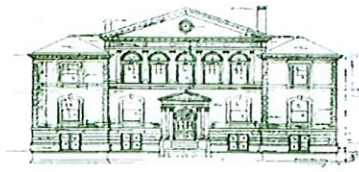


PAMELA BOOSE  
CENB Clerk  
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RYAN DEARBONE, CHAIR  
JEFF HOLMAN, VICE-CHAIR  
JOSE GONZALEZ  
GENE HARMON  
ANTHONY LAPOINTE

COUNSEL: DAVID BRODERICK

CITY OF BOWLING GREEN  
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CODE ENFORCEMENT AND NUISANCE BOARD  
MINUTES (APPROVED)  
April 23, 2024 at 4:30 PM

❖ CALL TO ORDER @ 4:31 PM

❖ ROLL CALL /ATTENDANCE

BOARD MEMBERS PRESENT: Ryan Dearbone, Jose Gonzalez, Gene Harmon, Jeff Holman, Anthony LaPointe

BOARD MEMBERS ABSENT: none.

STAFF PRESENT: Code Enforcement and Nuisance Board Clerk: Pamela Boose, Code Officials: Brad Schargorodski, McKenna Tabor, Holly Warren, James Heady, Rachel Hurt, Ben Peterson, and City Attorney: Hillary Hightower

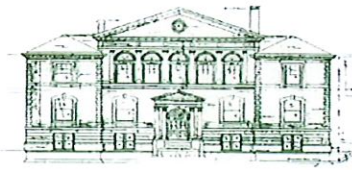
OTHER: Code Enforcement & Nuisance Board Attorney: David Broderick

❖ APPROVAL OF MINUTES – March 26, 2024

*LaPointe made a motion to approve the minutes.  
Holman seconded the motion. The motion passed with a five to zero vote.*

*ROLL CALL: Yes –Dearbone, Gonzalez, Harmon, Holman, LaPointe  
No – none*

❖ STAFF SWORN IN



**CITY OF BOWLING GREEN**  
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❖ APPEALS

**ITEM #2024-016 –Code Compliance**

Case #2024-4598, Citation #2024-9123.6

Location: 107 Riverview Dr.

Owner/Respondent: Karl Fischer

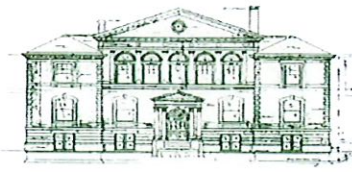
Officer: Brad Schargorodski

*Citation Fine \$155.04*

Chairman Dearbone asked Mr. Fischer to approach the podium, and informed him there are two separate cases on the agenda pertaining to his property. A Code Compliance case, and a Planning & Zoning case. Mr. Fischer was given proper notice of hearing for the Code Compliance case, but not for the Planning & Zoning case. Chairman Dearbone offered Mr. Fischer two options. 1) Both cases may be heard now, or 2) Both cases may be postponed to be heard at the May hearing. Mr. Fischer chose to have the Board hear both cases.

Officer Schargorodski stated the case is the result of citizen complaints, and has been an active case for 239 days. The initial violations observed are: missing/inadequate/insufficient protective treatment, and lack of duty of maintenance of private property. The City Attorney, made contact with the property owner on 9/5/2023, to inform him of the opened case, and he would have thirty (30) days to bring the property into compliance before a notice of violation would be issued. Mr. Fischer replied to the City Attorney the same day, stating he felt he was being harassed, and expressed other grievances with government entities as well. An official Notice of Violation was sent on 10/17/2023. The City Attorney, made contact with the property owner on 12/7/2023, explaining the goal is for cooperation, and compliance. The property remained in violation, and an update or timeline toward compliance was requested of Mr. Fischer. A citation was issued on 3/21/2024. Due to the visual appearance of the property, complaints continue to be reported to the Code Compliance office.

Mr. Fischer was sworn in. Mr. Fischer stated his case is the result of a malicious real estate scam. The back yard was neglected as much as the house. He has managed to clean up the yard. Mr. Fischer then turned his attention to the house. He stated the foundation issues that were discovered led him to believe the house to be structurally unsound, and needs to be demolished. Mr. Fischer feels it would not be wise to remodel the house since the foundation will not support it. Mr. Fischer stated, the fraudulent activity he has been subjected to, the house flooding, and lack of response from someone at the State level, is the reason the house remains in its current condition. Mr. Fischer claimed he has been displaced from his home for three (3) years due to corrupt government politics. Mr. Fischer stated he has documented all the fraudulent activity. Mr. Fischer stated it makes no sense to invest money into the home by installing new siding when the home has an unstable foundation, and needs to be torn down. Mr. Fischer stated he purchased the home “sight unseen” and he removed the siding from the home to determine the extent of damage. Mr. Fischer hired a contractor at one point to assist with repairs and the contractor fell through the floor. Jeff Holman stated the purpose of this Board is to decide



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if a property is in violation of the City codes, and whether or not to uphold the citation, and fine(s). Jeff Holman then asked Mr. Fischer if he worked with Code Compliance staff to resolve any of the violations, and Mr. Fischer explained the reasons why he had not.

***Dearbone made a motion to uphold the citation, and fine of \$155.04  
Harmon seconded the motion. The motion passed with a five to zero vote.***

***ROLL CALL: Yes – Dearbone, Gonzalez, Harmon, Holman, LaPointe  
No – None***

**Agenda Item 2024-17 Zoning Compliance**

Case #2024-1891, Citation #2024-3566

Location: 107 Riverview Dr.

Owner/Respondent: Karl Fischer

Officer: James Heady

***Citation Fine: \$200.00***

Officer Heady stated, this is a complaint case started on 8/9/2023, and has been active for 259 days. The case is regarding a sign violation. The banner/sign cannot be placed on a residential property without a conditional use permit. No permit was obtained for this property. The sign exceeds size restrictions, and may not be illuminated. There were three inspections on 8/10/2023, 10/25/2023, and 3/15/2024. A citation was issued on 3/22/2024. The property remains in violation.

Mr. Fischer was asked if he wished to add any additional comments for this case. Mr. Fischer replied “same thing as last time”.

***Dearbone made a motion to uphold the citation, and fine of \$200.00  
Harmon seconded the motion. The motion passed with a five to zero vote.***

***ROLL CALL: Yes – Dearbone, Gonzalez, Harmon, Holman, LaPointe  
No – None***

**Agenda Item 2024-18 Code Compliance**

Case #2024-0017, Citation #2024-0050.12

Location: 744 Pearl St.

Owner: Church-Faith Tabernacle

Respondent: Rev. Thomas Wright

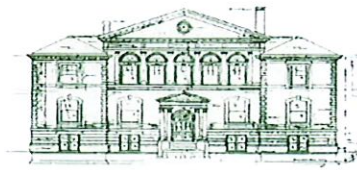
Officer: McKenna Tabor

***Citation Fine: \$505.04***

***The respondent did not appear before the Code Board.  
The citation and fine are upheld.***

**Agenda Item 2024-19 Code Compliance**

Case #2024-0572, Citation #2024-1084.10



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Location: 223 Woodford Ave.  
Owner: Joe W. Carter & Barbara A. Lowe  
Respondent: Joe Carter  
Officer: McKenna Tabor  
***Citation Fine: \$205.04***

Officer Tabor stated the case is the result of a proactive inspection, and has been an active case for 83 days. The violations first observed were indoor furniture observed outside, scattered garbage, and parking on the grass. Contact was made with the property owner on 3/5/2024. A citation was issued on 3/28/2024. A second citation was issued on 4/10/2024, and a new violation of accumulated construction, demolition, and landscaping debris was added to the case. The property owner's grandson, Dustin Carter made contact with Officer Tabor on 4/1/2024, and 4/10/2024. Progress toward compliance has been made, but the property remains in violation.

The grandson of the owner, Dustin Carter, stated they are working to be compliant. They have had problems with homeless persons. They piled debris in the alley behind the property thinking Scott Waste would pick it up, and were informed Scott Waste would not pick up the pile. Dustin Carter made a request to the Board to reduce/remove the fine so they could rent a trailer to haul off the debris, and would do so within five (5) days.

***LaPointe made a motion to table the Board's decision until the next hearing on May 28<sup>th</sup>.***

***Harmon seconded the motion. The motion passed with a five to zero vote.***

***ROLL CALL: Yes –Dearbone, Gonzalez, Harmon, Holman, LaPointe  
No – none***

❖ **OLD BUSINESS – None**

❖ **NEW BUSINESS**

**ITEM #2024-020 – Contractors Licensing**

Case #2023-5884, Citation #2023-451

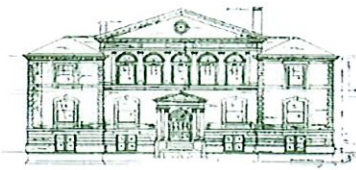
Location: 798 Campbell Ln.

Contractor: Q Stripe Paving (aka: Quality Painting & Striping)

Officer: Heather Causey

***Request to Dismiss the Citation, and Fine of \$500.00***

Officer Holly Warren explained to the Board the citation was issued to the business under the name Q Stripe. The correct business name is Quality Painting & Striping. The issuing officer found the business did have proper license, and insurance under the



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correct name for the business. Contractor's Licensing Board is making a request to the Code Board to dismiss the citation and fine of \$500.

***LaPointe made a motion to dismiss the citation, and fine of \$500.00.  
Dearbone seconded the motion. The motion passed with a five to zero vote.***

***ROLL CALL: Yes – Dearbone, Gonzalez, Harmon, Holman, LaPointe  
No – None***

**Agenda Item 2024-21 Zoning Compliance**

Case #2023-5843

Location: 319 Valleybrook Ave.

Owner: Brandon Scott & Ann-Ashleigh Davis

Officer: James Heady

***Request for Approval to Issue a Per-Day Fine Citation***

Officer James Heady stated the case is a complaint case. Evidence was found on the internet website for Air BnB, advertising the property as available to be rented out as a short-term rental. During inspections, vehicles with out-of-state license plates were parked at the property. Three citations were issued on 12/23/2023, 2/23/2024, and 4/12/2024. Staff requests approval to issue a per-day fine citation.

***LaPointe made a motion to authorize a Per-Day fine citation in the amount of \$100.00 to run for sixty days or until the property is brought to compliance.  
Holman seconded the motion. The motion passed with a five to zero vote.***

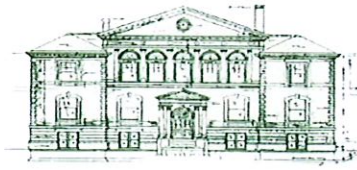
***ROLL CALL: Yes – Dearbone, Gonzalez, Harmon, Holman, LaPointe  
No – None***

❖ **COMMENTS / ANNOUNCEMENTS**

❖ **ADJOURNMENT**

***LaPointe made a motion to adjourn the hearing at 5:26 PM.***

PAMELA BOOSE  
CENB Clerk  
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***Dearbone seconded the motion. The motion passed with a five to zero vote.***

***ROLL CALL: Yes –Dearbone, Gonzalez, Harmon, Holman, LaPointe  
No – None***

The next scheduled hearing for the CENB will be Tuesday, May 28, 2024, at 4:30 PM in the City Hall Commission Chamber located on the second floor of City Hall.

ADOPTED:

May 28, 2024

APPROVED:

J. Galore  
Code Enforcement and Nuisance Board Chairperson

ATTEST:

Pamela Boose  
Code Enforcement and Nuisance Board Clerk