



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, NOVEMBER 2, 2022**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, November 2, 2022 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: Jim Johnson, Chairman; Rick Rowland, (Vice-Chairman); Lance Howard; and Bill Sharp. Board Member David Spille was absent.

Also present: Thomas Nienaber, Assistant City Attorney; Brandi Roundtree, Assistant City Clerk; Jeremy Kleier, Community Services Superintendent; Jacob Carpenter, Code Enforcement Officer; Randy Childress, Fire Marshal; and Ki Ransdall, Police Officer.

In the audience: Monica Rice, contested case; Shirley McClintock, foreclosure case; Krysten McClintock, foreclosure case; Joel Rose, continued case; and Mary Jo Jones, continued case.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the October 4, 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 Chairman Johnson.

CONTESTED CASES (3):

**Contested Case # 2022-350-ZG
7705 US 42**

**City of Florence vs. Angela Greene
Citation # 22-1871-1**

Community Services Superintendent (CSS) Jeremy Kleier presented the case as follows: Officer Deno was unable to attend the hearing due to illness and Code Enforcement Software was down. Multiple complaints were received due to signs obstructing site distance at the intersection. Citation was issued for political signs obstructing site distance.

Angela Greene appeared and stated the citation did not specify which sign was obstructing the site distance. Furthermore, Ms. Greene stated the Code Officer should have entered the business to inform her the sign needed to be moved and clarify which sign. Additionally, Ms. Greene stated the political signs do not belong to her; therefore, she was unable to move the signs.

There was discussion regarding which sign was in violation as it was unclear from the courtesy notice provided to Ms. Greene. Ms. Greene believed Officer Deno should have been more specific regarding which sign was in violation. The Board informed Ms. Greene she should have called for clarification. It was agreed that CSS Kleier would meet Ms. Greene, or one of her employees, at the property to clarify which sign is in violation.

Board Member Rowland motioned to continue the case thirty days to allow time to bring the property into compliance. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

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Contested Case # 2022-354-ZG
114 Colonial Drive

City of Florence vs. Silas Hamed
Citation # 22-1814-1

Officer Carpenter presented the case as follows: Received complaint for right of way vegetation, inspection was completed and an additional violation of the condition of the fence was observed by Officer Carpenter. A citation was issued for both violations. Right of Way vegetation violation is currently in compliance. However, fence conditions is not in compliance. Mr. Hamed did not appear at the hearing. Officer Carpenter requested the case be continued to allow time to bring the property into compliance.

Board Member Sharp motioned to continue the case for thirty days. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2022-362-ZG
94 Kelley Drive

City of Florence vs. Monica Rice
Citation # 22-1861-1

Officer Carpenter presented the case as follows: Received complaint from Animal Control regarding ducks on the property, inspection completed and Officer Carpenter confirmed there are ducks living in the backyard. Courtesy notice was sent on 9/16. Follow up inspection completed on 10/13, no change, issued citation.

Monica Rice appeared and stated the ducks have been living in her back yard for four years. Ms. Rice states some of the ducks migrate; however, a number of the ducks live on the property year around. Ms. Rice stated she is moving in January and planning on taking the ducks with her. The closing on her house is scheduled for 11/9/22. She requested the board to allow her to keep the ducks until she moves.

Board Member Howard motioned to continue the case sixty days to allow time to bring the property into compliance. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

RECOMMENDATION DISCUSSION AND ACTION:

Foreclosure Case # 002-2022
10 Kennedy Court

City of Florence vs. Willard & Shirley McClintock
Multiple Citations

Represented by: Shirley McClintock and Krysten McClintock

CSS Kleier presented the case as follows: Twenty-two citations have been issued with a total amount due of \$19,674. No action has been taken on the violations and the city has received no communication from property owners since August 2021. This property has been an ongoing issue since it was purchased.

Krysten McClintock appeared on behalf of her mother, Shirley McClintock. Krysten McClintock stated there is no excuse for the property not being maintained. Her father passed away in 2020 and they have been having financial hardships ever since due to his business partners not paying her mother for her share of the business dealings.

Krysten McClintock requested thirty days to have time to bring the property into compliance as her brother and others are able to assist with repairing the violations.

Board Member Howard stated at this time the best option would be to refer the case to city council as they have the ability to dismiss the citation fees and/or work out a payment plan.

Chairman Johnson explained the process of referring the case to city council and what the next steps would be if that is the route the board decides to take with the case.

Board Member Howard motioned to proceed with foreclosure and forward the case to city council. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

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Foreclosure Case # 003-2022
26 Julia Ave.

City of Florence vs. Vincent, Brenda, & Raymond Burns
Multiple Citations

CSS Kleier presented the case as follows: No one appeared on behalf of Vincent, Brenda or Raymond Burns. Board Member Sharp motioned to proceed with foreclosure and forward the case to city council. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

PARKING CASES: (18) PAID (1)

Case No.	City of Florence vs.	Citation Location	Citation No.
2022-72-KS	Barbara Barney	Investment Way	777
2022-73-KS	Tonya Brogden	Investment Way	778
2022-74-KS	Jill Sluder	Investment Way	779
2022-75-CB	Tracy Daugherty	Investment Way	780
2022-76-DJ	Thomas Selzer	6040 Belair Circle	814
2022-77-DH	Deion Conley	6050 Belair Circle	815
2022-78-DH	Deion Conley	6050 Belair Circle	816
2022-79-DH	Minnie Fischer	7583 Carole Lane	883
2022-80-DH	Robert Goodpaster	Investment Way	2025
2022-81-KC	Mark Kelley	Investment Way	2026
2022-82-KC	Arturo Pizano	Investment Way	2027
2022-83-KC	David Kunkel	Investment Way	2028
2022-84-KC	Scott Richardson	Investment Way	2049
2022-85-KC	Jeffrey Michael White	6908 Shadowridge	2761
2022-86-TR	Bernardo De La Cruz	Valley Drive	2783
2022-87-TR	Melinda Neltner	Investment Way	3326
2022-88-TR	Josh Wilson	Investment Way	3327
2022-89-MF	Marvin Welch	Investment Way	3328 PD

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

ANIMAL CONTROL CASES: (0) None

OCCUPATIONAL LICENSE CASES: (148) Paid (17)

Case No.	City of Florence vs.	Citation Location	Citation No.
2022-569-OC	The Tile Shop, LLC	7606-7654 Mall Road	22-1504-2 PD
2022-570-OC	Greg Crase	4895 Houston Road	22-156-2
2022-571-OC	Mike's Fish & Chicken Turfway	7269 Turfway Road	22-308-5
2022-572-OC	Defy Kentucky LLC	4999 Houston Road	22-618-5
2022-573-OC	Cutler Real Estate	71-75 Cavalier Blvd.	22-1249-1
2022-574-OC	Nick Dailey	4895 Houston Road	22-144-1
2022-575-OC	Hooters	7200 Houston Road	22-1512-2
2022-576-OC	Padgett Business Services, Inc.	71-75 Cavalier Blvd.	22-1180-1
2022-577-OC	Bridge Point Propco LLC	7300 Woodspoint Drive	22-1547-1
2022-578-OC	Advance U Cash, Inc.	4951-4997 Houston Road	22-1548-1
2022-579-OC	Jackson Hewitt	7625 Doering Drive	22-1549-1
2022-580-OC	Joseph V. Cresci Jr. MD	252 Main Street	22-1551-1
2022-581-OC	Urgent Dental Care PSC	7901-7905 Mall Road	22-1564-2 PD
2022-582-OC	CFA Staffing	7830-7850 US 42	22-1566-1
2022-583-OC	Chep, USA	4885 Houston Road	22-1568-2

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2022-584-OC	Vantiv Holding LLC	7190-7200 Industrial Road	22-1569-2
2022-585-OC	Botanica La Buena Suerte	7100-7102 Dixie Highway	22-1696-2
2022-586-OC	Vereit, Inc.	390 Meijer Drive	22-1697-2
2022-587-OC	Vereit Operating Partnership	4800 Houston Road	22-1698-2
2022-588-OC	Resource Property Management	99 Saddlebrook Lane	22-1700-2
2022-589-OC	CES Holdings LLC	7110 Dixie Highway	22-1702-2 PD
2022-590-OC	National Transparent Logistics, LLC DBA NTL Trucking	7718-7736 US 42	22-1704-2
2022-591-OC	Maxx Rail Diesel	6602 Dixie Highway	22-1705-2
2022-592-OC	Northern Kentucky Behavioral Health	7000 Houston Road	22-1707-2
2022-593-OC	Kovarus, Inc.	7118 Manderlay Drive	22-1709-2
2022-594-OC	Turfway Baceline LLC	7102-7120 Turfway Road	22-1710-2
2022-595-OC	Locust Lane Apartments LLC	210-256 Locust Ave.	22-1711-2
2022-596-OC	Mike's Fish & Chicken Turfway	7269 Turfway Road	22-308-6
2022-597-OC	CH Florence KY Landlord LLC	6935 Houston Road	21-1803-10
2022-598-OC	Sky Star LLC	71-75 Cavalier Blvd.	22-1202-1
2022-599-OC	Yamato Hibachi Grill and Sushi	8197 Mall Road	22-1467-1 PD
2022-600-OC	Mall Road Dental Center	8197 Mall Road	22-1468-1
2022-601-OC	Northern Kentucky Inspections Inc.	21 Spruce Drive	22-1470-2
2022-602-OC	Soft Touch Car Wash	8534 US 42	22-1499-2
2022-603-OC	Chiropractic Family Wellness	7276 Burlington Pike	22-1544-1
2022-604-OC	Rettay Chiropractic Offices	7560-7570 Burlington Pike	22-1545-1 PD
2022-605-OC	United Household Rentals Inc. (UHR Rent)	7107-7129 Turfway Road	22-1546-1
2022-606-OC	Siesta LLC - Erlanger Window Cleaning	8311 US 42	22-1553-1
2022-607-OC	Wellness Therapy NKY Joyce Wicklund Massage & Reflexology	6900 Houston Road	22-1554-1
2022-608-OC	Custard Insurance Adjusters Inc.	7604 Dixie Highway	22-1555-1
2022-609-OC	SOS Management	284 Main Street	22-1556-1
2022-610-OC	Lamar Asset Management and Realty	7606-7654 Mall Road	22-1560-2
2022-611-OC	SPM Real Estate AFT LLC	4931 Houston Road	22-1563-2
2022-612-OC	Chill Out Nutrition	7220 Burlington Pike	22-1573-2
2022-613-OC	Unity Kitchen & Bath	8045-8133 Connector Drive	22-1397-1
2022-614-OC	Nicholas Financial Inc.	8045-8133 Connector Drive	22-1399-1
2022-615-OC	Muscle Gear	8045-8133 Connector Drive	22-1401-1
2022-616-OC	Royal Vape Smoke Shop	8045-8133 Connector Drive	22-1404-1 PD
2022-617-OC	Kopan Korean Food	8045-8133 Connector Drive	22-1407-1
2022-618-OC	Jackson Hewitt	8045-8133 Connector Drive	22-1408-1
2022-619-OC	Surge	8045-8133 Connector Drive	22-1409-1
2022-620-OC	Resource Employment	8045-8133 Connector Drive	22-1411-2
2022-621-OC	Jamie Swango (The Color Room Florence)	8045-8133 Connector Drive	22-1416-2
2022-622-OC	Ria Underwood	8045-8133 Connector Drive	22-1425-2
2022-623-OC	Fisher Ludlow, Nucor	8045-8059 Dixie Highway	22-1437-2
2022-624-OC	Seven Hills OB/GYN Associates, Inc.	7348 US 42	22-1664-1
2022-625-OC	Vincent Rettay	8121 US 42	22-1767-2
2022-626-OC	Drinkard Realty LTD	7 Youell Street	22-1768-2
2022-627-OC	Joseph J. Brown DMD, P.S.C.	7901-7905 Mall Road	22-1770-2
2022-628-OC	ILOVEKICKBOXING.COM	8537 US 42	22-1771-2
2022-629-OC	MB & AM Properties LLC	7000 Houston Road	22-1773-2
2022-630-OC	Sharkhami Inc.	6805 Houston Road	22-1774-2
2022-631-OC	National Reliable Lending LLC DBA NRL Mortgage	7000 Houston Road	22-1775-2
2022-632-OC	President Tuxedo	7659-7747 Mall Road	22-1776-2
2022-633-OC	WORK4ACE, Inc.	7310 Turfway Road	22-1778-2

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2022-634-OC	JAYDHIRAJ Investments LLC	986 Burlington Pike	22-1779-2
2022-635-OC	H.I.S. LLC	6900 Houston Road	22-1781-2
2022-636-OC	H&R Block	7273 Turfway Road	22-1783-2
2022-637-OC	H&R Block	8460-8470 US 42	22-1784-2
2022-638-OC	H&R Block	8136-8188 Mall Road	22-1785-2
2022-639-OC	Magna Properties LTD	7541-7563 Mall Road	22-1870-1 PD
2022-640-OC	Modern Dentistry	8136-8188 Mall Road	22-1366-2
2022-641-OC	Block Advisors	8136-8188 Mall Road	22-1390-1
2022-642-OC	Mathnasium	8136-8188 Mall Road	22-1391-1 PD
2022-643-OC	The Ritz Ballroom Dance Studio	8136-8188 Mall Road	22-1392-1 PD
2022-644-OC	Straus Tobacconist	8136-8188 Mall Road	22-1394-1
2022-645-OC	H&R Block	8073 Connector Drive	22-1410-3
2022-646-OC	Jo Ann Fabric and Crafts	83-87 Spiral Blvd.	22-1441-2
2022-647-OC	Dollar Tree	8449-8459 US 42	22-1497-2
2022-648-OC	Velocity Bike and Bean	7560-7570 Burlington Pike	22-1509-2 PD
2022-649-OC	Starbucks	8755 US 42	22-1540-1 PD
2022-650-OC	Starbucks	7901-7905 Mall Road	22-1541-1 PD
2022-651-OC	Blind Squirrel	8537 US 42	22-1745-1 PD
2022-652-OC	Emmax Properties LLC	8729 US 42	22-1877-1
2022-653-OC	Ycosk LLC	7525 Industrial Road	22-1878-1
2022-654-OC	Doctor's Health Solutions	73 Cavalier Blvd.	21-1550-5
2022-655-OC	Clinical Behavior Analysis	71 Cavalier Blvd.	21-2150-6
2022-656-OC	Andrew Tyler	4885 Houston Road	22-1229-1
2022-657-OC	Necco, Inc.	71-75 Cavalier Blvd.	22-1244-1
2022-658-OC	Erika Brown-Wilkes Essential Esthetics	7606-7654 Mall Road	22-1311-1
2022-659-OC	Jessica Behimer	7606-7654 Mall Road	22-1313-1
2022-660-OC	Payton Schulkers Coleson Ire Salon & Style Lounge	7606-7654 Mall Road	22-1314-1
2022-661-OC	Mark D. Kroger, M.S.	8136-8188 Mall Road	22-1360-2
2022-662-OC	Cindy Martin CPA/ Bean Country	8136-8188 Mall Road	22-1361-2
2022-663-OC	Liberty Mutual Insurance, Co.	500 Meijer Drive	22-1444-1
2022-664-OC	Better Blend	8129-8187 Mall Road	22-1459-1
2022-665-OC	Breakers Grill	8129-8187 Mall Road	22-1462-2 PD
2022-666-OC	Dragons Hoard	8129-8187 Mall Road	22-1463-2
2022-667-OC	Dollar Tree	7277 Turfway Road	22-1498-2
2022-668-OC	Tri-State Disability Advocates	134 Collingwood Court	22-1652-1 PD
2022-669-OC	The Tile Shop, LLC	7606-7654 Mall Road	22-1504-3
2022-670-OC	Tram Properties LLC	7911 Mall Road	22-1917-1
2022-671-OC	Native Wholesale Inc.	772-800 Heights Blvd.	22-1918-1
2022-672-OC	Restyle Home Furnishing LLC	8419 US 42	22-1919-1
2022-673-OC	Phenix Salon Suites	1035 Vandercar Way	22-1920-1
2022-674-OC	Sweet E.D.G.E. Florence LLC dba Nothing Bundt Cake	4960 Houston Road	22-1921-1
2022-675-OC	Cincinnati WIP Businessplex LLC	7902-7988 Tanners Gate Lane	22-1923-1
2022-676-OC	Crossmark Inc.	4949 Houston Road	22-1928-1
2022-677-OC	Allied Communications Corp. DBA Boost Mobile	1035 Vandercar Way	22-1929-1
2022-678-OC	Allied Communications Corp. DBA Boost Mobile	6700-6704 Dixie Highway	22-1930-1
2022-679-OC	Than Tom Q	6500 Dixie Highway	22-1931-1
2022-680-OC	Thrive CBD	225 Main Street	22-1933-1
2022-681-OC	RSK Properties LLC	7333 Burlingto Pike	22-1935-1
2022-682-OC	Jefferson Newbern DMD PLLC DBA Aspen Dental	7668 Mall Road	22-1937-1
2022-683-OC	Greg Crase	4895 Houston Road	22-156-3

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2022-684-OC	Defy Kentucky LLC	4999 Houston Road	22-618-6
2022-685-OC	Retirement Security	71-75 Cavalier Blvd.	22-1290-1 PD
2022-686-OC	Sunrise North KY Inc.	8075 Steilen Drive	22-1916-1
2022-687-OC	Samantha Grove Counseling LLC	7000 Houston Road	22-1911-1
2022-688-OC	Amy Gardner DBA Tranquil Palms	1515 Cavalier Drive	22-1912-1
2022-689-OC	Noll Orthodontics PSC	7541-7563 Mall Road	22-1913-1
2022-690-OC	Natasha Bintz	7210 Turfway Road	22-653-2
2022-691-OC	Floyd Blackburn	7210 Turfway Road	22-654-1
2022-692-OC	Misty Blevins-Step	7210 Turfway Road	22-655-1
2022-693-OC	Andre Bogle	7210 Turfway Road	22-656-2
2022-694-OC	Karyn Bosch	7210 Turfway Road	22-658-1
2022-695-OC	Deborah Boschert-Davidson	7210 Turfway Road	22-672-1 PD
2022-696-OC	Chelsea Boutelle	7210 Turfway Road	22-673-2
2022-697-OC	Lisa Brannen	7210 Turfway Road	66-674-2
2022-698-OC	Sam Briggs	7210 Turfway Road	22-677-2
2022-699-OC	Gina Brock	7210 Turfway Road	22-678-2
2022-700-OC	Kathryn Bronk-Horst	7210 Turfway Road	22-679-2
2022-701-OC	Abbie Brown	7210 Turfway Road	22-680-2
2022-702-OC	Lori Brownfield	7210 Turfway Road	22-681-2
2022-703-OC	Anthony Brucato	7210 Turfway Road	22-682-2
2022-704-OC	Denise Brumer	7210 Turfway Road	22-683-2
2022-705-OC	Jaimie Bubb	7210 Turfway Road	22-684-2
2022-706-OC	Jake Burdine	7210 Turfway Road	22-685-2
2022-707-OC	Ron Burmeister	7210 Turfway Road	22-686-2
2022-708-OC	Daniel Bush	71-75 Cavalier Blvd.	22-1237-1
2022-709-OC	Joanna Contorno	7210 Turfway Road	22-1382-1
2022-710-OC	SBHR	71-75 Cavalier Blvd.	22-1285-1
2022-711-OC	Michele Clark	7210 Turfway Road	22-1356-2
2022-712-OC	Kimberly Clemons	7210 Turfway Road	22-1358-2
2022-713-OC	Sarah Close	7210 Turfway Road	22-1376-1
2022-714-OC	Timothy Coleman	7210 Turfway Road	22-1377-1
2022-715-OC	Emily Conner	7210 Turfway Road	22-1379-1
2022-716-OC	Michael Constantion	7210 Turfway Road	22-1381-1

CSS Kleier requested Case No. 2022-492-OC, Citation # 22-1653-1 issued to Realty Income Properties 24, LLC at 730 Meijer Drive be reopened and dismissed. Board Member Rowland made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

CSS Kleier requested Case No. 2022-554-OC, Citation # 22-1653-2 issued to Realty Income Properties 24, LLC at 730 Meijer Drive be reopened and dismissed. Board Member Rowland made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

FIRE PREVENTION CASES: (0) None

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (28) Paid (0)

Case No.	City of Florence vs.	Citation Location	Citation No.
2022-343-NU	Estate of Marilyn J. Foltz	10 Valley Drive	22-670-6
2022-344-ZG	Real Estate Development LLC	7631-7639 Dixie Highway	21-2999-3

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2022-345-ZG	Charles & Rachel Ritter	109 Lee Street	22-585-5
2022-346-PM	Katherine Darlington	8333 Tamarack Drive	22-721-3
2022-347-NU/ZG	Anthony Jones	15 Miriam Drive	22-1801-1
2022-348-OC/ZG	BRE Retail Residual Owner I LLC	7800-7932 Connector Drive	22-1941-1
2022-349-ZG	Sandra Ante	8567 Winthrop Circle	20-467-38
2022-350-ZG	Angela Greene	7705 US 42	22-1871-1
2022-351-NU	Joshua Rose	7131 Manderlay Drive	22-1811-1
2022-352-ZG	Gogo Real Estate LLC	112 Hitching Post Pl	22-1903-1
2022-353-NU/ZG	SHIHASI KY LLP	7484-7488 Turfway Road	22-587-1
2022-354-ZG	Silas G. Hamedi	114 Colonial Drive	22-1814-1
2022-355-NU/PM/ZG	Estate of Marilyn J. Foltz	10 Valley Drive	22-359-25
2022-356-NU	Estate of Marilyn J. Foltz	10 Valley Drive	22-670-10
2022-357-NU	Travis Burr III	37 Goodridge Drive	22-1865-1
2022-358-ZG	Anthony Jones	15 Miriam Drive	22-1801-2
2022-359-ZG	Charles W. & Dora F. Jones	14 Miriam Drive	22-1988-1
2022-360-ZG	Turfway Plaza Associates	7269 Turfway Road	22-862-2
2022-361-PM/ZG	National Retail Properties LP	8055 Holiday Drive	22-1889-1
2022-362-ZG	Monica Rice	94 Kelley Drive	22-1861-1
2022-363-NU/SW	BRE Retail Residual Owner I LLC	7800-7932 Connector Drive	22-280-1
2022-364-NU	Estate of Marilyn J. Foltz	10 Valley Drive	22-670-11
2022-365-PM	Willard & Shirley McClintock	10 Kennedy Court	22-59-9
2022-366-PM/ZG	Willard & Shirley McClintock	10 Kennedy Court	20-357-10
2022-367-NU/PM/ZG	Estate of Marilyn J. Foltz	10 Valley Drive	22-359-26
2022-368-ZG	Joseph Dallas	70 Utz Drive	22-2015-1
2022-369-PM	Helen Cheyne	210 Center Park Drive	22-1533-2
2022-370-ZG	Steak N Shake Operations Inc.	4941 Houston Road	22-1305-1

CONTINUED CASES (4):

Continued Case # 2022-3-PM/NU/ZG
19 Julia Ave.

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

CSS Kleier presented the case as follows: Received a call from property owner, unable to attend due to illness. An inspection was completed the prior day and no progress has been made on the property. Board Member Rowland motioned to uphold 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 # 22-465-1 & 22-465-2

CSS Kleier presented the case as follows: Property is not in compliance. Mr. Rose has been in contact with the Boone County Planning Commission. The Planning Commission has informed Mr. Rose the trucks are unable to be stored on the property until there is a business at that location and the vehicles are being used by the business.

Joel Rose appeared on behalf of Columbia Sussex Properties and stated the address on his LLC has been moved to 7529 Sussex Drive to comply with the Boone County Planning Commission's requirements.

Chairman Johnson inquired if Mr. Rose is now in compliance due to his occupational license being moved to 7529 Sussex Drive. CSS Kleier stated if the vehicles being stored on the lot are being used for that specific business; the property is in compliance. However, if the vehicles are not being used for that specific business, the property is in violation.

Mr. Rose stated the occupational license is for property management and rental properties. The Board Members and CSS Kleier explained to Mr. Rose that renting parking spaces in the parking lot is not permitted without a commercial

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parking lot permit and occupational license for that use. His business as a property management and rental is not qualified to rent spaces in a parking lot. Therefore, the property is not in compliance. Mr. Rose stated this is only temporary as he is in the process of selling the business once the probate case on the property is settled. The first probate hearing was recently held and the next hearing is scheduled for January.

Board Member Rowland made a motion to continue the case thirty days to allow Mr. Rose time to have the vehicles removed from the property. Board Member Howard followed with a second. **Motion carried with Board Members Sharp, Howard, and Rowland voting in favor and Chairman Johnson voting against.**

Continued Case # 2022-22-OC/ZG
7503 Industrial Road

City of Florence vs. MABEF LLC
Multiple Citations

CSS Kleier presented the case as follows: No one appeared on behalf of MABEF LLC. At this time the property is not in compliance. An inquiry was submitted to the finance department as to the status of the occupational license and response has not been received. Board Member Rowland made a motion to uphold all citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2022-292-PM
6 Sanders Drive

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

CSS Kleier presented the case as follows: Property is not in compliance. Officer Deno was unable to contact the contractor.

Mary Jo Jones appeared and stated the contractor is having trouble locating a bucket truck tall enough to remove the tree. Her son stated if the contractor is unable to remove the tree, he will do it himself. She has also spoken to someone with Seven Hills Church who is also trying to help her find out a way to remove the tree.

Board Member Rowland made a motion to continue the case thirty days. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

ATTORNEY'S REPORT:


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

ADJOURNMENT:


Chairman Johnson reminded the Board the next meeting will be held on December 7, 2022.

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 Rowland. **Motion passed with unanimous approval of the Board**, the time being 11:01 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

