

TRUSTEES

Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

Code Enforcement Review Board - August 21, 2024

1. Opening of Meeting

Ms. Westfall called the meeting to order at 6:01 PM.

Roll Call: Ms. Baldwin – present, Mr. Henson – present, Mr. Schaefer – present, Ms. Westfall – present.

2. Pledge of Allegiance

Ms. Westfall led the pledge of allegiance.

3. Approval of Minutes

Approval of minutes from the July 17, 2024 Code Enforcement Review Board meeting. Ms. Westfall called for a motion to approve July 17, 2024 minutes.

Mr. Henson motioned to approve minutes for July 17th, Mr. Schaefer seconded.

Vote: Ms. Baldwin – yes, Mr. Henson – yes, Mr. Schaefer – yes, Ms. Westfall – yes.

4. Citizens Address

Ms. Westfall asked if any citizens wish to speak during the citizens' address. Hearing none, Ms. Westfall moved forward from the citizen's address.

Mr. Henson motioned to close citizens address, seconded by Ms. Baldwin.

Vote: Ms. Baldwin – yes, Mr. Henson – yes, Mr. Schaefer – yes, Ms. Westfall – yes.

5. Old Business

a. CERB-24-15 (2856 Sheldon Ave.)

Staff Recommendation: Staff recommends the Board motion to declare that the property at 2856 Sheldon Ave, Cincinnati, OH 45239 is vacant and should be viewed as such. Staff recommends the property be assessed \$500, all late fees, and administrative fees.

Rationale: Property is believed to be vacant and is not being maintained.

Owner, Joe Brunswick sworn in by Mr. Byrnes. Mr. Brunswick is trying to get the property sold, but many personal issues are getting in the way. There is interest, he just needs to get the work done to get the property listed and sold. The owner agrees that the property is vacant at this time. Mr. Hartwell explained the vacant registration process, Mr. Brunswick believes the price of registering the property as

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vacant is outrageous. He doesn't understand why he has to pay for registration. Lt. Penley explained the purpose of the registration resolution and explained that the registration amount will be taken out either through this registration fee or through property taxes at the end of the year. The owner stated that it would be easier to have someone live in the property for free. Lt. Penley explained that it would be less expensive. The owner would still need to pay a rental registration fee. The owner is unsure when the property will be sold.

Mr. Henson asked if an extension would be helpful to get the property sold. The owner said it might help. Mr. Hartwell asked how long the property has been vacant, the owner confirmed the property has been vacant for over a year. Lt. Penley requested that the extensions should be granted on a month-to-month basis, not granted several months at a time. Mr. Hartwell gave the owner a copy of the rental and vacant property resolution and obtained the owner's phone number.

Mr. Schaefer motioned to grant the owner a one-month extension, seconded by Ms. Westfall.

Vote: Ms. Baldwin – yes, Mr. Henson – yes, Mr. Schaefer – yes, Ms. Westfall – yes.

Mr. Henson wants to know what actions have been taken on previous properties with the Board of Trustees. Lt. Penley clarified that the previous decisions will be put on as an agenda item for the next Board meeting.

6. New Business

- a. CERB-24-17 (6401 Duet Ln.)
Staff Recommendation: Motion to declare that the property at 6401 Duet Ln, Cincinnati, OH 45239 is vacant and should be viewed as such. Staff recommends the property be assessed \$500, all late fees, and administrative fees.

Owner or responsible party not present to speak on this property.

Mr. Hartwell stated that regular mail is being received at the property, but not certified mail.

Mr. Schaefer motioned to accept staff recommendation. Mr. Henson seconded.

Vote: Ms. Baldwin – yes, Mr. Henson – yes, Mr. Schaefer – yes, Ms. Westfall – yes.

- b. CERB-24-18 (3013 Niagara Ln.)
Staff Recommendation: Staff recommends hearing testimony from the owner or owner's representative and seeks the board's input.

Rationale: Property is believed vacant and is not being maintained to Colerain

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Township's Property Maintenance Code standards.

Owner or responsible party not present to speak on this property.

Lt. Penley asked if it might be worthwhile to give this property an extension? Mr. Hartwell agreed it would be worthwhile.

Mr. Schaefer motioned to grant a one-month extension to this property. Mr. Henson seconded.

Vote: Ms. Baldwin – yes, Mr. Henson – yes, Mr. Schaefer – yes, Ms. Westfall – yes.

c. CERB-24-19 (2848 Glenaire Dr.)

Staff Recommendation: Motion to declare that the property at 2848 Glenaire Dr, Cincinnati, OH 45251 is in fact vacant and should be viewed as such. We recommend the property be assessed \$500, all late fees, and administrative fees.

Rationale: Property is believed to be vacant. Possibly for several years.

Owner or responsible party not present to speak on this property.

Mr. Hartwell reported that the owner owns several properties and has, to this day, refused to register any of his vacant or rental properties. Even after explaining the process to the owner and granting them several extensions.

Mr. Schaefer motioned to accept staff recommendation. Mr. Henson seconded.

Vote: Ms. Baldwin – yes, Mr. Henson – yes, Mr. Schaefer – yes, Ms. Westfall – yes.

7. **Adjournment**

Ms. Baldwin made a motion to adjourn, Mr. Schaefer seconded.

Vote: Ms. Baldwin – yes, Mr. Henson – yes, Mr. Schaefer – yes, Ms. Westfall – yes.

Adjourned at 6:47 PM.

Next meeting September 18, 2024.