



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, MAY 5, 2021**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, May 5, 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; David Rose, Code Enforcement Officer; Rodney Deno, Code Enforcement Officer; Chris Miller, Assistant Fire Chief; and Kevin Duncan, Police Officer. In the audience: Fred Berkshire, contesting; Amanda Nichols, contesting; Darryl Wright; Joe Kennedy, contesting; Gina Smith, continued case; and John Sedenberg, continued case.

ELECTION OF CODE ENFORCEMENT CHAIRMAN AND VICE CHAIRMAN:

City Attorney Hugh Skees opened the floor for nominations to fill the 2021-2022 office of Chairman of the Code Board. Motion was made by Mr. Howard to nominate Jim Johnson as Chairman followed by a second from Mr. Sharp. **Motion carried by unanimous vote.**

City Attorney Hugh Skees then opened the floor for nominations to fill the Vice Chairman Position. Motion was made by Mr. Sharp to nominate Rick Rowland as Vice Chairman followed by a second from Mr. Spille. Motion was made by Mr. Rowland to nominate Lance Howard. Motion was not seconded. Motion died for lack of a second. A vote was taken on the nomination of Rick Rowland as Vice Chairman. Motion carried by unanimous vote.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the April 7, 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 (5):

**Contested Case # 2020-200-PM
8544 US 42
Contested by: Fred Berkshire**

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

Chairman Johnson requested a motion to reopen due to the case being previously having been adjudicated. Mr. Howard motioned to re-open the case with a second from Mr. Rowland. **Motion carried by unanimous vote.**

Community Services Superintendent Kleier presented the case and stated that the gate is now in compliance and there are no other violations on the property. Mr. Rowland motioned to dismiss the citations. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

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Contested Case # 2021-81-NU
4 Vivian Drive

City of Florence vs. Amanda Nichols
Multiple Citations

Officer Rose presented the case as follows: Observed trash and debris on 1/13/21, sent two courtesy notices; issued first citation on 3/4/21. Second citation was issued on 3/23/21, Officer Rose taped business card to Ms. Nichols front door. Ms. Nichols contacted him and he informed her of what needed to be done to come into compliance. Property has been in compliance since 4/19/21.

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

Contested Case # 2021-133-ZG
37 Woodland Ave.

City of Florence vs. Darryl Wright
Citation # RD-2021-13

Officer Deno presented the case as follows: Observed trailer in side yard on 3/10/21, sent first notice; 3/18/21 second inspection completed, no change; sent notice. Issued first citation on 3/30/21. Mr. Wright contacted the City Clerk to request to contest the citation. The trailer has been moved and the property is now in compliance. Mr. Wright was concerned about placement on his property due to an easement. Officer Deno consulted with Community Services Superintendent Jeremy Kleier who stated a fence, detached garage, or any other type of structure cannot be erected on the easement; however, a concrete/asphalt paved surface can be placed on the easement property.

Darryl Wright appeared and stated that the Code Officers do not give much time to complete repairs in order to come into compliance. He received the first notice and eight (8) days later he received the second notice and that is not enough time to get a concrete slab poured on his property. Mr. Johnson informed Mr. Wright that the courtesy notice is sent to property owners know there is a violation and if they need more time to correct the issue, they are able to contact the Code Enforcement Officer and they will allow more time to complete the repairs. Mr. Wright inquired as to whether or not he needs a permit to pour the concrete slab for his trailer. Officer Deno informed Mr. Wright that a permit is not required and could be concrete or asphalt. Mr. Spille motioned to dismiss the citations. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2021-73-PM
3 Banklick Street
Contested by: Joe Kennedy

City of Florence vs. Samuel Craig Properties, LLC
Citation # BD-2021-38

Officer Deno presented the case as follows: Previously, Officer DeCarlo's case. On 1/14/21, Officer DeCarlo observed exterior wall in disrepair; trailer stored on grass in the back yard; and a disabled vehicle in the driveway. Second inspection was completed, no change, second notice issued. 3/24/21 no change, first citation issued. On 4/14/21, observed property is in compliance.

Joe Kennedy appeared on behalf of Samuel Craig Properties, LLC and stated he is very sorry it took so long to come into compliance. There were some extenuating circumstance that he did not want to get into. He also wanted let the Code Board know that the City Clerk, Melissa Kramer was very helpful. Mr. Howard motioned to dismiss the citations. Mr. Spille followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2021-111-ZG
2145 Antoinette Way
Contested by Brenden Lewin

City of Florence vs. Shane Brewer
Citation # DR-2021-39/DR-2021-44

Officer Rose presented the case as follows: Unlicensed vehicle case. Officer Rose spoke to the owner and the owner does not drive the car; therefore, he does not have insurance on the vehicle. First citation was issued on 4/6/21 and second citation was issued on 4/14/21. Owner purchased insurance and properly registered the vehicle. The property is now in compliance. Officer Rose requested that the citations be dismissed. Mr. Howard motioned to dismiss the citations. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

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PARKING CASES: (8) PAID (5)

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-45-PC	Juan Carlos Aguilar-Islar	7249 Turfway Road	2650 - PD
2021-46-AM	Mohamed Bouziane	7245 Turfway Road	2654 - PD
2021-47-SM	Kikpan Toure	7253 Turfway Road	2835 - PD
2021-48-SM	Cedrick Baku	7245 Turfway Road	2836
2021-49-AM	Sall Abou	Fair Court	2901 - PD
2021-50-AM	Kristie Thomas	7438 Fair Court	2902
2021-51-AM	Jessica Collins	203 Orchard Drive	2903
2021-52-AM	Gregory Tucker	Surret Court	2906 - PD

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

ANIMAL CONTROL CASES: (0) None

OCCUPATIONAL LICENSE CASES: (46) Paid (2)

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-11-OC	Davida Turfway Dialysis	11 Spiral Drive	MM-2021-30
2021-12-OC	Apex Logistics International	600 Meijer Drive	MM-2021-31
2021-13-OC	Wabi Sabi Florence LLC	8085 Connector Drive	MM-2021-32
2021-14-OC	Correa Family LLC	7205 Houston Road	MM-2021-33
2021-15-OC	BKDL Investments	6835 Houston Road	MM-2021-34 - PD
2021-16-OC	JLP-Florence KY LLC	8032 Burlington Pike	MM-2021-35
2021-17-OC	Britney Kane	7000 Houston Road	MM-2021-36
2021-18-OC	Fisher Ludlow/Nucor	6900 Houston Road	MM-2021-37
2021-19-OC	Richard K. Mullins DMD	7205 Dixie Highway	MM-2021-38
2021-20-OC	JL Bayridge Inc. DBA Redwing	8071 Connector Drive	MM-2021-39
2021-21-OC	Uptown Rental Properties	2 Circle Drive	MM-2021-40
2021-22-OC	Marshall Manigault & Powell	73 Cavalier Blvd.	MM-2021-47
2021-23-OC	Mann Capital Management	73 Cavalier Blvd.	MM-2021-48
2021-24-OC	Kintetsu World Express USA, Inc.	73 Cavalier Blvd.	MM-2021-49
2021-25-OC	J and G Company	73 Cavalier Blvd.	MM-2021-50
2021-26-OC	Hamilton and Stevens Attorney at Law	73 Cavalier Blvd.	MM-2021-51
2021-27-OC	Fortinet	73 Cavalier Blvd.	MM-2021-52
2021-28-OC	Florence Chiropractic Injury Center	73 Cavalier Blvd.	MM-2021-53
2021-29-OC	FEC, LLC	73 Cavalier Blvd.	MM-2021-54
2021-30-OC	Doctors Health Solutions	73 Cavalier Blvd.	MM-2021-55
2021-31-OC	Bright Star Care of NKY	73 Cavalier Blvd.	MM-2021-56
2021-32-OC	Active Life Massage	73 Cavalier Blvd.	MM-2021-57

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2021-33-OC	Karuna Touch and Healing PLLC	75 Cavalier Blvd.	MM-2021-58
2021-34-OC	Fitness Studio	75 Cavalier Blvd.	MM-2021-59
2021-35-OC	Cor Tech	75 Cavalier Blvd.	MM-2021-60
2021-36-OC	Chiro Care	75 Cavalier Blvd.	MM-2021-61 - PD
2021-37-OC	Upshift	75 Cavalier Blvd.	MM-2021-62
2021-38-OC	Total Package Express	75 Cavalier Blvd.	MM-2021-63
2021-39-OC	Spry Massage LLC	75 Cavalier Blvd.	MM-2021-64
2021-40-OC	Sanitation Specialist	75 Cavalier Blvd.	MM-2021-65
2021-41-OC	Samantha Evans Attorney at Law	75 Cavalier Blvd.	MM-2021-66
2021-42-OC	Rachel Smith, LLC	75 Cavalier Blvd.	MM-2021-67
2021-43-OC	RLP Investments Limited	75 Cavalier Blvd.	MM-2021-69
2021-44-OC	De La Cruz Homes	6603 Dixie Highway	MM-2021-70
2021-45-OC	Total Tan	7220 Burlington Pike	MM-2021-71
2021-46-OC	Skystar LLC	73 Cavalier Blvd.	MM-2021-73
2021-47-OC	Ruth V. Hussey D.O.	73 Cavalier Blvd.	MM-2021-74
2021-48-OC	Royal Prestige	73 Cavalier Blvd.	MM-2021-75
2021-49-OC	Paramount Residential Mortgage	73 Cavalier Blvd.	MM-2021-77
2021-50-OC	Northpointe Ministries/ Dr. Daniel Bush	73 Cavalier Blvd.	MM-2021-78
2021-51-OC	Norther Kentucky Speech Therapy	73 Cavalier Blvd.	MM-2021-79
2021-52-OC	Castlebridge Counseling/Nicole Mogdics	73 Cavalier Blvd.	MM-2021-80
2021-53-OC	NAFCE	73 Cavalier Blvd.	MM-2021-81
2021-54-OC	Mirror Image Photo Booth LLC	73 Cavalier Blvd.	MM-2021-82
2021-55-OC	Wabi Sabi Florence LLC	8085 Connector Drive	MM-2021-83
2021-56-OC	Correa Family LLC	7205 Houston Road	MM-2021-84

Community Services Superintendent Kleier requested the citation for Case #2021-31-OC, Bright Star Care of NKY, 73 Cavalier Blvd. be dismissed. The business is operating under a DBA and the citation should be dropped. Mr. Rowland motioned to dismiss the case. Mr. Howard followed with a second. **Motion was carried by unanimous vote.**

FIRE PREVENTION CASES: (0)**CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (38) Paid (9)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-104-ZG	Pika Properties LLC	8141 Mall Road	BD-2021-40
2021-105-ZG	Countryside Condo HOA	6774 Curtis Way	BD-2021-41 - PD
2021-106-NU/ZG	Kohry Thibodeau	9 B Lexington Ave	BD-2021-42 - PD
2021-107-ZG	Ronald Tucker	8450 St. Louis Blvd	DR-2021-35
2021-108-ZG	Krista Burkhardt	58 Hearthstone Court	DR-2021-36 - PD
2021-109-ZG	Brookside at Farmview Apartments	2 Quiet Creek Dr.	DR-2021-37 - PD
2021-110-ZG	Coleman Finkleday	2762 Running Creek Drive	DR-2021-38
2021-111-ZG	Shane Brewer	2145 Antoinette Way	DR-2021-39
2021-112-NU	Jason Lawson	10077 Armstrong Street	DR-2021-40

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2021-113-ZG	Lawrence & Genevie Hogan	113 Joann Drive	DR-2021-41
2021-114-PM	Rex Residential Property Owner A, LLC	7 Greystone Ct.	DR-2021-42 - PD
2021-115-PM	Joseph Dallas	70 Utz Drive	DR-2021-43 - PD
2021-116-ZG	Shane Brewer	2145 Antoinette Way	DR-2021-44
2021-117-PM	Jessica Moore	42 Meadow Wood Drive	DR-2021-45 - PD
2021-118-NU	Griffith Holding LLC	8408 US 42	DR-2021-46
2021-119-ZG	Sandra Ante	8567 Winthrop Circle	DR-2021-47
2021-120-OL/PM/ZG	Don Meagher	37 Grand Ave	MM-2021-27
2021-121-OL/ZG	Realty Income Properties 24 LLC	430 Meijer Drive	MM-2021-28 - PD
2021-122-PM/ZG	Richard Caverly	7064 Curtis Ave	MM-2021-29
2021-123-PM/ZG	Church of Scientology of Ohio	283 Main Street	MM-2021-41
2021-124-ZG	Dominio Florence LLC	4009 Seligman Drive	MM-2021-42 - PD
2021-125-OL/PM/ZG	Don Meagher	37 Grand Ave	MM-2021-44
2021-126-PM/ZG	Vereit MT Florence KY LLC	8707 US 42	MM-2021-45
2021-127-ZG	Golden Corral Corporation	4770 Houston Road	MM-2021-46
2021-128-PM/ZG	Smokey Bones Bar and Fire Grill	7848 Mall Road	MM-2021-72
2021-129-PM/ZG/NU	Aguilar Blanca Esteca	6672-6676 Highridge Ave	RD-2021-09
2021-130-PM	Jennifer Webb	6016 Spicewood Ave	RD-2021-10
2021-131-ZG	Williams Family Living Trust	404 St. Jude Circle	RD-2021-11
2021-132-PM	John K. King	7309 US 42	RD-2021-12
2021-133-ZG	Darryl G. & Sue C. Wright	37 Woodland Ave.	RD-2021-13
2021-134-ZG	Vincent Burns	26 Julia Ave	RD-2021-14
2021-135-PM	Sean Ferrara	28 New Uri Ave	RD-2021-15
2021-136-ZG	Kroger Limited Partnership	7681 Mall Road	RD-2021-16
2021-137-NU/ZG	Joseph & Dottie Krebs	108 Raintree Road	RD-2021-17
2021-138-ZG	Green Tides LLC	126 Raintree Road	RD-2021-18
2021-139-ZG	Vincent Burns	26 Julia Ave	RD-2021-19
2021-140-PM	Helen Cheyne	210 Center Park Drive	RD-2021-20
2021-141-PM/ZG	Landings Properties Leasing LLC	76 Miriam Drive	RD-2021-21

Community Services Superintendent Kleier requested Case #2021-127-ZG, Golden Corral Corporation, 4770 Houston Road, be dismissed. The Corporate office has taken over that location and they are working with the city to come into compliance. Mr. Rowland motioned to dismiss the citation. Mr. Sharp followed with a second. **Motion was carried by unanimous vote.**

CONTINUED CASES (2):

Continued Case # 2020-341-PM/ZG
7410-7415 Eagle Creek Court
Represented by Gina Smith and John Sedenberg

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

Community Services Superintendent Jeremy Kleier presented the case as follows: A new landscaping plan was submitted and approved.

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John Sedenberg and Gina Smith appeared on behalf of Dutch Properties, Inc. Mr. Sedenberg stated they had submitted landscaping plans. Checked with the Boone County Planning Commission and the plan had been approved on March 30, 2021. Work is scheduled to begin at the end of next week. Mr. Sedenberg requested another continuance in order for the work to be completed.

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

Continued Case # 2020-425-PM
287 Merravay Drive
Represented by Sean Miller

City of Florence vs. Evelyn Vice
Multiple Citations

Community Services Superintendent Jeremy Kleier presented the case as follows: All violations are corrected and the property is now in compliance.

Sean Miller appeared on behalf of Evelyn Vice and stated all of the vehicles are gone. Officer Macaluso met him on the property and they walked through together and Officer Macaluso was pleased at the work that had been completed on the property. Mr. Miller requested the citations be dismissed.

Mr. Spille asked CSS Kleier if they were cooperative in getting the property in compliance. CSS Kleier stated that there were three citation issued at the property before any violations were addressed. Mr. Miller stated that the citations went to his landlord and as soon as she asked him to get the property taken care of, he contacted Officer Macaluso about coming into compliance.

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

ATTORNEY'S REPORT:

Chairman Johnson asked for an update on Pine Lake Apartments. Mr. Skees stated the city is still working with Pike Lakes and repairs are underway.

ADJOURNMENT:

Chairman Johnson reminded the Board the next meeting will be held on June 2, 2021.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Sharp so moved, with a second from Board Member Howard. **Motion passed with unanimous approval of the Board**, the time being 10:19 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

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