AGENDA
PROPERTY MAINTENANCE REVIEW BOARD

City Governance Center - Council Chambers
6151 Brandt Pike
July 9, 2026
6:30 P.M.

1. Call Meeting To Order

2. Roll Call

3. Oath of Office

   A. Richard Winkler

4. Approval of the Agenda

5. Swearing of Witnesses

6. Pending Business

   A. None

7. New Business

   A. PMRB 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.

   B. PMRB 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.

C. PMRB 26-11 The property owner, Janis Paxton, is in violation of Section 1313 of the Property Maintenance Code at property located at 5778 Waynegate Road.

D. PMRB 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.

E. PMRB 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.

8. Additional Business

A. None

9. Approval of Minutes

A. Without objection, the Minutes of the May 19, 2026, and June 11, 2026, PMRB meeting are approved.

10. Upcoming Meetings

A. August 13, 2026
September 10, 2026

11. Adjournment

Property Maintenance Review Board

Meeting Date: 07/09/2026

Information

Purpose

PMRB 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.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Photo

Memorandum

Staff Report for Meeting of 06/11/2026

To: Huber Heights Property Maintenance Review Board

From: Don Millard, Code Enforcement Manager

Date: June 2, 2026

Subject: PMRB Case No. 26-09

Department of Public Services, Zoning Division City of Huber Heights

APPLICANT:	City of Huber Heights
OWNER	Nathaniel Omlor 8273 Glen Ivy Circle Huber Heights OH 45424
LOCATION OF VIOLATION:	8273 Glen Ivy Circle
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	1313.04h1 Maintenance Standard, Gable Siding
CORRESPONDENCE:	All required violation letters were mailed to the owner.
ATTACHMENTS:	Violation Case Report, Photos, Property Tax summary

Overview:

The property at 8273 Glen Ivy is in violation of City code 1313.04h1 as it pertains to maintenance of siding on the gable end. There are remnants of flashing from pre-existing siding, and the exposed original siding has deterioration leaving the attic open to weather intrusion.

Section 1313.04h1 states ; "…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. All exterior surfaces shall be maintained free of conditions reflective of deterioration or inadequate maintenance," (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 violation.

City zoning letters mailed to the owner of record have not been returned. There has been no communication to the Zoning office from the property owner.

The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City. Any costs incurred by the City will be invoiced to the property owner.

Staff recommendation is as follows:
1 - The Board declare the property a nuisance.
2 - The Board order staff to have the City abate the property.

If so ordered the City will bring the property into compliance by removal of the nuisance.
The City's contractor will install replacement siding as needed to bring the house into compliance.

26-09

HUBER HEIGHTS
Come Grow With Us!

Case #: 20260513
Case Date: 03/20/26
Case Type:
Description: YEAR OLD SIDING DAMAGE
Violation Type: MAINTENANCE STANDARD
Status: TO PMRB
How Received: Citizen
Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00619 0033	8273 IVY GLEN CIR		NATHANIEL S OMLOR		R-4

Activities

Date	Activity Type	Description	Employee	Status
03/25/2026	1st Letter	OBSERVED DETERIORATING SIDING ON SIDE OF HOUSE. MAILING LETTER AND ADDED PHOTOS.		Completed
04/06/2026	2nd Letter	SIDING NOT YET REPAIRED. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
04/28/2026	24 HR Letter	SIDING STILL NOT REPAIRED. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
05/06/2026	Re-Inspection	GABLE SIDING STILL NOT REPAIRED. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB

Violations

Date	Violation	Description	Notes	Status
03/20/2026	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.	REPAIR/REPLACE DETERIORATING SIDING.	To PMRB

Notes

Date	Note	Created By:
2026-03-20	THE CALLER NEXT DOOR AT 8265 SAID YOU CAN GO ONTO HER PROPERTY TO INSPECT 8273 IF NEEDED - GS	Greg Seagraves

Uploaded Files

Date	File Name

03/26/2026

Printable page

PARID: P70 00619 0033
PARCEL LOCATION: 8273 IVY GLEN CIR **NBHD CODE: 47050000**

Click here to view neighborhood map

Owner

Name
OMLOR NATHANIEL S

Mailing

Name	OMLOR NATHANIEL S
Mailing Address	8273 IVY GLEN CT
City, State, Zip	DAYTON, OH 45424

Legal

Legal Description	14408 HERBERT C HUBER #59 SEC 13
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
19-MAY-98	$92,900			
27-OCT-99			RILLING STEPHEN L	RILLING STEPHEN L
05-OCT-07		200700085601	RILLING STEPHEN L	RILLING STEPHEN L AND
03-DEC-09	$44,000		RILLING STEPHEN L AND	FEDERAL NATIONAL MORTGAGE ASSOC
15-DEC-09	$60,500	200900083666	FEDERAL NATIONAL MORTGAGE ASSOC	WILLIAMS JILL Y
27-APR-10	$99,900	201000023811	WILLIAMS JILL Y	INMAN STEPHANIE R
13-OCT-17		201700061469	INMAN STEPHANIE R	OMLOR NATHANIEL S

Values

	35%	100%

Land	12,740	36,400
Improvements	42,850	122,440
CAUV	0	0
Total	55,590	158,840

Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1984
Total Rms/Bedrms/Baths/Half Baths	5/3/2/0
Square Feet of Living Area	1,269
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,269
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

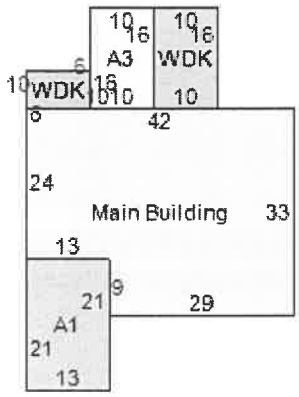
11777-APC FEE	$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	$1.00

Current Year Rollback Summary

Non Business Credit	-$298.34
Owner Occupancy Credit	-$74.58
Homestead	$0.00
Reduction Factor	-$2,683.26

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2025	$0.00	$0.00	$1,469.14	-$1,469.14	$1,468.14	$0.00	$1,468.14



Item	Area

Item	Area
Main Building	1269
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	273
OFP - 11:OFP OPEN FRAME PORCH	48
WDK/CANOPY - 31/32:WDDCK WOOD DECKS/CANPY CANOPY	160
WDK - 31:WDDCK WOOD DECKS	160
WDK - 31:WDDCK WOOD DECKS	60

Property Maintenance Review Board

Meeting Date: 07/09/2026

Information

Purpose

PMRB 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.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Photo

Memorandum

Staff Report for Meeting of 06/11/2026

To: Huber Heights Property Maintenance Review Board

From: Don Millard, Code Enforcement Manager

Date: June 2, 2026

Subject: PMRB Case No. 26-10

Department of Public Services, Zoning Division City of Huber Heights

APPLICANT:	City of Huber Heights
OWNER	Barry Behnken 8921 Willowgate Lane Huber Heights OH 45424
LOCATION OF VIOLATION:	8921 Willowgate Lane
ZONING:	PR
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	Residential
REQUEST:	Declare the property a nuisance and order Staff to have the violation abated.
APPLICABLE CODE	1313.04h2 Garage Doors and Trim
CORRESPONDENCE:	All required violation letters were mailed to the owner.
ATTACHMENTS:	Violation Case Report, Photos, Property Tax summary

Overview:

The property at 8921 Willowgate Lane is in violation of City code 1313.04h2 as it pertains to maintenance of garage doors and trim. The exterior of the overhead garage door is deteriorated to the point of peeling paint and delamination.

Section 1313.04h2 states ; "…All exterior doors and windows,…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; 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 violation.

City zoning letters mailed to the owner of record have not been returned. There has been no communication to the Zoning office from the property owner.

The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City. Any costs incurred by the City will be invoiced to the property owner.

Staff recommendation is as follows:
1 - The Board declare the property a nuisance.
2 - The Board order staff to have the City abate the property.

If so ordered the City will bring the property into compliance by removal of the nuisance.
The City's contractor will repair the door as needed to bring the house into compliance.

26-10

HUBER HEIGHTS
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Case #: 20260636
Case Date: 04/08/26
Case Type:
Description: GARAGE DOOR NEEDS REPAIR/REPLACEMENT
Violation Type: GARAGE DOORS/TRIM
Status: TO PMRB
How Received: Observed
Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00515 0016	8921 WILLOWGATE LN		BARRY BEHNKEN		PR

Activities

Date	Activity Type	Description	Employee	Status
04/08/2026	1st Letter	GARAGE DOOR NEEDS PAINTED OR REPLACED. -ADDED PHOTO. JS	Jeff Schwilk	Completed
04/20/2026	2nd Letter	GARAGE DOOR STILL NOT REPAIRED. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
05/05/2026	24 HR Letter	GARAGE DOOR STILL NEEDS PAINTED OR REPLACED. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
05/12/2026	Re-Inspection	GARAGE DOOR STILL NOT PAINTED OR REPLACED. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB

Violations

Date	Violation	Description	Notes	Status
04/08/2026	GARAGE DOORS/TRIM	SECTION 1313.04H2: GARAGE DOOR NEEDS REPAIRED/REPLACED/PAINTED. 1313.04 (h)(2) - "ALL EXTERIOR DOORS and windows, including storm doors and screens, shall be maintained in good condition."	REPAIR/REPLACE DETERIORATING GARAGE DOOR.	To PMRB

Uploaded Files

Date	File Name
04/08/2026	

Printable page

PARID: P70 00515 0016
PARCEL LOCATION: 8921 WILLOWGATE LN **NBHD CODE: 47040000**

Click here to view neighborhood map

Owner

Name
BEHNKEN BARRY

Mailing

Name	BARRY BEHNKEN
Mailing Address	18855 PEBBLE BEACH WALK
City, State, Zip	MONUMENT, CO 80132

Legal

Legal Description	13574 H C HUBER #58 SEC 12
Land Use Description	R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres	0
Deed	1997-00557B003
Tax District Name	HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
14-OCT-93	$103,900			
15-AUG-97	$112,000			

Registered Rental Property

Registered:	YES

Values

	35%	100%
Land	14,910	42,600
Improvements	50,730	144,930
CAUV	0	0

Total	65,640	187,530

Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1987
Total Rms/Bedrms/Baths/Half Baths	5/3/2/0
Square Feet of Living Area	1,532
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,532
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	1
Number of Fireplaces(Prefab)	

Current Year Special Assessments

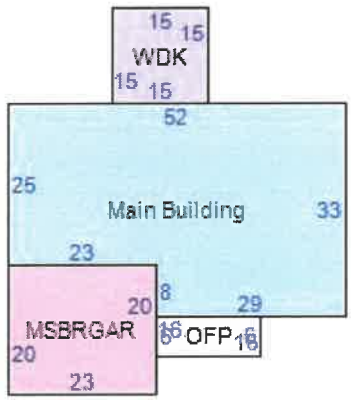
11777-APC FEE	$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	$1.06

Current Year Rollback Summary

Non Business Credit	-$352.28
Owner Occupancy Credit	$0.00
Homestead	$0.00
Reduction Factor	-$3,168.36

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2025	$0.00	$0.00	$1,776.71	-$1,776.71	$1,775.65	$0.00	$1,775.65



Item	Area
Main Building	1532

MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	460
OFP - 11:OFP OPEN FRAME PORCH	96
MPATIO - 33:MA_PT CONC/MAS PATIO	80
WDK - 31:WDDCK WOOD DECKS	225

Property Maintenance Review Board

Meeting Date: 07/09/2026

Information

Purpose

PMRB 26-11 The property owner, Janis Paxton, is in violation of Section 1313 of the Property Maintenance Code at property located at 5778 Waynegate Road.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Photo

Memorandum

Staff Report for Meeting of 06/11/2026

To: Huber Heights Property Maintenance Review Board

From: Don Millard, Code Enforcement Manager

Date: June 2, 2026

Subject: PMRB Case No. 26-11

Department of Public Services, Zoning Division City of Huber Heights

APPLICANT:	City of Huber Heights
OWNER	Janis Paxton et al 4 5778 Waynegate Rd. (meeting notice mailed to 4936 Longford RD.) Huber Heights OH 45424
LOCATION OF VIOLATION:	5778 Waynegate Rd.
ZONING:	PR
EXISTING LAND USE:	Residential
ZONING ADJACENT LAND:	Residential
REQUEST:	Declare the property a nuisance and order Staff to have the violation abated.
APPLICABLE CODE	1313.05(B) Fencing and Retaining Wall Maintenance
CORRESPONDENCE:	All required violation letters were mailed to the owner.
ATTACHMENTS:	Violation Case Report, Photos, Property Tax summary

Overview:

The property at 8958 Waynegate Rd. is in violation of City code 1313.05(B) as it applies to fencing maintenance. A section of fencing has fallen and has been left on the ground.

Section 1313.05(B) states ; 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-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 violation.

City zoning letters mailed to the owner of record have not been returned. There has been no communication to the Zoning office from the property owner. It appears the property is in an inheritance trust among several heirs. The mailing address for the meeting notice was found on the deed as the address of Janis Paxton.

The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City. Any costs incurred by the City will be invoiced to the property owner.

Staff recommendation is as follows:
1 - The Board declare the property a nuisance.
2 - The Board order staff to have the City abate the property.

If so ordered the City will bring the property into compliance by removal of the nuisance.
The City's contractor will repair or remove the section of fencing as needed to bring the house into compliance.

HUBER HEIGHTS
Come Grow With Us!

26-11

Case #: 20260613
Case Date: 04/02/26
Case Type:
Description: FALLEN FENCE
Violation Type: FENCING/RETAINING WALL
Status: TO PMRB
How Received: Observed
Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00508 0015	5778 WAYNEGATE RD		JANIS LEE PAXTON ET AL 4		PR

Activities

Date	Activity Type	Description	Employee	Status
04/02/2026	1st Letter	OBSERVED FALLEN FENCE. MAILING LETTER AND ADDED PHOTO. -JS	Jeff Schwilk	Completed
04/20/2026	2nd Letter	FENCE HAS NOT BEEN REPAIRED. MAILING 2ND LETTER. -JS	Jeff Schwilk	Completed
05/05/2026	24 HR Letter	FENCE STILL DOWN. MAILING 24 HR LETTER. -JS	Jeff Schwilk	Completed
05/12/2026	Re-Inspection	FENCE STILL NOT REPAIRED. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	PMRB

Violations

Date	Violation	Description	Notes	Status
04/02/2026	FENCING, RETAINING WALL	SECTION 1313.05(B): 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 …or removed or replaced. PER SECTION 1329 a swimming pool must have a minimum 5-foot tall fence therefore fence removal is not an option.	REPAIR OR REPLACE FALLEN FENCE	To PMRB

Uploaded Files

Date	File Name
04/02/2026	

SEND PMRB NOTICE TO JANIS PAXTON 4936 LONGFORD

Printable page

PARID: P70 00508 0015
PARCEL LOCATION: 5778 WAYNEGATE RD **NBHD CODE: 47040000**

Click here to view neighborhood map

Owner

Name
BOND RENNA J

Mailing

Name	BOND RENNA J
Mailing Address	5778 WAYNEGATE RD
City, State, Zip	DAYTON, OH 45424

Legal

Legal Description	13343 H C HUBER #58 SEC 8
Land Use Description	R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres	0
Deed	DEED-05-009339
Tax District Name	HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
28-JAN-05	$154,900	200500009339	MAYVILLE JOSEPH H AND	PAXTON JANIS LEE ET AL 4
13-MAR-26		202600016363	BOND RENNA J	PAXTON JANIS LEE ET AL 4

Values

	35%	100%
Land	14,910	42,600
Improvements	60,590	173,100
CAUV	0	0
Total	75,500	215,700

Building

Exterior Wall Material	MASONRY & FRAME
Building Style	SPLIT LEVEL
Number of Stories	1
Year Built	1980
Total Rms/Bedrms/Baths/Half Baths	8/4/2/1
Square Feet of Living Area	1,506
Finished Basemt Living Area (Sq. Ft.)	748
Rec Room (Sq. Ft.)	0
Total Square Footage	2,254
Basement	PART
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	1
Number of Fireplaces(Prefab)	

Current Year Special Assessments

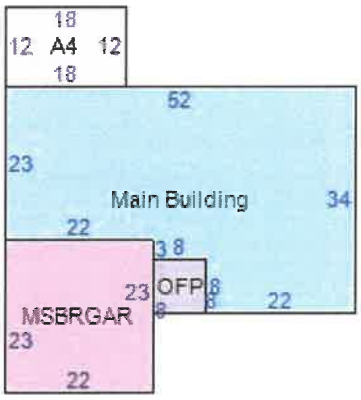
41100-MCD/AP MCD/AQUIFER PRES SUBD	$1.22
11777-APC FEE	$21.50
31200-LT. LIGHTING	$34.56

Current Year Rollback Summary

Non Business Credit	-$405.20
Owner Occupancy Credit	$0.00
Homestead	$0.00
Reduction Factor	-$3,644.24

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2025	$0.00	$0.00	$2,076.57	-$2,076.57	$2,040.79	$0.00	$2,040.79



Item	Area
Main Building	1462
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	506
FR OH - 16:FROVR FRAME OVERHANG	44

MPATIO/CANOPY - 33/32:MA_PT CONC/MAS PATIO/CANPY CANOPY	216
OFP - 11:OFP OPEN FRAME PORCH	64

AI-11633 **7. D.** **222**

Property Maintenance Review Board

Meeting Date: 07/09/2026

Information

Purpose

PMRB 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.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Photo

Memorandum

Staff Report for Meeting of 06/11/2026

To: Huber Heights Property Maintenance Review Board

From: Don Millard, Code Enforcement Manager

Date: June 3, 2026

Subject: PMRB Case No. 26-13

Department of Public Services, Zoning Division City of Huber Heights

APPLICANT:	City of Huber Heights
OWNER	Robert Strickland III 7118 Claybeck Dr. Huber Heights OH 45424
LOCATION OF VIOLATION:	7118 Claybeck Dr.
ZONING:	R4
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 or Use
CORRESPONDENCE:	All required violation letters were mailed to the owner.
ATTACHMENTS:	Violation Case Report, Photos, Property Tax summary

Overview:

The property at 7118 Claybeck Dr. is in violation of City code 1313.04(H)(6) as it applies to outdoor storage or use. Items stored at the side of the house have not been removed as requested.

Section 1313.04(H)(6) states *Use* means actively used on a regular basis. "storage or stored" means intended for use at a later date.
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. The attached photo shows the violation.

City zoning letters mailed to the owner of record have not been returned. There has been no communication to the Zoning office from the property owner. It appears the property is occupied.

The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City. Any costs incurred by the City will be invoiced to the property owner.

Staff recommendation is as follows:
1 - The Board declare the property a nuisance.
2 - The Board order staff to have the City abate the property.

If so ordered the City will bring the property into compliance by removal of the nuisance.
The City's contractor will be notified to remove the nuisance.

26-13

HUBER HEIGHTS
Come Grow With Us!

Case #: 20260303
Case Date: 02/25/26
Case Type:
Description: JUNK ITEMS ON PROPERTY
Violation Type: OUTDOOR STORAGE OR USE
Status: TO PMRB
How Received: Web App
Assigned To: Faye Johnson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 01611 0026	7118 CLAYBECK DR		ROBERT H STRICKLAND III		R-4

Activities

Date	Activity Type	Description	Employee	Status
02/25/2026	Quoted Complaint	The address given has trash scattered all on the sidewalk and yard making it hazardous.	Don Millard	Completed
03/27/2026	1st Letter	TOOK PHOTO/TRASH IS AT THE SIDE OF HOME/MAILED LETTER-FJ	Faye Johnson	Completed
04/08/2026	2nd Letter	MOSTLY CLEAR HOWEVER SOFA STILL SIDE OF HOME, SENDING LETTER-FJ	Faye Johnson	Completed
04/30/2026	24 HR Letter	FURNITURE REMAINS, SENDING LETTER-FJ	Faye Johnson	Completed
05/08/2026	Re-Inspection	SOFA AND A FEW ITEMS REMAIN-HANDOFF TO DM-FJ	Faye Johnson	PMRB

Violations

Date	Violation	Description	Notes	Status
02/25/2026	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.	REMOVE THE FURNITURE ITEM AND ANY JUNK ITEMS AT THE SIDE OF HOME FROM THE PROPERTY.	To PMRB

Uploaded Files

Date	File Name

05/01/2026

05/01/2026

Printable page

PARID: P70 01611 0026
PARCEL LOCATION: 7118 CLAYBECK DR **NBHD CODE: 47070000**

Click here to view neighborhood map

Owner

Name
STRICKLAND ROBERT H III AND AMY

Mailing

Name	STRICKLAND ROBERT H III AND AMY
Mailing Address	7118 CLAYBECK DR
City, State, Zip	DAYTON, OH 45424

Legal

Legal Description	7148 H C HUBER 37-2
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-APR-94	$68,000			
28-DEC-06	$110,500	200600118961	TAM DONALD P AND	DWENGER JAMES B AND
18-APR-11	$96,500	201100023063	DWENGER JAMES B AND	RELOCATION PROPERTIES
13-MAR-12	$80,000	201200015477	RELOCATION PROPERTIES	SHAW GERALD D AND
27-JUL-15		201500040616	SHAW GERALD D AND	SHAW MARK A
30-MAR-18	$117,000	201800017911	SHAW MARK A	STRICKLAND ROBERT H III AND

Values

35% 100%

Land	12,340	35,250
Improvements	43,520	124,340
CAUV	0	0
Total	55,860	159,590

Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1961
Total Rms/Bedrms/Baths/Half Baths	6/3/2/0
Square Feet of Living Area	1,421
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,421
Basement	NONE
Central Heat/Air Cond	CENTRAL HEAT WITH A/C
Heating System Type	HOT AIR
Heating Fuel Type	GAS
Number of Fireplaces(Masonry)	1
Number of Fireplaces(Prefab)	

Current Year Special Assessments

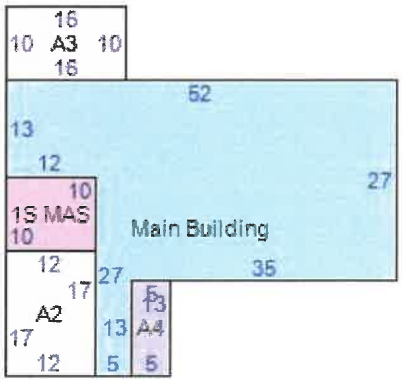
31200-LT. LIGHTING	$26.54
11777-APC FEE	$21.50
41100-MCD/AP MCD/AQUIFER PRES SUBD	$1.00

Current Year Rollback Summary

Non Business Credit	-$299.78
Owner Occupancy Credit	-$74.46
Homestead	$0.00
Reduction Factor	-$2,696.24

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2025	$0.00	$0.00	$1,503.01	-$1,503.01	$1,475.47	$0.00	$1,475.47



Item	Area
Main Building	1301
1S MAS - 20:1SMAS MASONRY	120
FRAME SHED - RS1:FRAME UTILITY SHED	120
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	204
MPATIO/CANOPY - 33/32:MA_PT CONC/MAS PATIO/CANPY CANOPY	160
OFP - 11:OFP OPEN FRAME PORCH	65

7118

Property Maintenance Review Board

Meeting Date: 07/09/2026

Information

Purpose

PMRB 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.

Background

Administrative Use Only

Attachments

Staff Report

Additional information

Picture

Picture

Picture

Memorandum

Staff Report for Meeting of 07/09/2026

To: Huber Heights Property Maintenance Review Board

From: Don Millard, Code Enforcement Manager

Date: June 24, 2026

Subject: PMRB Case No. 26-16

Department of Public Services, Zoning Division City of Huber Heights

APPLICANT:	City of Huber Heights
OWNER	Kenneth Whitson 6088 Shull Rd. Huber Heights OH 45424
LOCATION OF VIOLATION:	6088 Shull Rd.
ZONING:	R4
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 or Use
CORRESPONDENCE:	All required violation letters were mailed to the owner.
ATTACHMENTS:	Violation Case Report, Photos, Property Tax summary

Overview:

The property at 6088 Shull Rd. is in violation of City code 1313.04(H)(6) as it applies to outdoor storage or use. There are multiple discarded home furnishings and miscellaneous items stored in the rear yard that have not been removed as requested.

Section 1313.04(H)(6) states *Use* means actively used on a regular basis. "storage or stored" means intended for use at a later date.
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. The attached photos show the extent of the violation. There is also vegetative overgrowth that will be trimmed after abatement of the storage violation.

The City's certified letter, mailed to the owner of record, was returned by the post office as "Unclaimed". There has been no communication to the Zoning office from the property owner. It appears the property is occupied.

The tax record shows property taxes are traditionally paid. If declared a nuisance by the Board the property will be abated by the City. Any costs incurred by the City will be invoiced to the property owner.

Staff recommendation is as follows:
1 - The Board declare the property a nuisance.
2 - The Board order staff to have the City abate the property.

If so ordered the City will bring the property into compliance by removal of the nuisance.
The City's contractor will be notified to remove the nuisance.

26-16

HUBER HEIGHTS
Come Grow With Us!

PMRB JULY 9

Case #: 20261210
Case Date: 05/21/26
Case Type:
Description: JUNK IN BACKYARD
Violation Type: OUTDOOR STORAGE OR USE
Status: TO PMRB
How Received: Observed
Assigned To: Jeff Schwilk

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
P70 00601 0008	6088 SHULL RD		KENNETH C WHITSON	237-9065 or 937-572-2440	R-4

Activities

Date	Activity Type	Description	Employee	Status
05/21/2026	24 HR Letter	OBSERVED FROM NEIGHBORING PROPERTY JUNK IN BACKYARD TO INCLUDE REFRIGERATOR, MATTRESS, TIRES,RUGS, AND OTHER ITEMS. MAILING 24 HR LETTER.	Jeff Schwilk	Open
05/26/2026	Re-Inspection	JUNK STILL IN BACKYARD. GIVING TO DM FOR PMRB. -JS	Jeff Schwilk	Completed

Violations

Date	Violation	Description	Notes	Status
05/21/2026	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 ALL JUNK AND OTHER ITEMS FROM THE PROPERTY THAT ARE NOT CUSTOMARILY USED IN AN OUTDOOR ENVIRONMENT, INCLUDING MATTRESS, RUGS, REFRIGERATOR TIRES, ETC.	To PMRB

Uploaded Files

Date	File Name
05/21/2026	
05/21/2026	

05/21/2026

05/21/2026

Printable page

PARID: P70 00601 0008
PARCEL LOCATION: 6088 SHULL RD **NBHD CODE: 47050000**

Click here to view neighborhood map

Owner

Name
WHITSON KENNETH C AND JENETTE M

Mailing

Name	WHITSON KENNETH C AND JENETTE M
Mailing Address	6088 SHULL RD
City, State, Zip	DAYTON, OH 45424

Legal

Legal Description	13698 H C HUBER #59 SEC 1
Land Use Description	R - SINGLE FAMILY DWELLING, PLATTED LOT
Acres	0
Deed	DEED-05-105022
Tax District Name	HUBER HGTS.-H.H. CSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
30-OCT-95	$75,000			
21-MAY-97	$66,660			
13-OCT-05	$81,500	200500105022	DISNEY MARVIN C	WHITSON KENNETH C AND

Values

	35%	100%
Land	12,740	36,400
Improvements	35,280	100,800
CAUV	0	0
Total	48,020	137,200

Building

Exterior Wall Material	BRICK
Building Style	RANCH
Number of Stories	1
Year Built	1982
Total Rms/Bedrms/Baths/Half Baths	5/3/1/0
Square Feet of Living Area	1,122
Finished Basemt Living Area (Sq. Ft.)	0
Rec Room (Sq. Ft.)	0
Total Square Footage	1,122
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

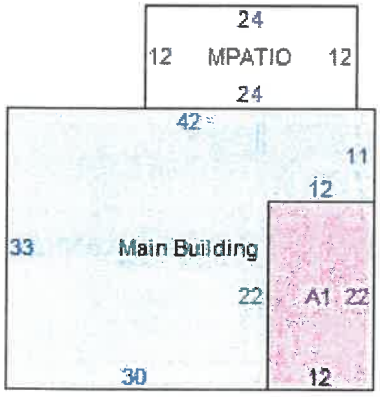
41100-MCD/AP MCD/AQUIFER PRES SUBD	$1.00
11777-APC FEE	$21.50

Current Year Rollback Summary

Non Business Credit	-$257.72
Owner Occupancy Credit	-$64.42
Homestead	-$532.22
Reduction Factor	-$2,317.80

Tax Summary

Year	[illegible]	[illegible]	1st Half	[illegible] Payments	2nd Half	[illegible] Payments	Total [illegible]
2025	$0.00	$0.00	$1,004.59	-$1,004.59	$1,003.59	$0.00	$1,003.59



Item	Area
Main Building	1122
MSBRGAR - 23:MG/BG MASONRY/BRICK GARAGE	264
MPATIO - 33:MA PT CONC/MAS PATIO	288

(H) THE MANUFACTURER
OF THIS ARTICLE ARE
IN NAVICE WITH THE LAW
Manufacturing Company
MONROE, OH 45050
37.5in. X 74
8 Lbs
MADE IN THE USA
Manufactured: 01/08/20
SAMS 2219
6002A F180701005
307 -- 75

PEPSI
Property of PAS
PEPSI-COLA
PEPSI-COLA
PEPSI-COLA
PEPSI-COLA
PEPSI-COLA
hose MOBILE

AI-11640 **9. A.** **222**

Property Maintenance Review Board

Meeting Date: 07/09/2026

Information

Purpose

Without objection, the Minutes of the May 19, 2026, and June 11, 2026, PMRB meeting are approved.

Background

Administrative Use Only

Attachments

Minutes

Minutes

PROPERTY MAINTENANCE REVIEW BOARD
Meeting
City of Huber Heights

May 19, 2026

I. Mr. Roberts called the meeting to order at 6:31 p.m.

II. Present at the meeting:, Mr. Darrin, Ms. Hess, Mr. Roberts, Mr. Shakhmandarov, and Mr. Vaughn.

Members Absent: Ms. Cromer and Mr. Winkler

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

III. Election of Officers

Action

Mr. Roberts moved to nominate Richard Winkler as the 2026 Chair.
Second by Ms. Hess. Roll call showed: YEAS: Mr. Darrin, Ms. Hess, Mr. Vaughn, Mr. Shakhmandarov, and Mr. Roberts. NAYS: None. Motion to approve carried 5-0.

Action

Mr. Vaughn moved to nominate John Roberts as the 2026 Vice Chair.
Second by Mr. Shakhmandarov. Roll call showed: YEAS: Mr. Darrin, Ms. Hess, Mr. Shakhmandarov, Mr. Vaughn, and Mr. Roberts. NAYS: None. Motion to approve carried
5-0.

IV. Oath of Office

Christopher Darrin and John Roberts were sworn in.

V. Approval of the Agenda

Ms. Hess moved to approve the Agenda and Mr. Vaughn seconded.

VI. Swearing of Witnesses

Mr. Roberts 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.

VII. Pending Business

None.

VIII. New Business

A. PMRB Case 26-01

The property owner, Kristi Elliot, is in violation of Section 1313 of the Property Maintenance Code at property located at 7501 Stancrest Drive.

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

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

B. PMRB Case 26-03

The property owner, Michael Volz, is in violation of Section 1313 of the Property Maintenance Code at property located at 7400 Treon Place.

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

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

C. PMRB Case 26-05

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

Jason Osborne spoke to the condition of this property. He is a neighbor and stated many things are in the back yard, refrigerator and rolled up carpet etc. but hidden by the privacy fence. Mr. Millard explained that tonight's motion would be on the case presented but that a Zoning Officer would check on the property.

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

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

D. PMRB Case 26-06
The property owner, Khalilova Tursunovna, is in violation of Section 1313 of the Property Maintenance Code at property located at 6007 Blackford Way.

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

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

IX. Additional Business

None.

X. Approval of Minutes

Without objection, the minutes of the November 13, 2025, PMRB meeting are approved.

XI. Upcoming Meetings

June 11, 2026
July 9, 2026

XII. Adjournment

There being no further business to come before the Board, the meeting was adjourned at approximately 7:02 p.m.

PROPERTY MAINTENANCE REVIEW BOARD
Meeting
City of Huber Heights

June 11, 2026

I. Mr. Roberts called the meeting to order at 6:38 p.m.

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

Members Absent: Mr. Darrin, Mr. Shakhmandarov, and Mr. Vaughn unexcused, and Mr. Winkler, excused.

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

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III. Oath of Office

IV. Approval of the Agenda

V. Swearing of Witnesses

VI. Pending Business

VII. New Business

VIII. Additional Business

IX. Approval of Minutes

X. Upcoming Meetings

XI. Adjournment

Without a quorum, Mr. Roberts cancelled the meeting at 6:40.