

PROPERTY MAINTENANCE REVIEW BOARD
Meeting
City of Huber Heights

July 9, 2026

I. Mr. Winkler called the meeting to order at 6:33 p.m.

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

Members Absent: Ms. Hess, excused, Mr. Shakhmandarov and Mr. Vaughn, unexcused.

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

III. Oath of Office

Richard Winkler was sworn in.

IV. Approval of the Agenda

Mr. Roberts moved to approve the Agenda and Ms. Cromer seconded.

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 26-09

The property owner, Nathaniel Omlor, is in violation of Section 1313 of the Property Maintenance Code at property located at 8273 Ivy Glen Circle.

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

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, and Mr. Winkler.
NAYS: None. Motion to abate the property carries 4-0.

B. PMRB Case 26-10

The property owner, Barry Behnken, is in violation of Section 1313 of the Property Maintenance Code at property located at 8921 Willowgate Lane.

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

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, and Mr. Winkler.
NAYS: None. Motion to abate the property carries 4-0.

C. PMRB Case 26-11

The property owner, Janis Paxton, is in violation of Section 1313 of the Property Maintenance Code at property located at 5778 Waynegate.

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

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, and Mr. Winkler.
NAYS: None. Motion to abate the property carries 4-0.

D. PMRB Case 26-13

The property owner, Robert Strickland is in violation of Section 1313 of the Property Maintenance Code at property located at 7118 Claybeck Drive.

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

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, and Mr. Winkler.
NAYS: None. Motion to abate the property carries 4-0.

E. PMRB Case 26-16

The property owner, Kenneth Whitson is in violation of Section 1313 of the Property Maintenance Code at property located at 6088 Shull Road.

Mr Whitson was present and stated all items have been removed but tires still there. He needs to know exactly what to remove, voicemails back and forth with Code Enforcement.

Mr. Darrin asked if he had pictures of everything being removed and he did not.

Mr. Roberts asked if sworn testimony items removed and he said yes.

Mr. Winkler asked if board voted to abate and it is in compliance. Mr. Millard stated we will reinspect and case would be closed.

Mr. Whitson asked for more time to get all the overgrowth taken care of. Mr. Winkler asked if 30 days would be enough and he stated yes.

Motion made by Mr. Roberts to grant a 30 day extension. Seconded by Ms. Cromer.

Roll call showed: YEAS: Ms. Cromer, Mr. Darrin, Mr. Roberts, and Mr. Winkler.
NAYS: None. Motion for 30 day extension carries 4-0.

8/9/26 property will be reinspected.

VIII. Additional Business

None.

IX. Approval of Minutes

Without objection, the minutes of the May 1, 2026, and June 11, 2026, PMRB meetings are approved.

X. Upcoming Meetings

August 13, 2026
September 10, 2026

XI. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 7:10 p.m.