



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, SEPTEMBER 1, 2021**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, September 1, 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 four (4) Board members: Lance Howard, Rick Rowland, Bill Sharp, and Jim Johnson.

Also present: Thomas Nienaber, Assistant City Attorney; Brandi Roundtree, Assistant City Clerk; Jeremy Kleier, Community Services Superintendent; David Rose, Code Enforcement Officer; Rodney Deno, Code Enforcement Officer; Mike Macaluso, Code Enforcement Officer; Randy Childress, Fire Marshal; and Kevin Duncan, Police Officer. In the audience: Tom Judd; Ravi Narsinghani, contesting; Gina Smith, continued case; John Sedenberg, continued case; and Ronald Remley, continued case.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the August 4, 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 # 2021-247-NU/ZG
50 Cavalier Blvd.
Contested by: Ravi Narsinghani

City of Florence vs. Days Inn
Citation # DR-2021-117

Officer Rose presented the case as follows: 7/6/21 received complaint from surrounding property, inspection completed. Officer Rose observed trash and debris throughout property and an unlicensed trailer hooked up to unlicensed vehicle. 7/14/21 inspection completed, no change. 7/22/21 inspection completed no change, issued first citation. Received a call from Mr. Narsinghani requesting two weeks to come into compliance. Property is now in compliance.

Ravi Narsinghani appeared on behalf of Days Inn and stated the trash and debris is from normal upkeep of the hotel and construction materials. Mr. Narsinghani stated that Days Inn is currently short staffed and they are having difficulty to maintain the routine maintenance. He requested the citation be dismissed. Mr. Howard motioned to dismiss the citation. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2021-214-ZG
40 Cavalier Blvd.
Contested by: Attorneys Patrick Hayes & Madeline Shanahan

City of Florence vs. Value Place Florence, LLC
Multiple Citations

Officer Rose presented the case as follows: Attorneys for Value Place Florence were unable to attend the hearing. Officer Rose requested the case be continued until the October hearing. Mr. Sharp made a motion to continue the case to the October 6, 2021 hearing. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

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Contested Case # 2019-230-PM/ZG
120 Saint Jude Circle

City of Florence vs. Tristen Bailey
Multiple Citations

No vote was needed as a result of no one appearing at Code Board to contest the citation. Community Services Superintendent Kleier upheld the citations.

Contested Case # 2021-259-ZG
2692 Hilltop Court

City of Florence vs. David Willman
Citation # DR-2021-129

Officer Rose presented the case as follows: Officer Rose stated the citation has been paid.

PARKING CASES: (4) PAID (2)

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-94-DZ	Scott Wanner	39 Bustetter	281 PD
2021-95-AC	Jessica Collins	201 Orchard Drive	2686
2021-96-PC	Lisa Middendorf	Clairborne Court	2923 PD
2021-97-JC	Maya Nammari	33 Bustetter	3053

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: (38) Paid (0)

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-75-OC	Rent-A-Center	7850 US 42	MM-2021-104
2021-76-OC	VB One LLC	104 St. Jude Circle	MM-2021-105
2021-77-OC	Active Life Massage	71 Cavalier Blvd.	MM-2021-107
2021-78-OC	FEC, LLC	73 Cavalier Blvd.	MM-2021-108
2021-79-OC	Hamilton & Stevens, Attorneys	73 Cavalier Blvd.	MM-2021-109
2021-80-OC	J and G Company	73 Cavalier Blvd.	MM-2021-110
2021-81-OC	Mann Capital Management	73 Cavalier Blvd.	MM-2021-111
2021-82-OC	Marshall Manigault and Powell	73 Cavalier Blvd.	MM-2021-112
2021-83-OC	Mirror Image Photo Booth LLC	73 Cavalier Blvd.	MM-2021-113
2021-84-OC	Nicole Mogdics/Castle Bridge Counseling	73 Cavalier Blvd.	MM-2021-114
2021-85-OC	NKY Speech Therapy	73 Cavalier Blvd.	MM-2021-115
2021-86-OC	Sam's Company	71 Cavalier Blvd.	MM-2021-117
2021-87-OC	Quest Properties	71 Cavalier Blvd.	MM-2021-119
2021-88-OC	Primeria Inc.	71 Cavalier Blvd.	MM-2021-120
2021-89-OC	Pate Prop and Trucking	71 Cavalier Blvd.	MM-2021-121
2021-90-OC	Christee's Home Care	71 Cavalier Blvd.	MM-2021-122
2021-91-OC	Refresh Lash Studios	71 Cavalier Blvd.	MM-2021-118
2021-92-OC	Harrison Roofing	71 Cavalier Blvd.	MM-2021-123
2021-93-OC	First Achievements	71 Cavalier Blvd.	MM-2021-124
2021-94-OC	Elite Systems	71 Cavalier Blvd.	MM-2021-125

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2021-95-OC	Don Bollman, Attorney at Law	71 Cavalier Blvd.	MM-2021-126
2021-96-OC	DD's Pizza	71 Cavalier Blvd.	MM-2021-127
2021-97-OC	Clinical Behavior Analysis	71 Cavalier Blvd.	MM-2021-128
2021-98-OC	Cincinnati Doors and Windows	71 Cavalier Blvd.	MM-2021-129
2021-99-OC	Big Blue Moving	71 Cavalier Blvd.	MM-2021-130
2021-100-OC	Aire Serv of Florence	71 Cavalier Blvd.	MM-2021-131
2021-101-OC	Jim Radcliffe Detailing	71 Cavalier Blvd.	MM-2021-132
2021-102-OC	LEI Home Enhancement	71 Cavalier Blvd.	MM-2021-133
2021-103-OC	LA Oficina LLC	71 Cavalier Blvd.	MM-2021-134
2021-104-OC	Merrich Contracting LLC	71 Cavalier Blvd.	MM-2021-135
2021-105-OC	Paramount Residential Mortgage	73 Cavalier Blvd.	MM-2021-137
2021-106-OC	Fitness Studio	75 Cavalier Blvd.	MM-2021-138
2021-107-OC	Gold Financial Services	75 Cavalier Blvd.	MM-2021-139
2021-108-OC	Cor Tech	75 Cavalier Blvd.	MM-2021-140
2021-109-OC	Upshift	75 Cavalier Blvd.	MM-2021-141
2021-110-OC	Total Package Express	75 Cavalier Blvd.	MM-2021-142
2021-111-OC	Spry Massage	75 Cavalier Blvd.	MM-2021-143
2021-112-OC	Sanitation Specialist	75 Cavalier Blvd.	MM-2021-144

Officer Macaluso requested case # 2020-83-OC, First Achievements, 73 Cavalier Blvd. be reopened and dismissed. Citation # MM-2020-142 was issued to the incorrect property address. Mr. Rowland made a motion to reopen the case. Mr. Sharp followed with a second. **Motion carried by unanimous vote.** Mr. Howard made a motion to dismiss the citation. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested case # 2021-101-OC, Jim Radcliffe Detailing, 71 Cavalier Blvd., citation # MM-2021-132 be dismissed. The business files under a different name. Mr. Howard made a motion to dismiss the citation. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

FIRE PREVENTION CASES: (0)

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (36) Paid (3)

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-246-NU	Benenson FLO KY LLC	4949 Houston Road	DR-2021-116
2021-247-NU/ZG	Days Inn	50 Cavalier Blvd.	DR-2021-117
2021-248-ZG	Shane Burns	40 Barnwood Court	DR-2021-118
2021-249-ZG	Henri Scott Condes	8461 Village Drive	DR-2021-119
2021-250-NU/ZG	Deborah J. Vickers	42 Vivian Drive	DR-2021-120 PD
2021-251-ZG	Value Place Florence LLC	40 Cavalier Blvd	DR-2021-121
2021-252-NU	Sam's Club	4949 Houston Road	DR-2021-122
2021-253-ZG	Kim & Greg Crutcher	8557 Winthrop Circle	DR-2021-123
2021-254-ZG	Sandra Ante	8567 Winthrop Circle	DR-2021-124
2021-255-ZG	Rex Baker	10085 Armstrong Street	DR-2021-125
2021-256-ZG	Houston Shoppes - One (Drake's)	6805 Houston Road	DR-2021-126 PD
2021-257-ZG	Henri Scott Condes	8461 Village Drive	DR-2021-127

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2021-258-NU/PM	C&D Property of Florence LLC	4911 Houston Road	DR-2021-128
2021-259-ZG	David & Lisa Willman	2692 Hilltop Court	DR-2021-129 PD
2021-260-ZG	Sandra Ante	8567 Winthrop Circle	DR-2021-130
2021-261-ZG	Evermore Estate LLC	8720 Bankers Street	DR-2021-131
2021-262-ZG	Rex Baker	10085 Armstrong Street	DR-2021-132
2021-263-ZG	Florence Airport HP, LLC	5910 Merchants Street	DR-2021-133
2021-264-NU/PM	C&D Property of Florence LLC	4911 Houston Road	DR-2021-134
2021-265-NU	Houston Shoppes - One	6805 Houston Road	DR-2021-135
2021-266-NU	Tyler Morgan	8486 Pheasant Drive	DR-2021-136
2021-267-ZG	Christopher Culver	13 Lakeshore Drive	DR-2021-138
2021-268-PM/ZG	Griffith Holding LLC	7718-7736 US 42	MM-2021-106
2021-269-PM/ZG	Griffith Holding LLC	7718-7736 US 42	MM-2021-116
2021-270-PM	Estate of J K Sebree, C/O Jay & Thelma Utz	222 Main Street	RD-2021-33
2021-271-PM	Estate of J K Sebree, C/O Jay & Thelma Utz	222 Main Street	RD-2021-60
2021-272-NU	Kelly N Antrobus	131 Raintree Rd	RD-2021-61
2021-273-NU/ZG	Charles & Rachel Ritter	109 Lee Street	RD-2021-62
2021-274-NU	Susan Taylor	501 Kenatboo	RD-2021-63
2021-275-PM	TI KC Bravo LLC	7774 Ravenswood Drive	RD-2021-64
2021-276-PM	Ramond Orfaly Revocable Trust	8228 US 42	RD-2021-65
2021-277-PM	Estate of J K Sebree, C/O Jay & Thelma Utz	222 Main Street	RD-2021-66
2021-278-PM	Estate of J K Sebree, C/O Jay & Thelma Utz	222 Main Street	RD-2021-68
2021-279-NU	Regina Beighle	507 Kentaboo Ave.	RD-2021--69
2021-280-PM	7708 Dixie LLC	7708 Dixie Highway	RD-2021-70
2021-281-PM	Estate of J K Sebree, C/O Jay & Thelma Utz	222 Main Street	RD-2021-71

CONTINUED CASES (4):

Continued Case # 2021-44-ZG
8694 Eden Court

City of Florence vs. Christopher & Melanie Siler
Citation # DR-2021-10

Officer Rose presented the case as follows: The fence has been moved and the property is now in compliance. Officer Rose requested the citation be dismissed. Mr. Rowland motioned to dismiss the citation. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

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

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

Officer Macaluso presented the case as follows: Citations were issued for incomplete site plan. Currently, the landscaping needs to be completed on the rear of the property. There are a couple of buildings missing from that site plan that have not been built. Also, a parking lot that was included in the original site plan has not been completed. Officer Macaluso was unable to confirm with the Boone County Planning Commission whether or not a new site plan has been submitted for approval.

Gina Smith and John Sedenberg appeared on behalf of Dutch Properties. Mr. Sedenberg stated the current site plan is dated 2006. They have been working with Tyler Watkins, Work Architecture + Design, to update the site plan to ensure it meets all current standards. They have also been working with Michelle Volman, Viox and Viox Environmental Services, regarding the stream that runs through the property. Ms. Volman informed Mr. Sedenberg that the environmental stream consultant was trying to verify the actual site conditions. The stream consultant is working on his

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plan and once Ms. Volman hears back from him, she should have a contract for Dutch Properties. Mr. Sedenberg stated Dutch Properties has requested that the site plan be drawn up in stages so that they do not run into this problem in the future. Officer Macaluso recommended that Dutch Properties ensures the different phases are spelled out in the site plan to ensure this problem does not reoccur. Mr. Sedenberg stated he should receive the blue prints from the architect and be able to have them to the county for approval within the next 30 days. He requested a 60 day continuance to complete the site plan and have it submitted to the Boone County Planning Commission.

Mr. Howard motioned to continue the case 60 days. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2021-123-PM/ZG
283 Main Street
Represented by: Sara True

City of Florence vs. Church of Scientology of Ohio
Citation # MM-2021-41

Officer Macaluso presented the case as follows: Property is in compliance and Officer Macaluso requested the citation be dismissed. Mr. Howard motioned to dismiss the citation. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2021-212-NU
41 Meadow Wood Drive

City of Florence vs. Ronald Remley
Citation # DR-2021-99

Officer Rose presented the case as follows: Case was continued from last month for high grass and weeds throughout the property. Case began 6/14/21 with a neighbor's complaint about high weeds and grass throughout the property. 2 notices were sent before first citation issued on 7/7/21. Inspection was completed this morning and the property is not in compliance.

Ronald Remley appeared and stated he was unable to complete the yard work due to the rain on Monday and Tuesday. Mr. Remley requested another continuance in order to come into compliance.

Mr. Rowland made a motion to continue the case 30 days. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

ATTORNEY'S REPORT:

Mr. Nienaber stated City Council voted unanimously to proceed with foreclosure cases on 37 Grand Ave, Donald Meager, and 7958 US 42, Burger King.

Mr. Howard inquired with regard to the status of 7718-7736 US 42, Griffith Holdings. Hearing has been scheduled for September 14, 2021.

ADJOURNMENT:

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

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Rowland so moved, with a second from Board Member Sharp. **Motion passed with unanimous approval of the Board**, the time being 10:20 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman