\$707.85	\$0.00	\$707.85



Sorry, no sketch available for this record

Item	Area







AI-10834

7. D.

Property Maintenance Review Board

Meeting Date: 06/12/2025

Information

Purpose

PMRB 25-15 The property owner, Sven Anstadt, is in violation of Section 1313 of the Property Maintenance Code at property located at 8356 Old Troy Pike.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Picture

Memorandum

Staff Report for Meeting of 06/12/2025

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: May 22, 2025
Subject: PMRB Case No. 25-15

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Sven Anstadt, DVM
8356 Old Troy Pike
Huber Heights OH 45424

LOCATION OF VIOLATION: 8356 Old Troy Pike

ZONING: O-1

EXISTING LAND USE: Veterinary Office and Hospital

ZONING
ADJACENT LAND: Commercial

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE 1313.04, (H)(6) Junk removal

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos, Property Tax summary

Overview:

The property at 8356 Old Troy Pike is in violation of City code as it pertains to exterior storage. There is what appears to be remodeling debris piled against the building which has been there for several months.

Section 1313.04 (H)(6) states "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. The attached photo shows the debris stored against the building.

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 tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City's contractor.

Staff recommendation is as follows:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

If so ordered the City contractor will bring the property into compliance by removal of the nuisance.



**HUBER
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25-15

Case #: 20250174

Case Date: 02/18/25

Case Type:

Description: JUNK ON REAR OF BUILDING

Violation Type: JUNK

Status: TO PMRB

How Received: Observed

Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 02018 0004	8356 OLD TROY PK		SVEN L ANSTADT, DVM	233-0789	O-1

Activities

Date	Activity Type	Description	Employee	Status
02/18/2025	1st Letter	OBSERVED JUNK ON REAR OF BUILDING. MAILING LETTER AND ADDED PHOTO. -JS	Jeff Schwilk	Completed
03/03/2025	2nd Letter	JUNK STILL ON SIDE OF BLDG. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
03/04/2025	Misc. Info.	ADDED NEW PHOTO WITH BETTER CLARITY. - JS	Jeff Schwilk	Completed
03/20/2025	24 HR Letter	JUNK STILL ON SIDE OF BUILDING. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
03/27/2025	Re-Inspection	JUNK STILL ON THE SIDE OF THE BUILDING. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB

Violations

Date	Violation	Description	Notes	Status
02/18/2025	JUNK	SECTION 1313.04(H)(6): A. Any items used or stored outside of an enclosed building or structure shall be limited to items	REMOVE ALL JUNK FROM	To PMRB

manufactured for, intended for, or customarily used REAR OF
in an outdoor environment. No items manufactured PROPERTY.
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.

1313.05 (C): 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 waste
paper and other trash and debris.

Uploaded Files

Date

02/18/2025

File Name



Printable page

PARID: P70 02018 0004
PARCEL LOCATION: 8356 TROY PIKE

NBHD CODE: C1000000

[Click here to view neighborhood map](#)

Owner

Name	
ANSTADT SVEN L	

Mailing

Name	ANSTADT SVEN L
Mailing Address	8356 TROY PIKE
City, State, Zip	DAYTON, OH 45424 1028

Legal

Legal Description	4 NORTH HEIGHTS PLAZA TAX INCR GRANTED, 2013 NO INCR TO TID
Land Use Description	C - MEDICAL CLINICS AND OFFICES
Acres	1
Deed	
Tax District Name	HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
28-JUL-16		201600040232	ANSTADT SVEN L AND	ANSTADT SVEN L AND
28-JUL-16		201600040233	ANSTADT SVEN L AND	ANSTADT SVEN L

Values

	35%	100%
Land	116,980	334,240
Improvements	48,970	139,910
CAUV	0	0
Total	165,950	474,150

Current Year Special Assessments

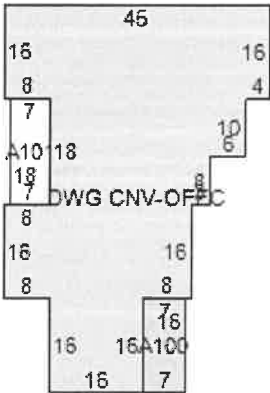
35P70-TIF	\$88.00
11777-APC FEE	\$39.35
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$2.74

Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$4,906.98

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$6,526.96	-\$6,526.96	\$6,524.21	\$0.00	\$6,524.21



Item	Area
PORCH, ENCLS - PR2:PORCH, ENCLOSED	126
SPRT AREA - 086:SUPPORT AREA	1024
CONC PAVE - CI2:CONCRETE PAVING	2800
DWG CNV-OFFC - 025:DWG CONV-OFFICE	2034
PORCH, OPEN - PR1:PORCH, OPEN	112
ASPH PAVE - CI1:ASPHALT OR BLACKTOP PAVING	4500
DWG CNV-OFFC - 025:DWG CONV-OFFICE	1568



AI-10880

7. E.

Property Maintenance Review Board

Meeting Date: 06/12/2025

Information

Purpose

PMRB 25-16 The property owner, Sven Anstadt, is in violation of Section 1193 of the Property Maintenance Code at property located at 8356 Old Troy Pike.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Picture

Picture

Memorandum

Staff Report for Meeting of 06/12/2025

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: May 22, 2025
Subject: PMRB Case No. 25-16

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Sven Anstadt, DVM dba Upper Heights
Veterinary Clinic
8356 Old Troy Pike
Huber Heights OH 45424

LOCATION OF VIOLATION: 8356 Old Troy Pike

ZONING: O-1

EXISTING LAND USE: Veterinary Office and Clinic

ZONING
ADJACENT LAND: Commercial

REQUEST: Declare the property a nuisance and order Staff
to have the violation abated.

APPLICABLE CODE 1313.04, (H)(7) Outdoor Storage or Use

CORRESPONDENCE: All required violation letters were mailed to the
owner.

ATTACHMENTS: Violation Case Report, Photos,
Property Tax summary

Overview:

The property at 8356 Old Troy Pike is in violation of City code as it pertains to exterior storage. There is an unlicensed vehicle stored on the property which may also be inoperable. The vehicle's license tag expired in June of 2023.

Section 1313.04 (H)(7) states "All dismantled, partially dismantled, or inoperable motor vehicles, machinery, or equipment shall be stored or shall remain in a wholly enclosed garage or structure.." (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)

Section 1193.04 (b) states "Vehicles that are unlicensed or inoperative shall not be parked off-street and outside on properties in any Commercial or Office Zoning District and properties being used as commercial and/or office in any industrial zoning district." (Case 146, 7-10-89, Effective 8-9-89; Case 323; Ord. 89-O-363, Passed 7-10-89; Ord. 91-O-517, Passed 11-4-91; Ord. 98-O-1071, Passed 9-28-98)

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. The attached photo shows the aforementioned vehicle.

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 time frame required for an appeal by the owner to prevent a removal order by the board has long passed.

The property is, and has been, occupied and operating during the entire time frame of the violation.

The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City's contractor.

Since any costs involved are already covered by the contract the City has with its towing contractor, there will be no fee assessed for removal and storage of the vehicle.

Staff recommendation is as follows:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

If so ordered, the City towing contractor will be ordered to remove and impound the vehicle.



**HUBER
HEIGHTS**
Come Grow With Us!

25-16

Case #: 20242580

Case Date: 09/16/24

Case Type:

Description: INOP/UNLICENSED VEHICLE

Violation Type: UNLIC/INOP VEH. IN COMM/OFFICE

Status: TO PMRB

How Received: Observed

Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 02018 0004	8356 OLD TROY PK		SVEN L ANSTADT, DVM	233-0789	O-1

Activities

Date	Activity Type	Description	Employee	Status
09/16/2024	24 HR Letter	MULTIPLE LETTER HAVE BEEN SENT. RE-TAGGED VEHICLE UNER 1193.04	Jeff Schwilk	Completed
09/16/2024	Re-Inspection	VEHICLE STILL IN PARKING LOT. GIVING TO DM FOR PMRB. - JS	Jeff Schwilk	Completed
05/05/2025	24 HR Letter	UPDATED VIOLATION TO 1313.04 AND MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed

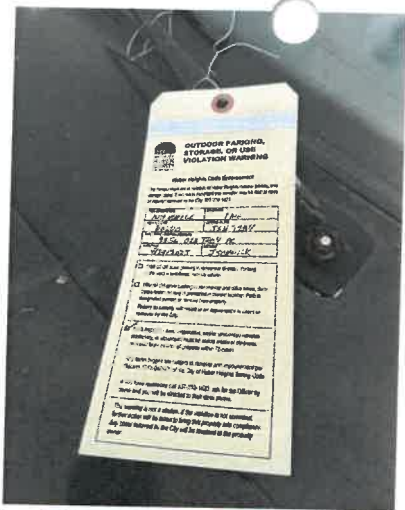
Violations

Date	Violation	Description	Notes	Status
09/16/2024	OUTDOOR STORAGE OR USE	SECTION 1313.04(H)(6): 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. This includes motor vehicles of any kind. 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.	PLEASE REMOVE INOPERATIVE VEHICLE FROM PROPERTY. FAILURE TO COMPLY WILL RESULT IN PROPERTY REVIEW BOARD ACTION.	To PMRB

Uploaded Files

Date	File Name
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05/06/2025



09/16/2024



Printable page

PARID: P70 02018 0004

PARCEL LOCATION: 8356 TROY PIKE

NBHD CODE: C1000000

[Click here to view neighborhood map](#)

Owner

Name

ANSTADT SVEN L

Mailing

Name

ANSTADT SVEN L

Mailing Address

8356 TROY PIKE

City, State, Zip

DAYTON, OH 45424 1028

Legal

Legal Description

4 NORTH HEIGHTS PLAZA
TAX INCR GRANTED, 2013 NO INCR TO TID

Land Use Description

C - MEDICAL CLINICS AND OFFICES

Acres

1

Deed

Tax District Name

HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
28-JUL-16		201600040232	ANSTADT SVEN L AND	ANSTADT SVEN L AND
28-JUL-16		201600040233	ANSTADT SVEN L AND	ANSTADT SVEN L

Values

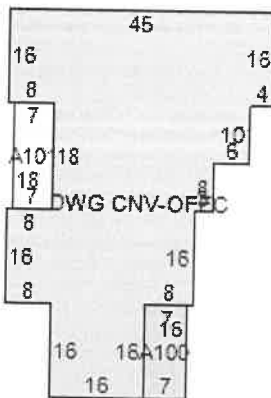
	35%	100%
Land	116,980	334,240
Improvements	48,970	139,910
CAUV	0	0
Total	165,950	474,150

Current Year Special Assessments

488.00
 \$39.35
 \$2.74

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$4,906.98

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$6,526.96	-\$6,526.96	\$6,524.21	\$0.00	\$6,524.21



Item	Area
PORCH, ENCLS - PR2:PORCH, ENCLOSED	126
SPRT AREA - 086:SUPPORT AREA	1024
CONC PAVE - CI2:CONCRETE PAVING	2800
DWG CNV-OFFC - 025:DWG CONV-OFFICE	2034
PORCH, OPEN - PR1:PORCH, OPEN	112
ASPH PAVE - CI1:ASPHALT OR BLACKTOP PAVING	4500
DWG CNV-OFFC - 025:DWG CONV-OFFICE	1568





MONTGOMERY

6-23

AI-10835

7. F.

Property Maintenance Review Board

Meeting Date: 06/12/2025

Information

Purpose

PMRB 25-17 The property owner, Lanita Williams, is in violation of Section 1313 of the Property Maintenance Code at property located at 5438 Pentland Circle.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Picture

Memorandum

Staff Report for Meeting of 06/12/2025

To: Huber Heights Property Maintenance Review Board
From: Don Millard, Code Enforcement Manager
Date: May 22, 2025
Subject: PMRB Case No. 25-17

Department of Public Services, Zoning Division | City of Huber Heights

APPLICANT: City of Huber Heights

OWNER Lanita Williams
5438 Pentland Cir.
Huber Heights OH 45424

LOCATION OF VIOLATION: 5438 Pentland Cir.

ZONING: R-4

EXISTING LAND USE: Residential Single-Family Home

ZONING
ADJACENT LAND: Residential

REQUEST: Declare the property a nuisance and order Staff to have the violation abated.

APPLICABLE CODE 1313.04, (H)(7) Outdoor Storage or Use

CORRESPONDENCE: All required violation letters were mailed to the owner.

ATTACHMENTS: Violation Case Report, Photos, Property Tax summary

Overview:

The property at 5438 Pentland Circle is in violation of City code as it pertains to exterior storage. There is a severely damaged vehicle stored on the property in the front driveway.

Section 1313.04 (H)(7) states "All dismantled, partially dismantled, or inoperable motor vehicles, machinery, or equipment shall be stored or shall remain in a wholly enclosed garage or structure.." (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. The attached photo shows the aforementioned vehicle.

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 time frame required for an appeal by the owner to prevent a removal order by the board has long passed.

On May 22, 2025, I reached someone who accepted a call as Lanita Willaims; I advised that person of this meeting and my intent to ask the Board to have me remove the vehicle. The comment I heard was in the realm of "OK" and the phone call disconnected on their end.

To my knowledge the property is, and has been, occupied during the entire time frame of the violation.

The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City's contractor.

Since any costs involved are already covered by the contract the City has with its towing contractor, there will be no fee assessed for removal and storage of the vehicle.

Staff recommendation is as follows:

- 1 - The Board declare the property a nuisance.
- 2 - The Board order staff to have the City contractor abate the property.

If so ordered, the City towing contractor will be ordered to remove and impound the vehicle.



**HUBER
HEIGHTS**
Come Grow With Us!

25-17

Case #: 20242937

Case Date: 12/02/24

Case Type:

Description: JUNK VEHICLE

Violation Type: OUTDOOR STORAGE OR USE

Status: To Zoning Manager

How Received: Observed

Assigned To: Ma'Chon Minnifield

2-17
L.T. VMAIL TO CALL ME

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01503 0038	5438 PENTLAND CIR		LANITA WILLIAMS	937.503.0072	R-4

Activities

Date	Activity Type	Description	Employee	Status
12/02/2024	1st Letter	OBSERVED WRECKED VEHICLE WITH MISSING WHEEL, FLAT TIRES AND VISIBLE DAMAGE ON PROPERTY. SENDING LETTER & ATTACHING PHOTOS.-MM	Ma'Chon Minnifield	Completed
12/02/2024	Re-Inspection	NO ACTION HAS BEEN TAKEN. SENDING 2ND NOTICE.-MM	Ma'Chon Minnifield	Completed
12/16/2024	2nd Letter	NO ACTION HAS BEEN TAKEN. SENDING 2ND NOTICE.-MM	Ma'Chon Minnifield	Completed
12/16/2024	Re-Inspection	NO ACTION HAS BEEN TAKEN. SENDING 24 HOUR NOTICE.-MM	Ma'Chon Minnifield	Completed
12/31/2024	24 HR Letter	NO ACTION HAS BEEN TAKEN. SENDING 24 HOUR NOTICE.-MM	Ma'Chon Minnifield	Completed
12/31/2024	Re-Inspection	NO ACTION HAS BEEN TAKEN. VEHICLE HAS BEEN TAGGED FOR REMOVAL. SENDING FINAL 24 HOUR NOTICE.-MM	Ma'Chon Minnifield	Completed
01/08/2025	24 HR Letter	NO ACTION HAS BEEN TAKEN. VEHICLE HAS BEEN TAGGED FOR REMOVAL. SENDING FINAL 24 HOUR NOTICE.-MM	Ma'Chon Minnifield	Completed
01/08/2025	Re-Inspection	NO ACTION HAS BEEN TAKEN. SENDING TO DM FOR REMOVAL.-MM	Ma'Chon Minnifield	Completed

Violations

Date	Violation	Description	Notes	Status
12/02/2024	OUTDOOR STORAGE OR USE	SECTION 1313.04(H)(6): 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.	REPAIR OR REMOVE JUNK VEHICLE FROM PROPERTY. ALL WHEELS MUST BE PRESENT AND INFLATED. VEHICLE MUST APPEAR TO BE OPERABLE. IF ANY VEHICLE ON THE PROPERTY HAS AN EXPIRED REGISTRATION PLEASE OBTAIN AND DISPLAY CURRENT REGISTRATION FOR ANY VEHICLE THAT IS ON OR THAT WILL BE ON THE PROPERTY. FAILURE TO TAKE CORRECTIVE ACTION VEHICLE WILL BE TOWED AT OWNERS EXPENSE.	To Zoning Manager

Uploaded Files

Date
01/08/2025

File Name



01/08/2025



12/02/2024





**HUBER
HEIGHTS**
Come Grow With Us!

Case #: 20250192

Case Date: 02/25/25

Case Type:

Description: WRECKED VEHICLE IN DRIVEWAY

Violation Type: UNLICENSED/INOP VEHICLE

Status: TO PMRB

How Received: Observed

Assigned To: Sherry Woodward

HAS THIS
BEEN TAGGED?

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01503 0038	5438 PENTLAND CIR		LANITA WILLIAMS	937.503.0072	R-4

Activities

Date	Activity Type	Description	Employee	Status
02/25/2025	2nd Letter	VEHICLE HASNT BEEN REMOVED-SW	Sherry Woodward	Completed
02/25/2025	1st Letter	WRECKED VEHICLE IN DRIVEWAY, MAILING LETTER AND ADDING PHOTO-SW	Sherry Woodward	Completed
03/11/2025	24 HR Letter	VEHICLE HASNT BEEN REMOVED-SW	Sherry Woodward	Completed
03/24/2025	Re-Inspection	VEHICLE HASNT BEEN REMOVED-SW	Sherry Woodward	PMRB

Violations

Date	Violation	Description	Notes	Status
02/25/2025	UNLICENSED/INOP VEHICLE	SECTION 1313.04-h-7: Junk, inoperative, and/or unlicensed vehicles, machinery, or equipment:(a)The presence of a dismantled, partially dismantled, or inoperable motor vehicle, machinery, or equipment, or any part thereof, which remains uncovered or outside of a wholly enclosed building or structure for a period greater than 72 consecutive hours is in violation of the terms of this chapter, and is declared to be a public nuisance per se.	** LAST ATTEMPT TO RESOLVE ISSUE WITH WRECKED INOP VEHICLE IN DRIVEWAY, BEFORE PROCEEDING TO NEXT STEP** PLEASE REPAIR OR REMOVE INOPERATIVE VEHICLE FROM PROPERTY OR STORE IN GARAGE! ALL VEHICLES TIRES MUST BE INFLATED! IF NECESSARY, PLEASE OBTAIN CURRENT REGISTRATION FOR ALL VEHICLES ON PROPERTY!	To PMRB

Uploaded Files

Date

02/25/2025

File Name



Printable page

PARID: P70 01503 0038

PARCEL LOCATION: 5438 PENTLAND CIR

NBHD CODE: 47A00000

[Click here to view neighborhood map](#)

Owner

Name

WILLIAMS LANITA

Mailing

Name

WILLIAMS LANITA

Mailing Address

5438 PENTLAND CIR

City, State, Zip

DAYTON, OH 45424

Legal

Legal Description

6065 H C HUBER 32

Land Use Description

R - SINGLE FAMILY DWELLING, PLATTED LOT

Acres

0

Deed

Tax District Name

HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
29-JUN-04			FOSTER ROWLAND JACKSON	FOSTER ANITA LEATHER TR
24-OCT-14		201400057456	FOSTER ANITA LEATHER TR	SHERRETS CARL D
05-DEC-14	\$105,000	201400066209	SHERRETS CARL D	KROUSE TIMOTHY J AND
27-MAY-22	\$212,000	202200038703	KROUSE TIMOTHY J AND	WILLIAMS LANITA

Values

	35%	100%
Land	10,010	28,600
Improvements	54,690	156,250
CAUV	0	0

Total

64,700

184,850

Building

Exterior Wall Material	MASONRY & FRAME
Building Style	COLONIAL
Number of Stories	2
Year Built	1966
Total Rms/Bedrms/Baths/Half Baths	8/4/2/1
Square Feet of Living Area	2,446
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	2,446
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	0
Number of Fireplaces(Prefab)	

Current Year Special Assessments

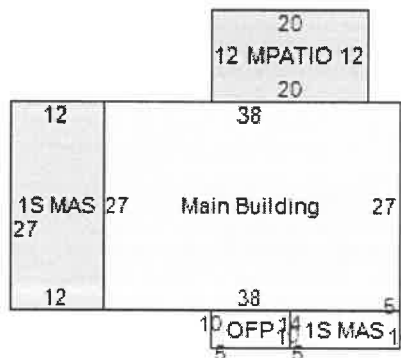
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.06
31200-LT. LIGHTING	\$23.33
11777-APC FEE	\$21.50

Current Year Rollback Summary

Non Business Credit	-\$347.06
Owner Occupancy Credit	-\$86.76
Homestead	\$0.00
Reduction Factor	-\$3,124.02

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$0.00	\$0.00	\$1,731.59	-\$1,731.59	\$1,707.20	\$0.00	\$1,707.20



Item	Area
Main Building	1026

1S MAS - 20:1SMAS MASONRY	324
OFP - 11:OFP OPEN FRAME PORCH	50
1S MAS - 20:1SMAS MASONRY	70
MPATIO - 33:MA_PT CONC/MAS PATIO	240



AI-10829

9. A.

Property Maintenance Review Board

Meeting Date: 06/12/2025

Information

Purpose

Without objection, the Minutes of the April 10, 2025, PMRB meeting are approved.

Background

Administrative Use Only

Attachments

Minutes

PROPERTY MAINTENANCE REVIEW BOARD
Meeting
City of Huber Heights

April 10, 2025

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

Oath of Office, Donna Hess and Christopher Darrin were sworn in.

- II. Present at the meeting: Ms. Cromer, Mr. Darrin, Ms. Hess, Mr. Roberts, and Mr. Winkler.

Members Absent: Mr. Vaughn and Mr. Shakhmandarov

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 Ms. Hess seconded.

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**

None.

VI. **New Business**

A. **PMRB Case 25-01**

The property owner, HINES WMC, LLC, is in violation of Section 1313 of the Property Maintenance Code at property located at 4620-4626 Wayne Meadows.

Motion made by Mr. Roberts to declare the property a nuisance. Seconded by Ms. Hess.

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

B. PMRB Case 25-02

The property owner, KARA POWELL, is in violation of Section 1313 of the Property Maintenance Code at property located at 8881 Cherrygate Court.

Motion made by Mr. Darrin to declare the property a nuisance. Seconded by Ms. Cromer.

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

C. PMRB Case 25-05

The property owner, LAURA LEAL, is in violation of Section 1313 of the Property Maintenance Code at property located at 4619 Passaic Court.

Mr. Millard explained that the property is now compliant and asked for the case to be dismissed.

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

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

D. PMRB Case 25-06

The property owner, MARK LIBERT, is in violation of Section 1313 of the Property Maintenance Code at property located at 6600 Grovehill.

Motion made by Ms. Hess to declare the property a nuisance. Seconded by Ms. Cromer.

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

E. PMRB Case 25-10

The property owner, MICHAEL DRAKE, is in violation of Section 1313 of the Property Maintenance Code at property located at 4855 Lodgeview Dr.

Mr. Millard explained that the property is now compliant and asked for the case to be dismissed.

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

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

VII. Additional Business

Election of Officers

Action

Ms. Hess moved to nominate Richard Winkle as the 2025 Chair.
Second by Ms. Cromer. Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Ms. Hess, Mr. Roberts, and Mr. Winkler. NAYS: None. Motion to approve carried 5-0.

Action

Ms. Cromer moved to nominate John Roberts as the 2025 Vice Chair.
Second by Ms. Hess. Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Ms. Hess, Mr. Roberts, and Mr. Winkler. NAYS: None. Motion to approve carried 5-0.

VIII. Approval of Minutes

Without objection, the minutes of the October 10, 2024, PMRB meeting are approved.

IX. Upcoming Meetings

June 12, 2025
July 10, 2025

X. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 6:50 p.m.

Richard Winkler, Chair

Date

Geri Hoskins, Administrative Assistant

Date