



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, SEPTEMBER 7, 2022**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, September 7, 2022 in the Council Chamber of the Florence Government Center with Code Enforcement Board Vice Chairman, Rick Rowland presiding.

CALL TO ORDER & ROLL CALL:

Vice Chairman Rowland called the meeting to order and requested a roll call. Present were the following four (4) Board members: Rick Rowland, (Vice-Chairman); David Spille; Lance Howard; and Bill Sharp.

Also present: Dale T. Wilson, Assistant City Attorney; Melissa Kramer, City Clerk; Jeremy Kleier, Community Services Superintendent; Jacob Carpenter, Code Enforcement Officer; Rodney Deno, Code Enforcement Officer; Mike Macaluso, Code Enforcement Officer; Randy Childress, Fire Marshal; and Adam DeSalvo, Police Corporal.

In the audience: Jenny Rice, contested case; Rachid Harma, contested case; Julie Hotard, contested case; Mary Jo Jones, contested case; Arturo Monroy, continued case; Joe Massa, continued case; and Joel Rose, continued case.

APPROVAL OF MINUTES:

Vice Chairman Rowland called for a motion to approve the minutes of the August 3, 2022 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 Vice Chairman Rowland.

CONTESTED CASES (4):

**Contested Case # 2022-267-NU/OC/PM/ZG
320 Center Street**

**City of Florence vs. Jenny Rice
Multiple Citations**

Officer Macaluso presented the case as follows: Case opened 7/2022, property has had citations issued previously. A total of three citations have been issued for the current case for high weeds and grass, trailer on property, unlicensed/disabled vehicle, commercial vehicles being stored on property, landscape condition, and a trailer parked on the side of the property. Inspection completed, property is not in compliance. Property conditions have deteriorated since previous inspection.

Jenny Rice appeared and stated her son has caused the issues with the property. She has experienced ongoing issues. Officer Macaluso inquired whether Ms. Rice is the sole owner of the property. She replied yes. Officer Macaluso suggested she evict him from the property. Ms. Rice stated she tried to have him evicted; since she does not have a lease, she was unable to evict him. Officer Macaluso recommended she have him removed for trespassing.

Board Member Howard acknowledged she was in a tough situation. However, the board is unable to proceed with her case due to her property not being in compliance. Mr. Howard informed Ms. Rice that citations will continue to be issued until the property is brought into compliance or until the case is brought to city council for foreclosure proceedings. Mr. Howard informed Ms. Rice her two options would be to remove her son from the property or lose her home. Officer Macaluso confirmed that the city does not want to take her home; however, their hands will be forced if the property is not brought into compliance and continues to deteriorate.

Ms. Rice believed she would not receive any additional citations. Officer Macaluso stated due to multiple complaints against the property and the property continuing to deteriorate, the city proceeded with issuance of citations and revoked the courtesy.

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Ms. Rice stated her son does not believe that his belongings on the property are the issue and requested pictures to show her son the violations. Board Member Spille did not believe this would help and motioned to continue the case for ninety days. He was hopeful Ms. Rice would have her son removed from the property and bring the property into compliance. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2022-263-NU
8956 Crimson Oak Drive
Contested by:

City of Florence vs. Aicha & Rachid Harma Alaoui
Citation # 22-1274-1/ 22-1274-2

Officer Carpenter presented the case as follows: Received complaint on 7/26 for high grass and weeds and overgrown landscaping, sent a courtesy notice. Inspection completed on 8/3, no change, issued first citation. Second citation was issued on 8/11. Received call from property owner on 8/12 stating they had been and paid their neighbor to take care of their lawn. The neighbor failed to and upon return, the owners cut the lawn. Property owners stated the grass would be cut the next day. Property is currently in compliance.

Rachid Harma appeared and stated they were traveling and had paid his neighbor to cut his grass while they were away. When they arrived home on 8/11 they received the citation and cut the grass the same day.

Board Member Spille motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2022-266-NU
232 Center Street

City of Florence vs. Julie Hotard
Citation # 22-964-1

Officer Deno presented the case as follows: Case began on 6/7 for high weeds and sight triangle for shrub at end of driveway that protruding into right of way and scratching cars and people. Inspection completed on 8/5 and the violation for the sight triangle was in compliance; however, the high weeds were not in compliance, citation issued. Inspection completed yesterday and property is in compliance.

Julie Hotard appeared and stated she had difficulties with the property line and her neighbor. Her neighbor previously maintained the section of the property line in question and has recently stopped maintaining the tract of land; therefore, Ms. Hotard's daughter mowed the section of the property line. Ms. Hotard stated her deed indicates her property line. Officer Deno stated she would need to have a new survey performed and provide that information to him regarding the property line. He identified on the projector screen the property as is and explained the reason for the issuance of the citation. Officer Deno stated she was in compliance at the moment, but encouraged her to be mindful of the overgrowth to ensure the property remains in compliance.

Board Member Howard motioned to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2022-292-PM
6 Sanders Drive

City of Florence vs. Mary Jo Jones
Citation # 22-822-1

Officer Deno presented the case as follows: 5/16 inspection completed, observed unsafe premises, high grass, and vehicle being stored on grass. The high grass and vehicle violations are now in compliance; however, the unsafe premises is still in violation due to the 70-90 ft. dead ash tree hanging over the neighbor's house. Ms. Jones sent Officer Deno bids she received for the removal of the tree. Officer Deno proceeded with issuance of the citation due to the part of the tree falling off and possibly damaging part of the neighbor's house.

Mary Jo Jones appeared and stated she has received multiple quotes for removal of the tree. She is on disability and cannot afford the cost of removing the tree. Her son has removed some of the branches, but is unable to remove the entire tree due to the electric lines. The electric company came out and was unable to remove the tree also. The boom needed to remove the tree needs to be at least 75 foot and that alone will cost \$1500.

Board Member Howard stated the tree was a safety hazard and she need to have it removed as soon as possible.

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Ms. Jones stated when she purchased the house, the tree was to have been removed by the previous homeowners. Officer Deno encouraged her to contact the previous owner and real estate agent if that was in the contract.

Board Member Spille recommended Ms. Jones obtain legal representation for the failure of the previous owner to remove the tree. While the board is sympathetic to her situation, the tree is unsafe and needs to be removed.

Assistant City Attorney Wilson encouraged removal of the tree and stated if Ms. Jones assured the city the tree is being addressed and the issue does not continue, the board may not be liable for any damages that possibly can occur.

Board Member Spille informed Ms. Jones Duke Energy will come out and insulate the high voltage wires for free while they are working on removing the tree so no one gets hurt.

Board Member Howard motioned to continue the case 30 days to allow Ms. Jones time to obtain legal counsel and/or remove the tree. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

PARKING CASES: (8) PAID (2)

| Case No. | City of Florence vs. | Citation Location | Citation No. |
|-------------------|----------------------|------------------------|----------------|
| 2022-59-PC | Eddie Smith | Sam's Club | 113 |
| 2022-60-PC | Susan Scott | Clark Street | 114 |
| 2022-61-DL | Edmund Becker | 215 Belair Circle | 187 |
| 2022-62-KS | Christopher Hill | 201 Orchard | 810 |
| 2022-63-KS | Natasha Smith | 8387 Red Cedar | 811 PD |
| 2022-64-KS | Micquan Black | 6725 Doering | 812 |
| 2022-65-KS | Edmund Becker | 215 Belair Circle | 813 |
| 2022-66-TC | Scott Lewis | 21 Wallace Ave. | 1866 PD |

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

ANIMAL CONTROL CASES: (0) None

OCCUPATIONAL LICENSE CASES: (66) Paid (0)

| Case No. | City of Florence vs. | Citation Location | Citation No. |
|-------------|--------------------------------------|----------------------|--------------|
| 2022-374-OC | Total Tan | 7220 Burlington Pike | 21-1543-10 |
| 2022-375-OC | Shelby Street Veterinarian Hospital | 7220 Burlington Pike | 21-1544-4 |
| 2022-376-OC | Healthy Hangout | 7220 Burlington Pike | 21-2258-7 |
| 2022-377-OC | Comprehensive Logistics Company | 4175 Aero Parkway | 22-531-5 |
| 2022-378-OC | CH Florence KY Landlord LLC | 6935 Houston Road | 21-1803-9 |
| 2022-379-OC | Greg's Affordable Car Repair | 7851 Tanner's Lane | 22-306-4 |
| 2022-380-OC | Correa Family LLC | 7205 Houston Road | 21-614-14 |
| 2022-381-OC | Defy Kentucky | 4999 Houston Road | 22-618-4 |
| 2022-382-OC | Commonwealth Dental PSC | 7348 US 42 | 20-314-2 |
| 2022-383-OC | J.L. Bayridge Inc. DBA Red Wing Shoe | 8071 Connector Drive | 21-616-12 |
| 2022-384-OC | J and G Company | 73 Cavalier Blvd. | 21-1558-6 |
| 2022-385-OC | Fitness Studio | 75 Cavalier Blvd | 21-1533-7 |
| 2022-386-OC | Allwaste Co. LLC | 7430 US 42 | 21-2312-1 |
| 2022-387-OC | Acosta | 7430 US 42 | 21-2314-1 |
| 2022-388-OC | Precise Paralegal LLC | 7430 US 42 | 21-2315-1 |
| 2022-389-OC | Ralph Dinn | 7430 US 42 | 21-2316-2 |
| 2022-390-OC | CRR Wealth Management | 7426 US 42 | 21-2318-2 |
| 2022-391-OC | Acosta | 7426 US 42 | 21-2320-2 |
| 2022-392-OC | KMK Financial | 7426 US 42 | 21-2321-2 |

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|-------------|-------------------------------------|------------------------|------------|
| 2022-393-OC | Calibre Engineering | 7426 US 42 | 21-2335-2 |
| 2022-394-OC | Sallee Legal Services | 7426 US 42 | 21-2336-2 |
| 2022-395-OC | Jackie Alf | 7210 Turfway Road | 22-621-1 |
| 2022-396-OC | Laura Alfors | 7210 Turfway Road | 22-623-1 |
| 2022-397-OC | Robert Allen | 7210 Turfway Road | 22-624-1 |
| 2022-398-OC | Fred Arrowood | 7210 Turfway Road | 22-628-1 |
| 2022-399-OC | Todd Asalon | 7210 Turfway Road | 22-629-1 |
| 2022-400-OC | Marcia Ballard | 7210 Turfway Road | 22-633-1 |
| 2022-401-OC | Advantage Roofing | 71-75 Cavalier Blvd. | 22-1183-1 |
| 2022-402-OC | Allied Universal | 71-75 Cavalier Blvd. | 22-1186-1 |
| 2022-403-OC | NKY Elite Real Estate | 71-75 Cavalier Blvd. | 22-1197-1 |
| 2022-404-OC | The Transportation Connection | 71-75 Cavalier Blvd. | 22-1198-1 |
| 2022-405-OC | NKY Chiro Spine & Injury | 71-75 Cavalier Blvd. | 22-1199-1 |
| 2022-406-OC | Allegiance Staffing | 71-75 Cavalier Blvd. | 22-1218-1 |
| 2022-407-OC | Big Blue Moving | 71-75 Cavalier Blvd. | 22-1220-1 |
| 2022-408-OC | Ritu Kapoor | 4885 Houston Road | 22-1224-1 |
| 2022-409-OC | Stephanie Peluso Steffen | 4885 Houston Road | 22-1227-1 |
| 2022-410-OC | Christina Ann Fromeyer | 4885 Houston Road | 22-1231-1 |
| 2022-411-OC | Teresa Ritson Gillum | 4885 Houston Road | 22-1233-1 |
| 2022-412-OC | Jody Brosey | 4885 Houston Road | 22-1235-1 |
| 2022-413-OC | Cortaggio | 71-75 Cavalier Blvd. | 22-1236-1 |
| 2022-414-OC | Mauricio Grocery LLC | 225 Main Street | 22-33-5 |
| 2022-415-OC | Harihar LLC DBA Subway | 7107-7129 Turfway Road | 22-56-4 |
| 2022-416-OC | Ruth Hussey | 71-75 Cavalier Blvd. | 22-1201-1 |
| 2022-417-OC | Mary Muck | 71-75 Cavalier Blvd. | 22-1204-1 |
| 2022-418-OC | Adam Marit | 71-75 Cavalier Blvd. | 22-1205-1 |
| 2022-419-OC | SLR International Corp | 71-75 Cavalier Blvd. | 22-1207-1 |
| 2022-420-OC | Stacie Rutar | 71-75 Cavalier Blvd. | 22-1210-1 |
| 2022-421-OC | Log Nguyen | 71-75 Cavalier Blvd. | 22-1211-1 |
| 2022-422-OC | Ben Schwartz & Sons | 71-75 Cavalier Blvd. | 22-1214-1 |
| 2022-423-OC | Debbie Coffman Hiserote | 4895 Houston Road | 22-159-2 |
| 2022-424-OC | George Marsh | 4895 Houston Road | 22-163-2 |
| 2022-425-OC | Nick Repka | 4895 Houston Road | 22-167-2 |
| 2022-426-OC | Teresa Jacobsen | 4895 Houston Road | 22-171-2 |
| 2022-427-OC | Total Tan | 7220 Burlington Pike | 21-1543-11 |
| 2022-428-OC | Shelby Street Veterinarian Hospital | 7220 Burlington Pike | 21-1544-5 |
| 2022-429-OC | Healthy Hangout | 7220 Burlington Pike | 21-2258-8 |
| 2022-430-OC | Digitau USA, Inc. DBA Voipnw PBX | 8140 Dream Street | 22-51-5 |
| 2022-431-OC | Comprehensive Logistics Company LLC | 4175 Aero Pkwy | 22-531-6 |
| 2022-432-OC | Mike's Fish and Chicken Turfway | 7269 Turfway Road | 22-308-4 |
| 2022-433-OC | Kimberly Clemons | 7210 Turfway Road | 22-1358-1 |
| 2022-434-OC | Mark D. Kroger, M.S. | 8136-8188 Mall Road | 22-1360-1 |
| 2022-435-OC | Modern of Dentistry by Tracy | 8136-8188 Mall Road | 22-1366-1 |
| 2022-436-OC | Barberworld LLC, Namone McNeary | 8136-8188 Mall Road | 22-1367-1 |
| 2022-437-OC | Cindy Martin CPA/ Bean Country | 8136-8188 Mall Road | 22-1361-1 |
| 2022-438-OC | Hope Behavioral Health | 8136-8188 Mall Road | 22-1359-1 |
| 2022-439-OC | A Debt Coach Credit Counseling | 71-75 Cavalier Blvd. | 22-1181-1 |

FIRE PREVENTION CASES: (0)

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CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (58) Paid (2)

| Case No. | City of Florence vs. | Citation Location | Citation No. |
|-----------------------|--------------------------------------|-----------------------------|---------------------|
| 2022-248-NU/PM/ZG | Estate of Marilyn J. Foltz | 10 Valley Drive | 22-359-18 |
| 2022-249-NU | PRZ F1, KY LLC | 8559 US 42 | 22-1072-2 |
| 2022-250-NU/PM/ZG | Estate of Marilyn J. Foltz | 10 Valley Drive | 22-359-20 |
| 2022-251-NU | Estate of Marilyn J. Foltz | 10 Valley Drive | 22-670-5 |
| 2022-252-PM | Steven & Rose Young | 67 Stonegate Drive | 20-435-8 |
| 2022-253-ZG | Rodcar Enterprises, Inc. | 7134 Turfway Road | 21-2846-1 |
| 2022-254-ZG | Steven & Rose Young | 67 Stonegate Drive | 22-1052-1 |
| 2022-255-NU/PM | Rex Residential Property Owner A LLC | 21 Lakeshore Drive | 22-1301-1 |
| 2022-256-NU/PM | Rex Residential Property Owner A LLC | 21 Lakeshore Drive | 22-688-7 |
| 2022-257-NU | Robert & Carolyn Hall | 18 Lee Street | 22-1048-2 |
| 2022-258-PM | Rodrigo O Mejia | 7914 Dream Street | 22-1078-1 |
| 2022-259-NU | Joseph Richardson Jr. | 1025 Sunrise Drive | 22-1222-1 |
| 2022-260-ZG | JCNK Properties LLC | 509 Kentaboo Ave. | 22-1270-2 |
| 2022-261-PM/ZG | Kirkwood Investments LLC | 8435-8439 US 42 | 22-752-4 |
| 2022-262-NU/ZG | Penny Lanette Moore | 13 Bell Ave. | 22-827-3 |
| 2022-263-NU | Aicha & Rachid Harma Alouane | 8956 Crimson Oak Drive | 22-1274-1 |
| 2022-264-NU/ZG | Oscar L. Frye IV | 8481 Pheasant Drive | 22-889-3 |
| 2022-265-NU/PM/ZG | Vincent Burns | 26 Julia Ave. | 22-663-4 |
| 2022-266-NU | Julie Hotard | 232 Center Street | 22-954-1 |
| 2022-267-NU/OC/PM/ZG | Jenny Rice | 320 Center Street | 22-1090-1 |
| 2022-268-NU | Rex Residential Property Owner A LLC | 21 Lakeshore Drive | 22-1301-2 |
| 2022-269-NU/PM | Rex Residential Property Owner A LLC | 21 Lakeshore Drive | 22-688-8 |
| 2022-270-NU | Joseph Richardson Jr. | 1025 Sunrise Drive | 22-1222-2 |
| 2022-271-NU/ZG | Penny Lanette Moore | 13 Bell Ave. | 22-827-4 |
| 2022-272-NU/PM/ ZG | Steven Long | 28 Lynn Street | 22-930-2 |
| 2022-273-ZG | Eugene Hodge | 214 W. Dilcrest Circle | 22-1260-1 |
| 2022-274-ZG | Sandra Ante | 8567 Winthrop Circle | 20-467-37 |
| 2022-275-NU | Aicha & Rachid Harma Alouane | 8956 Crimson Oak Drive | 22-1274-2 |
| 2022-276-NU/PM | Mark Goderwis | 8565 Winthrop Circle | 22-1330-1 PD |
| 2022-277-ZG | Charles and Rachel Ritter | 109 Lee Street | 22-585-3 |
| 2022-278-NU | Zachary T. Jones | 4 St. Jude Circle | 22-843-2 |
| 2022-279-NU | Jag Properties II LLC | 6580 Louise Court | 22-1335-1 |
| 2022-280-ZG | Oscar L. Frye IV | 8481 Pheasant Drive | 22-889-4 |
| 2022-281-PM | Rex Residential Property Owner A LLC | 21 Lakeshore Drive | 22-1302-3 |
| 2022-282-NU | Rex Residential Property Owner A LLC | 21 Lakeshore Drive | 22-1532-1 |
| 2022-283-NU/PM | Rex Residential Property Owner A LLC | 21 Lakeshore Drive | 22-688-9 |
| 2022-284-NU | Joshua Stratton | 110 Roger Lane | 22-1452-1 PD |
| 2022-285-PM/ZG | ARCP WG Florence KY LLC | 8820 US 42 | 22-837-1 |
| 2022-286-NU | Robert & Carolyn Hall | 18 Lee Street | 22-1048-3 |
| 2022-287-NU/ZG | Craig Hendricks | 1135 Appomattox Drive | 22-1058-1 |
| 2022-288-NU/PM/ZG | Jenny Rice | 320 Center Street | 22-1090-2 |
| 2022-289-NU/PM | Paula Baker | 20 Lee Street | 22-826-1 |
| 2022-290-PM/ZG | Willard & Shirley McClintock | 10 Kennedy Court | 20-357-10 |
| 2022-291-PM | Willard & Shirley McClintock | 10 Kennedy Court | 22-59-7 |
| 2022-292-PM | Mary Jones | 6 Sanders Drive | 22-822-1 |
| 2022-293-PM | Turfway Plaza Associates | 7285 Turfway Road | 22-538-4 |

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|-------------------|--------------------------------------|----------------------|-----------|
| 2022-294-PM | Rex Residential Property Owner A LLC | 21 Lakeshore Drive | 22-1301-4 |
| 2022-295-NU/PM | Neumann Brothers LLC | 135 Roger Lane | 22-1385-1 |
| 2022-296-NU | JJC Real Estate Holdings LLC | 6 Goodridge Drive | 22-1523-1 |
| 2022-297-NU | FKH SFR L LP | 8511 Crozat Street | 22-1538-1 |
| 2022-298-PM | Rex Residential Property Owner A LLC | 21 Lakeshore Drive | 22-688-10 |
| 2022-299-NU/PM/ZG | Jenny Rice | 320 Center Street | 22-1090-3 |
| 2022-300-NS-ZG | Penny Lanette Moore | 13 Bell Avenue | 22-827-5 |
| 2022-301-ZG-NS-PM | Marilyn J. Foltz Estate | 10 Valley Drive | 22-359-21 |
| 2022-302-ZG-NS-PM | Marilyn J. Foltz Estate | 10 Valley Drive | 22-359-22 |
| 2022-303-NS | Marilyn J. Foltz Estate | 10 Valley Drive | 22-670-7 |
| 2022-304-OC-ZG | MABEF LLC | 7503 Industrial Road | 21-3132-3 |
| 2022-305-ZG | Mike's Fish and Chicken Turfway | 7269 Turfway Road | 22-862-2 |

Officer Deno requested Case No. 2022-209-NU, Citation # 2022-1029-1 issued to Randy Dick at 60 Miriam Drive be reopened and dismissed. The citation was issued to the previous property owner. Board Member Spille motioned to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Spille motioned to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Carpenter requested Case No. 2022-184-NU, Citation # 22-892-1 and Case No. 2022-196-NU, Citation # 22-892-2 issued to Roman Stetter at 7340 Hopeful Road be dismissed. The citation was issued to the previous property owner. Board Member Spille motioned to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Spille motioned to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

CONTINUED CASES (4):

Continued Case # 2022-3-PM/NU/ZG
19 Julia Ave.
Represented by: Arturo Monroy

City of Florence vs. Kristina Monroy
Citation # 21-3087-1

Officer Macaluso presented the case as follows: Inspection completed this morning, no change. Property owners provided additional time due to the bankruptcy.

Arturo Monroy appeared and stated they are having financial difficulties and he is also applying for social security disability. He is trying to complete repairs to the house, but they can only be completed in small increments due to his disability. The shed has been completed and he is in the process of finishing the back fence. He does not have the money to treat and fill in the rest of the fence. He has also been working with his father-in-law to obtain a loan to complete some of the repairs. Mr. Monroy stated the driveway will be the biggest challenge; however, if he was granted additional time he is hopeful to complete the repairs. Mr. Monroy requested 60-90 additional days to complete the repairs.

Board Member Spille inquired as to the status of the bankruptcy. Mr. Monroy stated the bankruptcy has been discharged. Officer Macaluso requested confirmation that the bankruptcy is complete. Mr. Monroy confirmed.

Board Member Sharp inquired as to the short term rental violation listed on the agenda summary. Officer Macaluso informed Mr. Sharp the city received information that one of the sheds on the property was being rented out; however, the shed has since been removed from the property.

Officer Macaluso suggested he meet Mr. Monroy on-site to discuss the violations in depth as there appears to be some confusion on the issue with the fence. Officer Macaluso stated the fence on one side needs to be completely removed. Mr. Monroy stated they are working with Boone County Planning Commission to obtain a variance for the fence.

Mr. Monroy stated they have had legal issues and now that the legal issues are behind him, he can start concentrating on completing all of the repairs to the property.

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Board Member Sharp advised Mr. Monroy to stay in contact with Officer Macaluso to ensure all repairs are completed in a timely manner. Officer Macaluso advised he has the contact information and will reach out to do an onsite inspection.

Board Member Howard made a motion to continue the case sixty days to allow Mr. Monroy time to complete the repairs on the property. Board Member Spille seconded the motion. **Motion carried by unanimous vote.**

Continued Case # 2022-123-NU/PM/SW
7912 Dream Street
Represented by: Joe Massa

City of Florence vs. ARC CAFEUSA001, LLC
Citation # 22-473-1/ 22-473-2

Officer Deno presented the case as follows: Inspection has been completed and property is in compliance. Officer Deno noted the paint on the building appears to be primer and if the building is not painted, it would be another violation.

Mr. Massa appeared on behalf of Arc CafeUSA001, LLC and stated the building has been primed and will be painted this week. The painter was not able to finish painting the building due to the rain.

Board Member Spille motioned to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2022-126-ZG
7529 Sussex Drive
Represented by: Joel Rose

City of Florence vs. Columbia Sussex Properties
Citation # 22-456-1/ 22-465-2

Officer Deno presented the case as follows: Property on Sussex Drive where the U-Hauls and tractor trailers are being stored on the property. Officer Deno contacted the Boone County Planning Commission and they confirmed Mr. Rose had been in contact with them.

Joel Rose appeared on behalf of Columbia Sussex Properties and stated he emailed Mr. Morgan with the Boone County Planning Commission. Mr. Morgan does not see an issue with the vehicles that are currently stored on the property. Mr. Morgan requested information regarding what vehicles will be stored and pictures of the lot. The properties are owned by Columbia Sussex Properties LLC and are part of a probate case in Florida due to his step-father passing away. His step-father was not a member of the LLC; however, due to Florida law, any properties that have been transferred within the past year automatically become part of the probate case.

Mr. Rose stated the building at 7523 will need to be torn down once probate is completed. The building at 7529 is empty. Due to the property being in probate, Mr. Rose is still required to pay the property taxes and maintain the property. The parking lot spaces are the only part of the property being rented. Mr. Rose further confirmed the tractor trailer has been removed from the property.

Board Member Spille requested confirmation that the board is waiting on a decision from the Boone County Planning Commission. Officer Deno confirmed. Board Member Spille made a motion to continue the case sixty day to allow the Boone County Planning Commission to reach a decision. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2022-185-PM
7592 Burlington Pike

City of Florence vs. Broadway Circle LLC
Citation # 22-701-1/ 22-701-2

Officer Carpenter presented the case as follows: Inspection completed, property is in compliance. The dead trees have been removed and the grass has been mowed.

Board Member Sharp motioned to dismiss the citation. Board Member Spille followed with a second. **Motion carried by unanimous vote.**

ATTORNEY'S REPORT:

Attorney Wilson advised no new developments on any litigation to report.

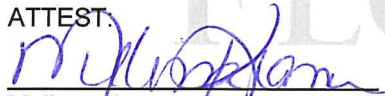
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ADJOURNMENT:

Vice Chairman Rowland reminded the Board the next meeting will be held on October 5, 2022.

There being no further business to come before the Board, Vice Chairman Rowland called for a motion to adjourn. Board Member Sharp so moved, with a second from Board Member Spille. **Motion passed with unanimous approval of the Board**, the time being 10:46 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

