



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, DECEMBER 2, 2020**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, December 2, 2020 in the Council Chamber of the Florence Government Center with Code Enforcement Board Chairman, Jim Johnson presiding.

CALL TO ORDER & ROLL CALL:

Chairman Johnson called the meeting to order and requested a roll call. Present were the following four (5) Board members: David Spille, Lance Howard, Rick Rowland, Bill Sharp, and Jim Johnson.

Also present: Hugh O. Skees, Attorney; Brandi Roundtree, Assistant City Clerk; Mike Macaluso, Code Enforcement Officer; Brian DeCarlo, Code Enforcement Officer; David Rose, Code Enforcement Officer; Rodney Deno, Code Enforcement Officer; Randy Childress, Fire Marshall. In the audience: Gina Smith, contesting; and Caitlin Roberts, contesting.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the November 4, 2020 meeting of the Code Enforcement Board. Board Member Sharp motioned to accept the minutes as read with a second from Board Member Howard. Mr. Spille was absent from the November 4, 2020 meeting and abstained from the vote. The Board approved 4-0 with abstention from Board Member Spille.

SWEARING IN:

The Code Enforcement Officers were sworn in by Chairman Johnson.

CONTESTED CASES (2):

**Contested Case #2020-341-PM/ZG
7410-7415 Eagle Creek Court
Contested by Gina Smith**

**City of Florence vs. Dutch Properties, Inc.
Multiple Citations**

Officer Macaluso presented the case as follows: Case began with Mr. Jezensky completing a site plan review on 2/5/19; found several incomplete items: no dumpster enclosure, final pavement and landscaping not complete, sent letter. Mr. Jezensky was in contact with Cody Jackson, but no change to property. Officer Macaluso took over in July 2019, upon inspection observed some property maintenance issues, brick exterior wall damaged, siding missing, final pavement still not complete, large potholes in base pavement, shutters missing, sent letter. Received call from Cody Jackson, completed an onsite inspection and walk through. Cody requested a few months to have repairs completed. From 8/5/19 through 9/5/2020, dumpster enclosures were built and shutters were replaced, other violations remained. 9/25/20 issued first citation, 10/15/20 second citation issued; 10/26/20 third citation issued. At this time, the property is still not in compliance.

Gina Smith appeared on behalf of Dutch Properties, Inc. Ms. Smith stated Cody Jackson left at the end of 2019 and the issues "fell through the cracks". Over the last few months work has been completed. Landscaper stated the original landscaping on site plan was too much for the area and a new site plan is needed. Ms. Smith requested the fines be waived. Chairman Johnson informed Ms. Smith as long as the property is not in compliance, no fees or fines will be waived.

Ms. Smith requested additional time to complete the repairs and have a new site plan drawn up for the landscaping. She is unsure as to how long the repairs will take to complete.

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Mr. Skees suggested the board continue the case until the Project Manager is able to appear and let the board know how the repairs will take. Mr. Johnson stated that the new site plan needs to be drawn up and submitted to Boone County Planning Commission before the next hearing. Mr. Howard motioned to continue the case until the January 6, 2021 hearing. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2020-65-PM
205 Kentaboo Ave.**

**City of Florence vs. Caitlin Roberts
Multiple Citations**

Officer Macaluso presented the case as follows: Began 11/22/2019, previous Code Officer inspected property and observed peeling paint, trash and debris, eaves in disrepair, siding in disrepair and downspout in disrepair; sent letter same day; 1/17/20, Officer DeCarlo took over the case. Observed violations and due to weather, pushed the case to the spring. Also noted trash was removed. Followed up on 4/22, no change, issued first citation; 5/12 Officer Macaluso took over case. Observed eaves, siding, and downspout in disrepair, sent new letter; 7/2, no change; 8/24 some repairs, sent letter; 11/12 issued second citation. Still not in compliance, eaves and siding remain in disrepair. The downspout has been repaired.

Caitlin Roberts appeared and stated there has been a long standing issue with the eaves because of a raccoon problem. They were able to get rid of the raccoons, fixed the eaves, and the raccoons came back pushing the eaves back down. Ms. Roberts requested additional time to have the eaves and siding fixed.

Mr. Howard motioned to continue the case until the January 6, 2021 hearing. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

PARKING CASES: (3) PAID (2)

Case #	2020-93-ZE	City of Florence vs	Dustin Earl Helton	7230 Isaac Lane	Citation #	157
Case #	2020-94-SM	City of Florence vs	Richard Musambote	273 Claxton	Citation #	2634- PD
Case #	2020-95-MF	City of Florence vs	Paul Rose	26 Goodridge Dr	Citation #	2778-PD

No one appeared to contest the stated parking violations. Mr. Spille motioned to uphold all parking violations. Mr. Howard followed with a second. **Motion was carried by unanimous vote.**

ANIMAL CONTROL CASES: (0) None

OCCUPATIONAL LICENSE CASES: (0) None

FIRE PREVENTION CASES: (0) None

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (13) Paid (2)

Case #	2020-417-PM/ZG	City of Florence vs	C&D Property of Florence	4911 Houston Road	Citation #	BD-2020-142- PD
Case #	2020-418-PM	City of Florence vs	Gomez Family LLC	1100 Bill Wentz Drive	Citation #	BD-2020-143
Case #	2020-419-PM	City of Florence vs	SPM Real Estate Aft LLC	6835 Houston Road	Citation #	BD-2020-144
Case #	2020-420-PM	City of Florence vs	Rebel Properties LLC	7900 Tanners Gate Lane	Citation #	BD-2020-145
Case #	2020-421-PM	City of Florence vs	Joseph Kang	8 Airview Drive	Citation #	BD-2020-146
Case #	2020-422-ZG	City of Florence vs	Mark Shackelford	66 Utz Drive	Citation #	BD-2020-147
Case #	2020-423-PM	City of Florence vs	Pearl Pernell	10 Lloyd Ave	Citation #	BD-2020-148
Case #	2020-424-ZG	City of Florence vs	Sandra Ante	8567 Winthrop Circle	Citation #	BD-2020-149
Case #	2020-425-PM	City of Florence vs	Evelyn Vice	287 Merravay Drive	Citation #	MM-2020-406
Case #	2020-426-PM/ZG	City of Florence vs	Burger King #1851	7958 US 42	Citation #	MM-2020-407
Case #	2020-427-ZG	City of Florence vs	Tomas & Mary Arriaga	7230 Isaac Lane	Citation #	MM-2020-408- PD
Case #	2020-428-PM	City of Florence vs	Caitlin Roberts	205 Kentaboo Ave.	Citation #	MM-2020-409
Case #	2020-429-ZG	City of Florence vs	Sunrise North KY Inc.	8075 Steilen Drive	Citation #	JK-2020-13

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CONTINUED CASE (2):

Continued Case #2020-200-PM
8544 US 42
Represented by Dr. Michael Robinson

City of Florence vs. Robinson & Sons, LLC
Citation # MM-2020-253

Officer Macaluso presented the case as follows: Dr. Robinson failed to appear at the hearing. Officer Macaluso stated that there was no change and asked that the board uphold the citations. Mr. Howard motioned to uphold the citation. Mr. Spille followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2020-354-PM
67 Stonegate Drive

City of Florence vs. Steven & Rose Young
Multiple Citations

Officer DeCarlo presented the case as follows: The repairs have not been completed and Mr. Young failed appear at the hearing. Mr. DeCarlo requested that the board uphold the citations. Mr. Rowland made a motion to uphold the citations. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

ATTORNEY'S REPORT:


Mr. Skees reported the hearing for Pinewood Apartments was canceled due to the COVID-19 and has been tentatively rescheduled until January, pending COVID-19.

ADJOURNMENT:

Chairman Johnson reminded the Board the next meeting will be held on January 6, 2021

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Howard so moved, with a second from Board Member Sharp. **Motion passed with unanimous approval of the Board**, the time being 10:28 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

