

Minutes

April 16, 2025

1. **Opening of Meeting**

Ms. Westfall opened the meeting at 6:04pm

2. **Pledge of Allegiance**

Ms. Westfall led the Pledge of Allegiance

3. **Approval of Minutes**

Mr. Henson makes a motion to approve the March 19th 2025 meeting minutes, Mr. Schaefer seconds the motion.

Roll Call: 5 YES 0 NO 0 ABSTAIN

Ms Baldwin: YES, Ms. Farris: YES, Mr. Henson: YES, Mr. Schaefer: YES, Ms. Westfall: YES

4. **Old Business**

a. CERB-24-26 (2702 Hyannis Dr.)

- The applicant has paid the vacant registration fee and is no longer in violation.
- Staffs recommendation is to take no further action on the property since it is now registered as vacant.

Mr. Schaefer makes a motion to take staff's recommendation to take no further action on this case, Ms. Farris second the motion.

Roll Call: 5 YES 0 NO 0 ABSTAIN

Ms. Baldwin: YES, Ms. Farris: YES, Mr. Henson: YES, Mr. Schaefer: YES, Ms. Westfall: YES

b. CERB-25-17 (9870 Pippin Rd.)

- This case has been heard before and has been postponed a couple of times from previous meetings.
- Code enforcement went to the property today, April 16, 2025, with the understanding that the property is vacant. However, the property has now shown activity for future occupancy of a daycare.
- Mr. Hopewell has talked to the tenant about their timeline and the tenant



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- Mr. Penley states she could take it to probate at Hamilton County Auditors. The speaker states they have gone to the County and there are logistical problems since she does not have the deed to the house listed under her name.
- Mr. Penley states she can register the home as a rental with Colerain Township or the County. Otherwise, it would be registered vacant.
- Staffs recommendation is to declare the property vacant and it should be viewed as such. It should be assessed and pay 500 dollars with additional assessment fees.

Ms. Baldwin makes a motion to move this case to the May 21, 2025, meeting to give the owner more time to look over all the options discussed at the meeting and to come back with a plan of action next month. Mr. Henson second the motion.

Roll Call: 5 YES 0 NO 0 ABSTAIN

Ms. Baldwin: YES, Ms. Farris: YES, Mr. Henson: YES, Mr. Schaefer: YES, Ms.

Westfall: YES

b. CERB-25-24 & CERB-25-25 (Ahsan Muhammad Salman)

Mr. Hopewell would like to amend the case numbers on the record to say case 34 & 35 rather than 24 and 25.

- The owner received the notices and has been in contact with Mr. Hopewell. The owner has registered the properties on the rental registries.
- Mr. Hopewell has also been conversing with the rental owner about property maintenance since it is not well maintained and has received complaints.
- Staff's recommendation is to take no action.

Ms. Baldwin makes a motion to take staff's recommendation to take no action, Mr. Henson second the motion.

Roll Call: 5 YES

Ms. Baldwin: YES, Ms. Farris: YES, Mr. Henson: YES, Mr. Schaefer: YES, Ms.

Westfall: YES

c. CERB-25-26 & CERB-25-27 (Centimeter Estates LLC)

- Mail has been sent to the owner of the properties.
- Both cases have registered their properties as rentals in Colerain Township.
- Staff's recommendation is to take no further action.

Ms. Baldwin makes a motion to take staffs recommendation and to take no further

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- Mr. Penley asked if the other properties could be addressed as rental violations by the next meeting. If these 3 are postponed, we can put it with the other addresses to ensure they are documented altogether rather than separately.
- Mr. Hopewell suggests that if we are to extend the timeframe for these addresses, we should push the timeline out 60 to 90 days to be in conjunction with the other properties.

Mr. Henson makes a motion to postpone cases 31-33 to the May 14, 2025 meeting to allow Mr. Hopewell to notify the owners and to consolidate all 11 properties with notices together, Mr. Schaefer second the motion.

Roll Call: 5 YES

Ms Baldwin: YES, Ms. Farris: YES, Mr. Henson: YES, Mr. Schaefer: YES, Ms.

Westfall: YES

6. **Adjournment**

The next meeting will be held on May 21, 2025.

The meeting was adjourned at 6:58pm

Colin M. Westfall
for Hopewell