



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

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, November 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 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; Jacob Carpenter, Code Enforcement Officer; Rodney Deno, Code Enforcement Officer; Mike Macaluso, Code Enforcement Officer; and Randy Childress, Fire Marshal. In the audience: contesting; April Jones, contesting; Maria Hiropoulous, contesting; Lonnie Gray, continued case; Gina Smith, continued case; John Sedenberg, continued case; Darlene Siewinski, continued case; Patrick Hayes, continued case; Madeline Shanahan, continued case; and Tom Judd, observer.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the October 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 (5):

**Contested Case # 2021-348-ZG
1700 Charleston Court**

**City of Florence vs. Cayton Development
Citation # 21-2712-1**

Community Services Superintendent Kleier presented the case as follows: No one appeared on behalf of Cayton Development. Property is now in compliance. Mr. Kleier recommended dismissal. Mr. Howard motioned to dismiss the citation. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2021-177-OC
73 Cavalier Blvd., Suite 309
Contested by: April Jones**

**City of Florence vs. Positively Speaking Counseling
Citation # 21-1588-1**

Officer Macaluso presented the case as follows: 4/6 received notification that the company was not in compliance with the City of Florence Occupational License, courtesy notice sent. Followed up with the Finance Department on 6/23 and business owner was working with the city to come into compliance; 9/22, Officer Macaluso received notification that the Finance Department had lost communication with the business owner, first citation was issued. Property is now in compliance. Mr. Rowland motioned to dismiss the citation. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2021-340-NU
6420 Dixie Highway
Contested by: Maria Hiropoulous**

**City of Florence vs. Pong Heilian
Citation # 21-2430-1**

Officer Deno presented the case as follows: 9/20 observed high weeds and grass throughout the property. Officer Deno provided the property owner, Pong Heilian, a verbal warning and time to come into compliance regarding the high grass

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and weeds. No change; therefore, a citation was issued and the city contacted contractors. As a result, property is currently in compliance.

Maria Hiropoulous appeared on behalf of Pong Heilian and stated she is the daughter of the business owner who is leasing the property. The business has been closed due to health issues with her father and their landscaping company moved. They have obtained a new landscaping company. Ms. Hiropoulous requested a dismissal of the fines.

Mr. Sharp motioned to dismiss the citation but uphold the \$180.00 city expense. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2021-349-ZG 7205 Houston Road

City of Florence vs. Correa Family, LLC Citation # 21-2686-1 & 21-2686-2

Community Services Superintendent Kleier presented the case as follows: No one appeared on behalf of Correa Family LLC. Property is currently in compliance; however, there have been ongoing issues with the property. Mr. Howard made a motion to uphold all citations. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2021-186-ZG 40 Barnwood Court

City of Florence vs. Shane & Kelly Burns Multiple Citations

Community Services Superintendent Kleier presented the case as follows: Shane and Kelly Burns failed to appear. Community Services Superintendent Kleier spoke with Mrs. Burns on Monday and she stated the shed had been moved. Mr. Kleier explained that a zoning permit was still required and Mrs. Burns stated the shed would be removed. As of 11.2, the shed remains on the property with no zoning permit and the property is not in compliance.

Mr. Rowland made a motion to uphold all citations. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

PARKING CASES: (15) PAID (6)

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-104-ZE	James Davie	Sussex Drive	161
2021-105-HR	Danita White	321 Chelsea Sq.	452
2021-106-HR	Barry Milambo	Sussex Drive/Columbia Drive	453 PD
2021-107-PC	Vildad Mejias	Fair Court	2925
2021-108-AM	Mejia Ellseo Juarez	7576 Hillcrest Drive	2976
2021-109-AM	Cesar Benitez	205 Orchard Drive	2978 PD
2021-110-AM	Ashleigh Moore	Houston Road/Hansel	2979
2021-111-AM	Megan Hall	7440 Fair Court	2980 PD
2021-112-AM	Baidy Barry	7420 Fair Court	2981
2021-113-AM	Cheryl Cottrell	Orchard Drive	2982
2021-114-AM	Dylan Underwood	Orchard Drive	2983
2021-115-AM	Yoselin Domingo	Fair Court	2984 PD
2021-116-AM	Mamadou Diallo	Fair Court	2985 PD
2021-117-AM	Stevie Kovar	Fair Court	2986
2021-118-PC	Zacarias Delson	Fair Court	3001 PD

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

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OCCUPATIONAL LICENSE CASES: (37) Paid (1)

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-177-OC	IHOP	6885 Houston Road	21-2489-1
2021-178-OC	De La Cruz Homes	6603 Dixie Highway	21-1516-3
2021-179-OC	Aire Serv of Florence	71 Cavalier Blvd.	21-2140-3
2021-180-OC	Clinical Behavior Analysis	71 Cavalier Blvd.	21-2150-3
2021-181-OC	DD's Pizza	71 Cavalier Blvd.	21-2214-3
2021-182-OC	Christee's Home Care	71 Cavalier Blvd.	21-2215-3
2021-183-OC	Elite Systems	71 Cavalier Blvd.	21-2217-3
2021-184-OC	Harrison Roofing	71 Cavalier Blvd.	21-2263-3
2021-185-OC	Integrity Concepts	71 Cavalier Blvd.	21-2265-2
2021-186-OC	Pate Prop & Trucking	71 Cavalier Blvd.	21-2274-3
2021-187-OC	Quest Properties	71 Cavalier Blvd.	21-2286-3
2021-188-OC	Stafffinder Inc.	71 Cavalier Blvd.	21-2390-2 PD
2021-189-OC	Top Quality Services Realty	71 Cavalier Blvd.	21-2391-3
2021-190-OC	Wintersheimer and Associates	71 Cavalier Blvd.	21-2393-3
2021-191-OC	Wealth Wave	71 Cavalier Blvd.	21-2394-3
2021-192-OC	Burben Investments/Sports Clips	6805 Houston Road	21-2515-2
2021-193-OC	Recycling Express	7430 Industrial Road	21-2599-1
2021-194-OC	Cor Tech	75 Cavalier Blvd.	21-1531-4
2021-195-OC	Correa Family LLC	7205 Houston Road	21-614-5
2021-196-OC	Richard K. Mullins DMD	7205 Dixie Hwy	21-988-4
2021-197-OC	Spry Massage LLC	75 Cavalier Blvd.	21-1527-5
2021-198-OC	Total Package Express	75 Cavalier Blvd.	21-1528-5
2021-199-OC	Upshift	75 Cavalier Blvd.	21-1529-4
2021-200-OC	Total Tan	7220 Burlington Pike	21-1543-3
2021-201-OC	Shelby Street Veterinarian Hospital	7220 Burlington Pike	21-1544-1
2021-202-OC	CH Florence KY Landlord LLC	6935 Houston Road	21-1803-2
2021-203-OC	Rent-A-Center	7850 US 42	21-2110-2
2021-204-OC	Fairfield Inn & Suites	5910 Merchants Street	21-2193-1
2021-205-OC	Source Providers Inc.	4175 Aero Parkway	21-2213-1
2021-206-OC	Healthy Hangout	7220 Burlington Pike	21-2258-1
2021-207-OC	Maharaja International Grocery LLC	7820 Connector Drive	21-2338-3
2021-208-OC	7708 Dixie LLC	7708 Dixie Highway	21-2439-2
2021-209-OC	IHOP	6885 Houston Road	21-2489-2
2021-210-OC	Regal Nails	7625 Doering Drive	21-2552-2
2021-211-OC	Jumpcrew	7766 Ewing Blvd	21-615-2
2021-212-OC	J.L. Bayridge Inc. DBA Red Wing Shoe	8071 Connector Drive	21-616-4
2021-213-OC	De La Cruz Homes	6603 Dixie Highway	21-1516-4

Officer Macaluso requested Case # 2021-208-OC, Citation # 21-2493-1 and 21-2493-2, 7708 Dixie LLC, 7708 Dixie Highway be dismissed. Business has occupational license under a different business name. Mr. Howard motioned to dismiss the citations. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

FIRE PREVENTION CASES: (1) PAID (0)

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-6-FP	Intergroup Pine Lake Inc.	101 Pinehurst Drive	RC-2021-06

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CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (63) Paid (6)

Case No.	City of Florence vs.	Citation Location	Citation No.
2021-330-ZG	Florence DG LLC	7641 Dixie Highway	20-1256-4
2021-331-NU	Jonathan Clark	50 Kathryn Ave.	21-1810-4
2021-332-PM	Florence DG LLC	7641 Dixie Highway	21-2480-1
2021-333-NU	Walid & Naila Safi	7122 Burlington Pike	21-2567-1
2021-334-NU/PM/ZG	Brent & Jamie Yeager	76 Surrey Court	21-2586-1
2021-335-ZG	Charles M. Courtney	202 St. Jude Circle	21-2597-1
2021-336-NU/PM/ZG	Reyton Sussex LLC	7505 Sussex Drive	20-1024-6
2021-337-ZG	Dominion Florence LLC	4009 Seligman Drive	20-1480-2
2021-338-NU	Burlington Realty LLC	Burlington Pike	21-2496-2
2021-339-ZG	GT Enterprise, LLC	8780 US 42	21-957-4
2021-340-NU	Pong Heilian	6420 Dixie Highway	21-2430-1
2021-341-ZG	Amanda Milburn	92 Surrey Court	21-2665-1
2021-342-NU	Covington Shopping Center, LLC	8537 US 42	21-2566-2 PD
2021-343-ZG	Kyle Gibson	13 Kelley Drive	21-2701-1
2021-344-ZG	Donald Louden	7128 Manderlay Drive	21-2308-1 PD
2021-345-ZG	Sandra Ante	8567 Winthrop Circle	20-467-25
2021-346-PM	Estate of J K Seabee, C/O Jay & Thelma Utz	222 Main Street	21-1163-13
2021-347-PM	Katherine T. Selzer Trust	6042 Belair Drive	21-1838-1 PD
2021-348-ZG	Cayton Development LLC	1700 Charleston Court	21-2712-1
2021-349-ZG	Correa Family LLC	7205 Houston Road	21-2686-1
2021-350-NU	Anthony Jones	15 Miriam Drive	21-2714-1
2021-351-NU	Burlington Realty LLC	Burlington Pike	21-2496-3
2021-352-PM	CONREX ML SMA LLC	43 Surrey Court	21-2723-1
2021-353-ZG	Orlando Sanchez	144 Meadow Creek Drive	21-2725-1
2021-354-ZG	Cole Lo Florence KY LLC	4800 Houston Road	21-890-5
2021-355-NU	Kroger Limited Partnership I	7685 Mall Road	21-2593-1
2021-356-NU/OC/ZG	ZNM Properties LLC	7640 Burlington Pike	21-2750-1 PD
2021-357-NU	Susan Taylor	501 Kentaboo Ave.	21-2739-1
2021-358-NU	Jonathan Clark	50 Kathryn Ave.	21-1810-5
2021-359-PM	WHG Turfway LLC	7373 Turfway Road	21-2529-1 PD
2021-360-NU	Matthew Chalk	415 Kentaboo Ave.	21-2730-1
2021-361-NU/ZG	Wal-Mart Real Estate Business Trust	7625 Doering Drive	21-2816-1
2021-362-ZG	Sandra Ante	8567 Winthrop Circle	20-467-26
2021-363-NU/PM/ZG	Reyton Sussex LLC	7505 Sussex Drive	21-1024-7
2021-364-PM	Brynwood LLC	105 Rebel Drive	21-2524-2
2021-365-NU	VB One LLC	15 Bell Ave	21-2638-1
2021-366-NU	315 Burlington Trust	7673 Burlington Pike	21-2745-1 PD
2021-367-NU/OC/ZG	ZNM Properties LLC	7640 Burlington Pike	21-2750-2
2021-368-ZG	Steve & Cindy Williamson	132 Yealey Drive	21-2833-1
2021-369-NU	Burlington Realty LLC	Burlington Pike	21-2496-4
2021-370-ZG	Correa Family LLC	7205 Houston Road	21-2686-2
2021-371-PM	CONREX ML SMA LLC	43 Surrey Court	21-2723-2
2021-372-ZG	Orlando Sanchez	144 Meadow Creek Drive	21-2725-2
2021-373-PM	Siesta LLC - Erlanger Window Cleaning	8311 US 42	21-2727-1
2021-374-NU/PM	David Detzel	56 Miriam Drive	21-2792-1
2021-375-NU/PM	Intergroup Pine Lake, Inc.	101-109 Pinehurst Drive	21-2876-1
2021-376-NU	Jonathan Clark	50 Kathryn Ave.	21-1810-6
2021-377-PM	ARCP MT FLORENCE KY LLC	1336 Hansel Ave	21-2400-1
2021-378-NU/PM/ZG	Bernardo De La Cruz Lopez	6603 Dixie Highway	21-2662-1
2021-379-NU/ZG	Wal-Mart Real Estate Business Trust	7625 Doering Drive	21-2816-2
2021-380-NU/PM	Intergroup Pine Lake, Inc.	101-109 Pinehurst Drive	21-2876-2

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2021-381-NU/PM/ZG	Reyton Sussex LLC	7505 Sussex Drive	20-1024-8
2021-382-NU	VB One LLC	15 Bell Ave	21-2638-2
2021-383-PM	Christopher Wyckoff Thurston	2069 Antoinette Way	21-2683-1
2021-384-ZG	William Watson	7 Shortridge Court	21-2841-1
2021-385-NU/PM	Intergroup Pine Lake, Inc.	101-109 Pinehurst Drive	21-2876-3
2021-386-PM	CONREX ML SMA LLC	43 Surrey Court	21-2723-3
2021-387-NU/PM	Intergroup Pine Lake, Inc.	101-109 Pinehurst Drive	21-2876-4
2021-388-ZG	Jessica Fornash	71 Stonegate Drive	21-970-1
2021-389-NU/PM	Intergroup Pine Lake, Inc.	101-109 Pinehurst Drive	21-2876-5
2021-390-NU/PM/ZG	Intergroup Pine Lake, Inc.	7153 Spruce Drive	20-1780-3
2021-391-NU/PM	Intergroup Pine Lake, Inc.	7141 Spruce Drive	20-1779-3
2021-392-NU/PM	Intergroup Pine Lake, Inc.	101-109 Pinehurst Drive	21-2876-6

Community Services Superintendent Kleier requested Case # 2021-367-NU/OC/ZG, Citation # 21-2750-2, ZNM Properties, LLC, 7640 Burlington Pike be dismissed. Mr. Sharp motioned to dismiss the case. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

CONTINUED CASES (4):

Continued Case # 2021-171-PM
50 Rio Grande Circle
Represented by: Lonnie Gray

City of Florence vs. Villages at South Fork Creek
Citation # DR-2021-73

Community Services Superintendent Kleier presented the case as follows: Property is now in compliance. Many improvements and work has been made to the property.

Lonnie Gray appeared on behalf of Villages at South Fork Creek. Mr. Howard 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: Case was continued from the September hearing to allow Dutch Properties to submit a revised site plan. Kevin Wall was working with Dutch Properties; however, he has retired and Todd Morgan has taken over the case. Officer Macaluso stated Dutch Properties intends to develop the back portion of the property; however, the Boone County Planning Commission has not received any official paperwork. The property is not in compliance.

Gina Smith and John Sedenberg appeared on behalf of Dutch Properties. Mr. Sedenberg stated he received an email dated 10/11 from Michelle Voleman with Viox and Viox. They are working on the plan for review. Mr. Sedenberg stated he continues to follow up on the progress of the revised site plan. He requested additional time to come into compliance.

Officer Macaluso inquired as to Dutch Properties intention. Mr. Sedenberg stated that Dutch Properties wants to develop the property and intends to place a bridge over the channel. Also has obtained a wetlands consultant. Officer Macaluso stated there is a sewer there that continuously floods and is eroding the bank. Mr. Sedenberg stated they anticipate the development be broken down into three phases: Phase 1 - wetland resolved and a bridge across and begin the site excavation; Phase 2- first building; Phase 3 - second building.

Mr. Rowland motioned to continue the case 90 days (February). Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

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Continued Case # 2021-76-ZG
48 Meadowcreek Drive
Represented by: Darlene Siewinski

City of Florence vs. Darlene Siewinski/Clyde Holcomb
Citation # DR-2021-18

Community Services Superintendent Kleier presented the case as follows: Inspection completed and property is now in compliance. Mr. Rowland motioned to dismiss the citation. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Darlene Siewinski appeared and inquired whether she would receive a letter with the decision. Chairman Johnson replied affirmatively.

Continued Case # 2021-214-ZG
40 Cavalier Blvd.
Represented by: Patrick Hayes and Madeline Shanahan, Attorneys

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

Community Services Superintendent Kleier presented the case as follows: Inspection completed and there were no trailers on site. Last photograph of trailer on property was taken on 10/23.

Madeline Shanahan and Patrick Hayes appeared on behalf of Value Place Florence. Ms. Shanahan stated the red trailer has been removed from the property. Ms. Shanahan spoke with her client and they are concerned this could be an ongoing issue if they have clients who stay for one or two nights and have a trailer parked in the lot. Mr. Kleier stated from an enforcement standpoint, one or two nights should not be an issue.

Mr. Howard inquired as to whether the owner is able to have a designated area for trailer parking/storage. Mr. Kleier stated the hotel could apply for a designated storage area for trailers to the Boone County Planning Commission. Mr. Hayes inquired as to the application process. Mr. Kleier stated they would need to apply for a minor site plan revision with the Boone County Planning Commission.

Ms. Shanahan requested clarification of the timeline of a trailer being parked at the site. Mr. Kleier stated a week should be fine, but if they receive calls that a trailer is being parked longer, that could be an issue.

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

ATTORNEY'S REPORT:

There were no updates on current pending litigation. Discussion was held regarding a special meeting for citations issued against Intergroup Pine Lake.

ADJOURNMENT:

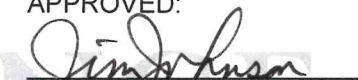
Chairman Johnson reminded the Board the next meeting will be held on December 1, 2021.

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 10:38 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

CITY OF
FLORENCE
KENTUCKY