

COUNSEL: DAVID BRODERICK

CITY OF BOWLING GREEN
F O U N D E D 1 7 9 8
CODE ENFORCEMENT AND NUISANCE BOARD
MINUTES
CITY HALL COMMISSION CHAMBER
SEPTEMBER 23, 2025 4:30 PM

CALL TO ORDER – Chairman LaPointe called the hearing to order.

ROLL CALL – The roll was called for Board Members.

MEMBERS PRESENT – LaPointe, Bruni, Gonzalez, Holman, Mujkanovic

MEMBERS ABSENT – none.

APPROVAL OF MINUTES – The August 26, 2025 minutes were approved as written.

Gonzalez made a motion to approve the July 22, 2025 minutes as written.

Holman seconded the motion.

The motion passed with a five to zero vote.

ROLL CALL: Yes – LaPointe, Bruni, Gonzalez, Holman, Mujkanovic
No – None

STAFF WAS SWORN IN

➤ **APPEALS**

Agenda Item 2025-47 Code Compliance

Case #2025-1745, Citation #2025-2798.8

Location: 586 Moss Creek Avenue

Owner: JWL Rental & Property Management LLC

Respondent: Jianliang Wang

Officer: McKenna Tabor

Citation Fine: \$156.04

The case is the result of a proactive inspection on March 6, 2025. A damaged accessory structure was observed to be in violation on the property. On April 7, 2025, a Notice of Violation was sent to the PVA listed property owner. On 4/24/2025, the property was inspected and remained in violation. An attempt to locate a phone number for the owner, and one was found. Contact with the owner was attempted without success. On 5/16/2025, the property was inspected and remained in violation. A door hanger was posted at the property requesting contact from either the tenant or property owner. On 6/6/2025, the tenant contacted staff providing the same phone number staff found previously. Contact with the property owner was attempted on 6/25, 8/11 and 8/29/2025, without success. On 9/9/2025, the property was inspected and remained in violation. A citation was issued, posted on the property and mailed to the PVA listed property owner.

Violations listed on the citation were damaged accessory structure and missing/inadequate protective treatment. As of 9/23/2025, the property remains in violation and the case has been active for 202 days. Damage to the structure was caused by the December 2021 tornado and has not been repaired or removed. Mr. Wang was sworn in. Mr. Wang stated that building was blown away by the tornado four or five years ago and insurance did not pay for it. Mr. Wang stated he plans to remove the structure but claims it isn't affecting anyone, so he does not understand the violation. Mr. Wang claims he has not gotten any notices about the shed until this year, so he does not understand why it is a violation. Gonzalez asked Mr. Wang if he has a timeline to take it down, or do you have a contractor in mind? Mr. Wang replied he is the contractor. Mr. Wang said he thinks the City is trying to help find him some volunteers to help him, but he said he plans to remove the shed. The Code Board Clerk explained one agency has been contacted to see if they were willing to help Mr. Wang and they declined the job and we are in the process of contacting another agency to see if they are willing to help. LaPointe asked what was the reason for the agency to decline the job? The Clerk replied, stating they would be willing if the property was owner occupied. Since it is a rental they feel it is a business for the landlord and for that reason it does not fit in with their intended purpose. The Clerk advised she will be meeting with the other agency on Wednesday, 9/24. Holman asked Officer Tabor if the property is in violation because it is unsightly and in disrepair? Officer Tabor replied That is correct.

LaPointe made a motion to uphold the citation and fine of \$206.04.

Gonzalez seconded the motion.

The motion passed with a five to zero vote.

ROLL CALL: Yes – LaPointe, Bruni, Gonzalez, Holman, Mujkanovic

No – None

The Citation and fine of \$156.04 are upheld

➤ OLD BUSINESS – None

➤ NEW BUSINESS

Agenda Item 2025-48 Code Compliance

Case #2025-9504

Location: 1118 Fair Street

Owner: Vulcan Investments LLC/Kelly Thomas

Officer: Brad Schargorodski

Request for Authorization to Issue a Per-Day Fine Citation

This Property has been in front of the Board a few times. It is the result of a proactive inspection conducted on 1/29/2024, by Officer McKenna Tabor. Three citations were issued on 4/2/2024, 4/16/2024 and 8/28/2024. The third citation was appealed and heard at the September 2024 hearing. The case was brought to the Board to request authorization to issue a per-day fine citation, the request was approved, and the citation was issued on 5/6/2025. That citation was appealed and heard at the May 2025 hearing and the citation was upheld. The property owner contacted staff asking to meet and develop a plan to stop the per-day fines. A meeting was held at the property on May 29, 2025. There were several plans agreed upon by both parties to stop the per-day fines. The owner planned to contact his bank to secure a construction loan. In the meantime, it was agreed that one of the four plans would occur before 8/1/2025.

- 1) Since the owner still has an active demolition permit, the structure(s) on the property would be demolished.
- 2) The property would be sold to another owner.
- 3) The structure would be renovated and made livable and open by our agency for inspection.

- 4) The property would have substantial, documentable progress towards renovation and compliance. Something more tangible than putting paint on the exterior. The property owner verbally agreed to the plan onsite. There were a series of emails documenting and reinforcing all the conditions as well as the property owner agreeing to go to the property once per week to ensure the property was being maintained on the exterior, making sure the grass was mowed. Under the specified conditions, it was agreed to stop the per-day fines so long as the conditions were met. After the 8/1/2025 deadline, the property owner was contacted on 8/14/2025, for an update on progress. The owner replied there is a delay for the construction loan, new paint was on the exterior, a new roof was installed, and he has been going check on the property weekly to ensure it was free of vagrants and mowed.

Holman made a motion to approve a per-day fine citation for \$100.00 per day to run for sixty days or until the property is brought to compliance

Bruni seconded the motion.

The motion passed with a five to zero vote.

*ROLL CALL: Yes – LaPointe, Bruni, Gonzalez, Holman, Mujkanovic
No – None*

The Per-Day Fine Citation was approved.

Agenda Item 2025-49 Zoning Compliance

Case #2024-2077

Location: 0 Smallhouse Road

Owner: Angela Brian

Officer: James Heady

Request for Authorization to Issue a Per-Day Fine Citation

LaPointe made a motion to approve a per-day fine citation for \$100.00 per day to run for sixty days or until the property is brought to compliance

Mujkanovic seconded the motion.

The motion passed with a five to zero vote.

*ROLL CALL: Yes – LaPointe, Bruni, Gonzalez, Holman, Mujkanovic
No – None*

The Per-Day Fine Citation was approved.

Agenda Item 2025-50 CENB Hearing

Staff requests the Board consider moving the October hearing from Tuesday, 10/28 to Monday, 10/20 due to several staff being out of town for a national code enforcement conference.

LaPointe made a motion to uphold move the October hearing from the Tuesday the 28th to Monday, the 20th.

Holman seconded the motion.

The motion passed with a five to zero vote.

*ROLL CALL: Yes – LaPointe, Bruni, Gonzalez, Holman, Mujkanovic
No – None*

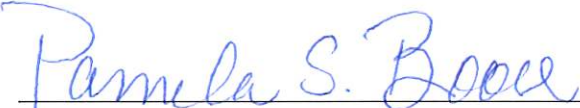
- COMMENTS / ANNOUNCEMENTS - Next hearing will be Monday, October 20, 2025.
- ADJOURNMENT - Motion to adjourn.

*LaPointe made a motion to adjourn the hearing at 4:50 PM.
Harmon seconded the motion.*

*ROLL CALL: Yes – Bruni, Gonzalez, Holman, Mujkanovic
No – None*

ADOPTED: October 20, 2025


APPROVED: _____
Code Enforcement and Nuisance Board Chairperson


ATTEST: _____
Code Enforcement and Nuisance Board Clerk