



**CODE ENFORCEMENT BOARD  
MINUTES: WEDNESDAY, FEBRUARY 3, 2021**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, February 3, 2021 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 five (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; Jeremy Kleier, Community Services Superintendent; Mike Macaluso, Code Enforcement Officer; Brian DeCarlo, Code Enforcement Officer; David Rose, Code Enforcement Officer; Rodney Deno, Code Enforcement Officer; Randy Childress, Fire Marshal and Chris Billiter, Police Sergeant. In the audience: Carolyn Ballinger, contesting; Amanda J. Brown, contesting; Paula Baker, continued case; and Caitlin Roberts, continued case.

**APPROVAL OF MINUTES:**

Chairman Johnson called for a motion to approve the minutes of the January 6, 2021 meeting of the Code Enforcement Board. Board Member Sharp motioned to accept the minutes as read with a second from Board Member Howard. **Motion carried by unanimous vote.**

**SWEARING IN:**

The Code Enforcement Officers were sworn in by Chairman Johnson.

**CONTESTED CASES (4):**

**Contested Case # 2021-13-PM  
34 Hearthstone Court  
Contested by Amberly Dehner**

**City of Florence vs. Mary Turner  
Citation # DR-2020-08**

Officer Rose presented the case as follows: Observed a Bavarian dumpster on the property. The City of Florence only allows Rumpke dumpsters. Officer Rose spoke with Ms. Dehner and advised her that the Bavarian dumpster is not permitted. Ms. Dehner stated she would remove the dumpster as soon as possible. Property is now in compliance. Officer Rose called Ms. Dehner and informed her that he would speak on her behalf at the hearing and that she did not need to attend. Officer Rose requested that the citation be dismissed.

Mr. Howard motioned to dismiss the citations. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2021-6-PM  
133 W. Dilcrest Circle**

**City of Florence vs. Carolyn Ballinger  
Citation # BD-2021-03**

Officer DeCarlo presented the case as follows: In October, observed front left downspout in disrepair, first notice mailed; follow up inspection completed on 11/27/20, second notice mailed. Inspection completed end of December, no change, issued citation. During December inspection, Officer DeCarlo also observed rear downspout in disrepair. Inspection completed on 2/2/21, front downspout in compliance, rear downspout still in disrepair. Ms. Ballinger stated she did not see anything about the rear downspout in the notice or citation. Officer DeCarlo clarified that it was not observed during the October or November inspections. Chairman Johnson clarified that the citation is for the front downspout only, and that downspout is in compliance. Chairman Johnson also clarified that a citation for the rear downspout has not been issued.

Mr. Spille motioned to dismiss the citations. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

## CITY OF FLORENCE CODE ENFORCEMENT BOARD

## MINUTES OF FEBRUARY 3, 2021

Page 2

**Contested Case # 2021-30-ZG**  
**7095 Manderlay Drive****City of Florence vs. Amanda J. Kennedy (Brown)**  
**Citation # RD-2021-01**

Officer Deno presented the case as follows: Observed fence in disrepair on 10/28/20 during regular route, mailed first notice, 11/30 follow up inspection completed, no change, second notice was mailed. Inspection completed on 1/5/21, no change, citation was issued. Officer Deno received a call on 1/19/21 from Bryan, stating all repairs would be completed. Inspection completed on 2/3/21, fence has been repaired and property is in compliance.

Mr. Spille motioned to dismiss the citations. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2021-15-NU**  
**12 Kennedy Court****City of Florence vs. James Anderson**  
**Citation # DR-2020-10/ DR-2021-02**

Officer Rose presented the case as follows: Inspection was completed on 12/4/20, observed trash and debris on side of house, first notice mailed; follow up inspection completed on 12/14/20 with no change, second notice mailed; third inspection completed on 12/22/20, no change; no notice or citation issued; fourth inspection completed on 12/30/20 with no change, first citation issued; fifth inspection completed on 1/7/21 with no change, second citation issued. Officer Rose was contacted by Mr. Anderson on 1/8/20 stating he was unaware that the trash and debris were there. He had sold a car and when the car was moved, his grandchildren were to clean up the trash and debris but did not. Inspection was completed on 1/13/21 with no change. Officer Rose called Mr. Anderson to inform him exactly what needed to be cleaned up. Mr. Anderson said he would have trash removed. Final inspection was completed on 1/15/21 and property is in compliance. Due to Mr. Anderson being in poor health and a wheelchair, he was unable to attend the hearing. Officer Rose requested that the citations be dismissed.

Mr. Spille motioned to dismiss the citations. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

**PARKING CASES: (14) PAID (4)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-1-RA	Anthony Henry Veliz-Munoz	Eden Court	1408 - PD
2021-2-PC	John Rowland or Amanda Yeary	Cedarwood	2575
2021-3-BB	Douglas M. Cox	Tamarack Drive	2603
2021-4-PC	Brittany Houglin	Fair Ct.	2626
2021-5-PC	Stevie Kovar	Fair Ct.	2627
2021-6-PC	Katrina Westpall	Fair Ct.	2628
2021-7-PC	Dodge Marshall	Fair Ct.	2629
2021-8-PC	Annabella Barsilon	Fair Ct.	2630 - PD
2021-9-PC	Baidy Barry	Fair Ct.	2631
2021-10-PC	Dylan Andrews	Orchard	2632
2021-11-PC	Daniel Sterwerf	Orchard	2633 - PD
2021-12-MF	Anthony Henry Veliz-Munoz	Eden Court	2779 - PD
2021-13-MR	Mohamed A. Said	7672 Catawba Lane	7438
2021-14-MR	Joseph McKinley	7672 Catawba Lane	7439

No one appeared to contest the stated parking violations. Mr. Sharp 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) Paid (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-1-OC	BBMJG Properties LLC	7435 Industrial Rd.	MM-2021-08



CITY OF FLORENCE CODE ENFORCEMENT BOARD  
MINUTES OF FEBRUARY 3, 2021  
Page 3

**FIRE PREVENTION CASES: (1) PAID (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-1-FP	Don Meagher	37 Grand Avenue	RC-2021-01

**CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (32) Paid (4)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-1-ZG	Timothy & Cynthia Flanigan	1681 Colonnade Drive	BD-2020-159
<b>2021-2-ZG</b>	<b>Village at the Mall Holdings LLC</b>	<b>7606-7654 Mall Road</b>	<b>BD-2020-160 - PD</b>
2021-3-ZG	Sandra Ante	8567 Winthrop Circle	BD-2020-161
2021-4-ZG	Herma Holdings SC Inc.	100 Meijer Drive	BD-2021-01
2021-5-ZG/NU	Walmart Real Estate Business Trust	7625 Doering Drive	BD-2021-02
2021-6-PM	Carolyn Ballinger	133 West Dilcrest Circle	BD-2021-03
2021-7-PM	Joseph Kang	8 Airview Avenue	BD-2021-04
2021-8-ZG	Pika Properties LLC	8141 Mall Road	BD-2021-05
2021-9-PM	Pearl Pernell	10 Lloyd Ave	BD-2021-06
<b>2021-10-NU</b>	<b>C&amp;D Property of Florence LLC</b>	<b>4911 Houston Road</b>	<b>BD-2021-07 - PD</b>
2021-11-NU	Houston Shoppes- One LLC	6805 Houston Road	BD-2021-08
2021-12-PM	Chester Mutters	416 Foster Ave	BD-2021-09
2021-13-PM	Mary Turner	34 Hearthstone Court	DR-2020-08
2021-14-ZG	Lawrence Hogan	113 Joann Drive	DR-2020-09
2021-15-NU	James & Joyce Anderson	12 Kennedy Ct.	DR-2020-10
<b>2021-16-PM/ZG</b>	<b>Juana Bera</b>	<b>8475 Partridge Circle</b>	<b>DR-2020-11 - PD</b>
2021-17-ZG	Lawrence Hogan	113 Joann Drive	DR-2021-01
2021-18-NU	James & Joyce Anderson	12 Kennedy Ct.	DR-2021-02
<b>2021-19-PM</b>	<b>Juana Bera</b>	<b>8475 Partridge Circle</b>	<b>DR-2021-03 - PD</b>
2021-20-ZG	Lawrence Hogan	113 Joann Drive	DR-2021-04
2021-21-ZG	Doug Simmons	44 Creekside Drive	DR-2021-05
2021-22-ZG	Lawrence Hogan	113 Joann Drive	DR-2021-06
2021-23-ZG	Florence Promenade LLC	8511 US 42	MM-2021-01
2021-24-PM/ZG	Reyton Sussex LLC	7505 Sussex Drive	MM-2021-02
2021-25-PM	Reyton Sussex LLC	7505 Sussex Drive	MM-2021-03
2021-26-PM	Kevin Willenborg	2 Valley Drive	MM-2021-04
2021-27-PM/ZG	Evelyn Vice	287 Merravay Drive	MM-2021-05
2021-28-PM/ZG	Burger King #1851	7958 US 42	MM-2021-06
2021-29-ZG	BBMJG Properties LLC	7435 Industrial Rd.	MM-2021-07
2021-30-ZG	Amanda J. Kennedy	7095 Manderlay Drive	RD-2021-01
2021-31-PM	Becky M. Giesting	128 Roger Lane	RD-2021-02
2021-32-PM	Terry W. Yancey	28 St. Jude Circle	RD-2021-03

**CONTINUED CASE (4):**

**Continued Case # 2020-316-PM/ZG**  
**20 Lee Street**

**City of Florence vs. Paula Baker**  
**Multiple Citations**

Officer Macaluso presented the case as follows: At the previous hearing Ms. Baker was in compliance with the exception of the boat remaining in her driveway. The boat has been removed and the property is now in compliance.

Mr. Spille motioned to dismiss the citations. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

CITY OF FLORENCE CODE ENFORCEMENT BOARD

MINUTES OF FEBRUARY 3, 2021

Page 4

**Continued Case #2020-49-PM**  
**8456 Village Drive**  
**Represented by Debra Garijo-Gillon**

**City of Florence vs. Richard Gillon**  
**Citation # BD-2020-25**

Officer DeCarlo presented the case as follows: Officer DeCarlo received an update from Mrs. Gillon on Tuesday, she was unable to get off of work for the hearing and they have been unable to complete any of the repairs because of the weather. Officer DeCarlo informed Mrs. Gillon that he would inform the board of their conversation and let them decide how to proceed with the case.

Mr. Rowland motioned to continue the case until the March 3, 2021 hearing. Mr. Sharp followed with a second.  
**Motion carried by unanimous vote.**

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

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

Officer Macaluso presented the case as follows: Inspected property on 2/3/21, no change to the property.

Caitlin Roberts appeared and stated they needed additional time due to the weather to complete the repairs.

Mr. Howard motioned to continue the case until the March 3, 2021 hearing. Mr. Sharp followed with a second.  
**Motion carried by unanimous vote.**

**Contested Case # 2020-397-ZG**  
**7641 Dixie Highway**  
**Represented by: Greg Cervenka**

**City of Florence vs. Florence, DG LLC**  
**Citation # MM-2020-386/ MM-2020-410**

Officer Macaluso presented the case as follows: Mr. Cervenka is the attorney for Dollar General and he is located in Texas and unable to attend the hearing. They are in the developmental stages of submitting a new landscape plan to the county. Officer Macaluso requested that the case be continued to the June hearing to allow them time to submit a plan to the county and begin work on the new landscaping.

Mr. Sharp motioned to continue the case to the June 2, 2021 hearing. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

**ATTORNEY'S REPORT:**

Attorney Hugh O. Skees advised no new developments on any litigation to report.

**ADJOURNMENT:**

Chairman Johnson reminded the Board the next meeting will be held on March 3, 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 10:23 a.m.

ATTEST:

  
Melissa Kramer, Secretary

APPROVED:

  
Jim Johnson, Chairman

CITY OF  
FLORENCE  
KENTUCKY®