

Code Enforcement Committee

Minutes

March 26, 2015 @ 9:00 AM

Room 208 - Municipal Building

RECEIVED

15 MAR 31 PM 12:31

TOWN CLERK
MIDDLETOWN, OHIO

Committee Members Present: Bruce Driska, Christopher Smedick, Dean Lisitano, Al Santostefano, Joseph Bibisi, Nick Purro, Art Higgins, Sal Nesci, and Steve Kroll.

Members of the Public: None

Discussion regarding:

Health Dept.

1. 465 Middlefield Street: (Sweet v. Middletown Health Department). Issue involving numerous health code violations on the property. Hearing was held at the State Health Department and the State found for the City. The owner appealed from that decision. The General Counsel is covering oral argument on the matter in the coming weeks. No action taken.
2. 60 Church Street: Abandoned house. Health Department used a marshal to post an order on the property.
3. 152 Liberty Street: Order for compliance going out on the property.
4. 491 E. Main Street: The property was put on the blight list. An order was sent in July 2014 to clean up the property. The owner of the property is behind on taxes. The Health Department issued a new order.
 - a. Motion: A motion was MOVED by Sal Nesci to refer this matter to the Office of the General Counsel for code enforcement, and was SECONDED by Bruce Driska. The motion passed UNANIMOUSLY.
5. New Matters:
 - a. 51 Green Street: The Health Department reported that an individual is living in a van in the Green Street Parking lot. Health Department will begin code enforcement activities.

SFD.

1. New Matters:
 - a. 282 Main Street Extension (Adventure Rooms Corporate). Potential issue involving code violations on the property. Investigation was performed by the SFD and it was determined that the property is in compliance and that no action

is needed. The property will continue to be monitored by the SFD on an ongoing basis.

City Fire. No issues of concern

WFD.

1. 218 Smith Street (Red Fox Restaurant): The restaurant is applying for a liquor license. Will be monitored by the WFD.

MPD. No issues of concern

Bld. Insp.

1. 98 Hillside Street: Property demolished. No further action required.
2. 203 Prospect Street: The Building Official was asked to look at this property as the porch was falling down and appears to be left open. The Building Official agreed to inspect and if necessary to send out a letter to the property owner. The building official sent letter of compliance to owner of the property. To date, there was no reply. Building official will send another letter, which will expire in a week. If compliance is not attained the building department will bring to the Code Enforcement Committee.
3. 491 E. Main Street: See Health Department Section.
4. 5 Prospect Street: No action taken. Enforcement action on hold until spring.

Zoning Enf

1. Wadsworth: Bruce Driska contacted the Attorney General's office on this property, who informed Mr. Driska that the Attorney General's office had some questions on the deed and referred it to Attorney Rachel Wietzel at another state agency. To date, no reply from Attorney Weitzel has been received. No update.
2. 128 Middlefield: Zoning Enforcement Action is on hold
3. New Matters:
 - a. 39 Ferry Street: Complaint by neighbor of the property that an unregistered motor vehicle is on the property. Zoning is to send a cease and desist order.

Legal

1. 5 Maple Place: The issue on this property is that it is a two family home being used as a rooming house. A hearing before the State Health Department was conducted, and after the hearing, the hearing officer requested that the parties present supplemental

information. Both parties have supplemented the record and the case will be reviewed and decided by the hearing officer.

Neat No issues of concern

Old Business: None.

New Business: None.

Motion to Adjourn: MOVED by Sal Nesci; SECONDED by Bruce Driska, and carried UNANIMOUSLY.