

WINCHESTER/CLARK COUNTY
ADMINISTRATIVE HEARING BOARD MINUTES

August 15, 2022

The meeting of Winchester/Clark County Administrative Hearing Board was held Monday, August 15, 2022, at 6:15p.m. in the Commission Chambers, City Hall, 32 Wall Street, Winchester, KY. Those present were:

Don McCarty, Board Member

Robert Pritchett, Board Member

George Carruba, Chairman

Dana Arnold, Board Member

Larry Long, Board Member

William Dykeman, City Attorney

Shanda Cecil, Planning and Zoning/Code Enforcement

Rebecca Power, Code Enforcement

Dianna Layne, Admin. City Manager

CALL MEETING TO ORDER

Announced the present Board Members:

Don McCarty, Robert Pritchett, George Carruba, Dana Arnold, Larry Long, and
City Attorney, Bill Dykeman

**COMMENTS FROM THE GENERAL PUBLIC CONCERNING ITEMS NOT ON THE
AGENDA**

APPROVAL OF MINUTES (July 18, 2022, meeting) -approved unanimously.

Ms. Cecil, Ms. Layne and Ms. Power- were sworn in.

PUBLIC HEARINGS

24 Elm St.-Missy Adams-owner. Ms. Adams was sworn in. Ms. Adams agrees the house needs demolished, but she has had issues getting a dumpster. Also, her brother is doing the demo and has been busy. Mr. McCarty made a motion to give Ms. Adams until the October 17th meeting to have the house on the ground and well on her way of the debris cleaned up. Mr. Pritchett seconded the motion. Motion passed unanimously.

115 E Lexington Ave. - Herb Booker-owner. Mr. Booker was not present. Rob Jefferies was there to speak about this property. Mr. Booker's attorney contacted Mr. Jefferies to postpone a ruling until a later date. Mr. Booker will be presenting the Board of Adjustments a new site plan on the first Thursday in September. The AHB can not move further with this matter until the appeal process is over. This matter is tabled until a resolution reached with the appeal.

46,48, and 50 S. Main St. -Sergio Lopez-owner. Mr. Lopez was here to represent this property. Mr. Lopez contacted Ms. Cecil to find out the detail of the condemnation of the buildings. Mr. Lopez was told to attend this AHB meeting but did not show up. There had been calls of people hanging out the windows and living in these buildings. On July 21, 2022, the building was condemned after Ms. Cecil, Ms. Power, and Officer Leslie went through the buildings. Public works was notified to secure all doors and fix the broken windows. The public is outraged thinking the city is going to demolish these buildings. These buildings meet the criteria for eminent domain proceedings. They are blighted, dangerous, and uninhabitable. Mr. Pritchett made a motion that his findings were these properties were blighted and dangerous and met the criteria of Sec. 2-402. These properties need to be turned over to the commission for ruling on eminent domain. Mr. Long seconded the motion. Motion passed unanimously.

131 Alabama St- Timothy Hooper-owner. Mr. Hooper was not here to represent this property. Ms. Cecil went to the property after hours and talked with Mr. Hooper. Mr. Hooper said he had not received any notices of violation, but he was told to come to this AHB meeting. This matter was tabled since Mr. Hooper did not receive any of his violations. Ms. Cecil is to send him a new \$250 citation and inform him to come to the Sept. 20th meeting.

142 College St- Amber Trimer-owner. Ms. Trimer was not here to represent this property. Ms. Trimer did call Ms. Cecil and say she was selling this property. Ms. Trimer said she would get the vines removed and let the new owners know about the other violation (facia board and paint). Mr. Pritchett made a motion the owner needs to have the vines down by September meeting or \$100/day fine will be imposed. Mr. McCarty seconded the motion. Motion passed unanimously.

207 Mutual Ave.- Ralph Caudill-owner. Mr. Caudill was not here representing this property. Ms. Cecil has talked to Mr. Caudill, and he backed out of the sale of his property. Mr. Caudill said they wouldn't give him enough money. Mr. Pritchett made a motion to reinstate the demolition order and to give Mr. Caudill 30 days to vacate the property. Mr. McCarty seconded the motion. Motion passed unanimously.

Comments- Ms. Reed and Ms. Strode, both City Commissioners, wanted to state what good work the AHB was doing and the were very appreciative. Ms. Strode also mentioned that the Epperson building was back up for sell and the there were broken windows on the top floor.

BOARD COMMENTS- None

STAFF COMMENTS- None

MOTION TO ADJOURN- Motion made by Mr. Long, Mr. Pritchett seconded. Motion passed unánimously.

Next regular meeting- Monday, September 20, 2022, 6:15pm

Chairman signature George J. Carruba