

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**  
**FEBRUARY 24, 2026 4:30 PM**

**CALL TO ORDER** – Chairman Anthony LaPointe called the hearing to order at 4:31 PM.

**ROLL CALL** – The roll was called for Board Members

**MEMBERS PRESENT** – Anthony LaPointe, Ben Bruni, Jose Gonzalez, Jeff Holman, Kenan Mujkanovic

**MEMBERS ABSENT** – None.

**STAFF PRESENT** – Brad Schargorodski, Pam Boose, Rachel Danner, McKenna Tabor, Nick Lawhon, Katherine Collier, Jessica Farris

**CENB LEGAL** – Taylor Broderick

**SWEAR IN STAFF** – Staff were sworn in.

**APPROVAL OF MINUTES** – The minutes for the February 10, 2026, hearing were approved as written.

***Holman made a motion to approve the February 10, 2026, minutes.***

***Bruni seconded the motion.***

***The motion passed with a five to zero vote.***

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

***The February 10, 2026, minutes are approved as written.***

**HEARING AGENDA**

➤ **APPEALS**

**Agenda Item 2026-6 Code Compliance**

Case #2025-7689, Citation #2025-11382.6

Location: 331 Loop Avenue

Owner: Ling Kee & Gey Awi

Respondent: Ling Kee

Officer: McKenna Tabor

***Citation Fine: \$256.04***

Officer Tabor presented the case.

The case is the result of a proactive inspection. During the initial inspection on 7/28/2025, the following violations were observed:

- Unlawful Structure
- Unlicensed/Inoperable Motor Vehicle
- Junk/Scrap Metal
- Accumulation of Construction, Demolition, or Landscaping Debris
- Exterior Use/Storage of Indoor Furniture

On 7/28/2025, a Notice of Violation was sent to the PVA-listed property owner and address. On 8/13/2025, a door hanger was posted on the property requesting contact be made with staff. The property was inspected on 8/22/2025 and 10/16/2025 and remained in violation. Staff located a phone number for the property owner and attempted contact without success. The property was inspected on 10/23/2025, and remained in violation, but it was noted that some progress toward compliance was made. The property was inspected on 10/30/2025 and remained in violation. Staff attempted contact via text message, and violations and remediation were discussed but no further communication came from the owner. The property was inspected on 11/7/2025 and remained in violation. A citation was issued, posted on the property and mailed to the PVA-listed property owner and address. The following violations were listed on the citation:

- Permit required – unlawful structure
- Unlawful Structure
- Unlicensed/Inoperable Motor Vehicle
- Junk/Scrap Metal
- Accumulation of Construction, Demolition, or Landscaping Debris
- Exterior Use/Storage of Indoor Furniture

The owner came to the Code Compliance office with an interpreter to file an appeal on 11/18/2025 and staff was able to discuss violations and the permit process with the owner. As of 2/24/2026, the case has been active for 212 days.

The respondent Ling Kee and the Interpreter were both sworn in.

LaPointe asked if there is anything the respondent would like to add. The interpreter spoke to Mr. Kee in Burmese and responded, "I have nothing to say," on behalf of the respondent.

***LaPointe made a motion to uphold the citation and fine of \$256.04.***

***Mujkanovic seconded the motion.***

***The motion passed with a five to zero vote.***

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

***Citation #2025-11382.6 and fine of \$256.04 are upheld.***

### **Agenda Item 2026-7 Public Works**

Case #2025-11008, Citation #2025-16705

Location: 1960 Stonehenge Avenue

Owner: Taibo's Home LLC

Respondent: Ailoan Tran

Officer: Nick Lawhon

**Citation Fine \$2,000.00**

The case was called, but the respondent was not available. The case was moved to the end of the agenda, and if the respondent is a no-show, the citation and fine will stand as written.

### **Agenda Item 2026-8 Code Compliance**

Case #2025-7880, Citation #2025-11637.9

Location: 2608 Mohawk Drive

Owner: Andy & Sherri Ballinger

Respondent: Jenifer Hill

Officer: Sanja Dudaric

**Citation Fine: \$406.04**

The case was presented by the Code Compliance Division Manager Brad Schargorodski due to the absence of Officer Dudaric.

The case is the result of a proactive inspection. During the initial inspection on 7/29/2025, the following violations were observed: accumulation of landscape debris – fallen tree. On 7/30/2025 a Notice of Violation was mailed to the PVA-listed property owner and address. Photos were displayed of a fallen tree and brush piled at the street on the property. This is more than what Scott Waste will pick up. The property was inspected multiple times in August 2025, and it was noted there was some progress towards compliance. Limbs were removed from the front yard and the tree in the back had been cut down. The property was inspected on 9/12/2025 and remained in violation. A door hanger was posted on the property. The property was inspected on 9/22/2025 and remained in violation. Through research a relative, Josh Ballinger, was located and an email was sent but there was no response. The property was inspected on 9/29/2025 and 10/21/2025 and remained in violation. Through research a phone number was found for the property owner, and a voicemail was left for Sherri Ballinger but there was no response. The property was inspected on 10/24/2025 and remained in violation. A citation was issued, posted on the property, and mailed to the PVA-listed property owner and address. The following violations were listed on the citation:

- Accumulation of landscape debris
- Tires

The property was inspected on 11/5/2025 and remained in violation. A citation was issued, posted on the property, and mailed to the PVA-listed property owner and address. Officer Dudaric closed the case on 1/23/2026. As of 2/24/2026, the case was active for 179 days.

Jenifer Hill, the respondent who submitted the appeal, was not present but her daughter, Anna Mobus was there with her Nurse's Aide David Carroll to read a statement. They were sworn in at the podium.

Mr. Carroll stated he would be speaking for Ms. Mobus and proceeded to read a statement.

"I Anna Nicole Mobus state that I was officially appointed guardian for Sherri Ballinger on February 11, 2026. Ms. Ballinger has been diagnosed with dementia and has been residing in a care facility. She has not lived in her home since approximately June 2025. Additionally, due to the progression of her cognitive decline, she has not had the capacity to understand or respond to notices or communication since approximately June 2024. Since assuming guardianship, we have worked to address outstanding matters and have paid most of the dues owed.

We respectfully request grace in consideration for any remaining balance considering her medical condition and lack of capacity during the period in question. We would also like to clarify that the branches cited in the fine were in the backyard and resulted from a storm. They were not visible from the front of the property. Unless inspectors entered the fenced backyard the debris would not have been visible from public view. We appreciate your understanding and consideration.”

The respondent stated they paid the fines. Schargorodski stated he hoped they had not paid the second fine until the Board makes a ruling about it. Schargorodski stated further there is no way to know the situation if there is no communication. If a family member was in poor health at the time and not currently living there, which it sounds like that may be what happened in this case, then maybe the circumstances would call for the citation to be upheld and waive the fine. LaPointe made a motion to dismiss the citation and fine. Schargorodski added as a reminder, if the citation is dismissed that says the property was not in violation at the time the citation was written, and Code Compliance Staff did not do the proper things. A recommendation for the Board would be to uphold the citation and waive the fine.

***LaPointe made a motion to uphold the citation and waive the fine of \$406.04.***

***Bruni seconded the motion.***

***The motion passed with a five to zero vote.***

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

***Citation #2025-11637.9 is upheld but the fine of \$406.04 is waived.***

#### **Agenda Item 2026-9 Animal Protection**

Case #2025-10007, Citation #2025-14861.5

Location: 914 Searcy Way

Owner: A Cut Above Salon

Respondent: Lori Young

Officer: Katherine Collier

***Citation Fine: \$206.04***

Officer Collier was sworn in due to arriving late and presented the case.

The case is the result of enforcement of a multi-animal permit. The property was inspected on 11/12/2025 and resulted in the following violations: multi-animal permit – requirement, and multi-animal permit – failure to obtain permit. Animal Protection staff spoke with local dog grooming and boarding businesses and/or stakeholders in September 2024 to gather input regarding the multi-animal permit before it went in front of the Board of Commissioners. A Cut Above pet salon was included in those discussions. The second reading and adoption of the ordinance occurred 12/3/2024. In July 2025, information on how to apply for the permit was distributed by staff to all local, known type businesses. Ms. Young applied for the permit on 8/5/2025. The permit was delayed by the Finance Department. According to Matt Leffler from the Occupational Tax Division, there were outstanding tax filings and contact was attempted by email with the business on 8/6/2025, 8/21/2025, and 9/8/2025 without success. A Notice of Violation was sent on 9/30/2025, to the PVA-listed property owner and to the business explaining the necessary steps to obtain the permit and avoid the issuance of a citation and fines. Staff received an email from the Finance Department relaying the message Ms. Young thought she was exempt from having to obtain the permit as she did not have more than six (6) animals on the property at any given time. The property was monitored, and on 11/12/2025, the property was inspected and there were twelve (12) dogs inside the business. A citation was issued hand delivered to the front desk person named Katie and mailed to the business. As of 2/24/2026, the case has been active for 204 days.

The Licensing Division has approved the business to obtain the permit, and all that is needed is an on-site inspection which has been postponed due to the appeal.

Ms. Young was sworn in.

Ms. Young stated she spoke with Matt Leffler and explained the delay was due to the tax office she used, taking a long time to gather the required documents. Mr. Leffler said he signed off on the permit in December. LaPointe asked Ms. Young to explain the twelve dogs that were found. Ms. Young stated at the time, there were two other businesses that were renting space from her and some of the dogs were theirs, not hers. Staff from the Finance Department were present to answer any questions the Board may need to ask.

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

***Holman seconded the motion.***

***The motion passed with a five to zero vote.***

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

***No – None***

***Citation #2025-14861.5 and fine of \$206.04 are upheld.***

#### **Agenda Item 2026-10 Animal Protection**

Case #2026-560, Citation #2026-974

Location: 604 Coastal Avenue

Owner: John McKee

Respondent: Melanie Norris-McKee

Officer: Katherine Collier

***Citation Fine: \$181.04***

Officer Collier presented the case.

The case was a result of a complaint on 1/26/2026. Based on information provided, the following violations were observed on video:

- Trespassing
- Running at large
- Confinement (puppies & dogs)

On 12/9/2025, video evidence was provided by a neighbor showing the dogs on her property on 11/29/2025 and 12/9/2025. A Notice of Violation was sent to the PVA-listed property owner and address. Staff contacted the dog owner on 12/9/2025, to discuss the violations and offered suggestions for bringing the property to compliance. A video was displayed, and Officer Collier stated the dogs in the video reside at 604 Coastal Ave. and were seen to be across the street in the backyard. A second video was displayed where a conversation between the dog owner and the neighbor may be heard. On the video you can hear the dog owner calling the dogs back, telling them they cannot be over there. You can hear the neighbor telling the dog owner to get the dogs out of her yard. An argument ensues between the dog owner and neighbor regarding the dogs. On 12/16/2025 staff was provided with an additional video showing the violations occurring again. The property was inspected on 12/17/2025 and contact was attempted with the dog owner without success. On 12/30/2025 the case was closed due to no further complaints or violations observed. On 1/26/2026, dispatch received a complaint of dogs running at large, trespassing and no confinement. Staff received video evidence of the violations occurring on 1/25/2026 and 1/27/2026, and the videos were displayed showing the dogs running on the property. A new case was opened on 1/28/2026 and based on the evidence provided and pattern of ongoing violations, a citation was issued, posted on the property and mailed to the PVA-listed property owner and address. Holman asked why the prior case was closed.

Officer Collier replied on December 30, 2025, there were no further complaints, no more video evidence submitted, and the dogs were not seen by staff to be running loose or trespassing. If staff do not see the violations occur on subsequent inspections the case gets closed.

The respondent Melanie Norris-McKee was sworn in.

The respondent explained she and the complainant were friends up until a few months ago. Their dog and her dogs were boyfriend and girlfriend, and they played with the children next door. The neighbors now are very aggressive. They are threatening to kill dogs. They are placing chemicals out in their yard. The dogs do play with the neighbors' kids. Everyone in the neighborhood knows who the dogs are. Ms. Norris-McKee claimed the neighbors are putting things in her yard, following her down the street, and squawking at her like a chicken. Ms. Norris-McKee admitted she does make mistakes, and her dogs do get out.

Ms. Norris-McKee stated it seems suddenly those neighbors are upset with most everyone in the neighborhood, claiming they are being ganged up on. Holman asked Officer Collier, if dogs running loose is a violation. Officer Collier replied "yes".

***Holman made a motion to uphold the citation and fine of \$181.04.***

***LaPointe seconded the motion.***

***The motion passed with a five to zero vote.***

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

***Citation #2026-974 and fine of \$181.04 are upheld.***

#### **Agenda Item 2026-11 Animal Protection**

Case #2025-11004, Citation #2025-16681

Location: 1308 Collegeview Drive

Owner: Aceland Holdings LLC

Respondent: Stephanie Schrader

Officer: Jessica Farris

***Citation Fine: \$181.04***

Officer Farris presented the case. The case is the result of a proactive inspection on 11/13/2025. The following violations were observed:

- Trespassing
- Running at large
- Improper Confinement

On 11/13/2025, while posting a citation on a nearby property, a dog was observed running loose and trespassing onto another property. The dog proceeded onto a public street, impeding traffic. The tenant from 1308 Collegeview Drive stepped outside, and staff asked if the dog belonged to them. The tenant stated they were the owner of the dog. Staff then requested they capture and control the animal. The dog owner proceeded to get in their car and drive down the street to retrieve the dog. Due to prior violations at this address, a citation was issued, posted on the property and mailed to the PVA-listed property owner and address. The tenant contacted staff regarding the citation, and was advised of the observed violations, and prior warnings of the same violations. The property was inspected on 11/26/2025, and no violations were observed. The BGWC Humane Society has on record seven impounds of dogs from this address. LaPointe asked if this dog was part of any of those impounds. Farris replied she thought it was a smaller dog at the same residence. LaPointe asked if we knew it was the same owner. Farris replied we did not, but Officer Collier may have that information. Officer Collier stated the impound involved the dog in the photo that was on display as well as two puppies and a Pomeranian. The only captured dog was the Pomeranian.

Officer Collier had conversations with the tenant about how to secure the larger dogs, as it appeared they had damaged the fence.

The respondent Stephanie Schrader was sworn in.

The respondent stated, on the incident date she was outside blowing leaves and cut her leg. When she opened the door to go inside to bandage the wound, the dog bolted out the door. The respondent went inside to change clothing, then went to retrieve the dog. The dog was across the street and two doors down. The respondent didn't think the neighbor knew the dog was over there until she started yelling for the dog. The respondent said she had a hip replacement and could not run after the dog. The respondent got in her car, drove down the street to retrieve the dog and take it home.

During the previous incident there was a Family Dollar Store behind the house of the respondent and the respondent claimed there were homeless persons living there and they damaged the fence and came through her backyard. The respondent called the police several times. There were two to three weeks when the Pomeranian was getting out of the yard. Holman asked the respondent to explain seven dog impounds at this address. The respondent replied it was the Pomeranian. The Pomeranian was the dog getting out repeatedly, due to the fence and gate damaged by the homeless persons. A neighbor helped the respondent to repair the fence so the homeless could not come through and damage the fence.

Holman asked the respondent if she considered after the first impoundment not allowing the dogs to run loose. The respondent stated she did not let them run loose, the back yard is fenced in, but the dogs got out due to the damaged fence.

***LaPointe made a motion to uphold the citation and waive the fine of \$181.04.***

***Gonzalez seconded the motion.***

***The motion passed with a five to zero vote.***

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

***Citation #2025-16681 is upheld but the fine of \$181.04 is waived.***

#### **Agenda Item 2026-7 Public Works**

Case #2025-11008, Citation #2025-16705

Location: 1960 Stonehenge Avenue

Owner: Taibo's Home LLC

Respondent: Ailoan Tran

Officer: Nick Lawhon

***Citation Fine \$2,000.00***

The respondent made a late appearance; the case was heard.

Officer Lawhon presented the case.

The case is the result of a follow-up inspection from a prior case. City staff were at the property in May 2025, and made repairs to abate a sewage discharge, so staff have been keeping an eye on the property to ensure repairs were sufficient. On 11/6/2025, staff found sewage discharging out of a clean out near the lift station at the rear of the building. It was discovered the drainage eroded an area against the foundation of the building and was going straight into the ground. A citation was issued the following week for illicit discharge. In addition to the violation of illicit discharge, another violation of failure to protect a watercourse was added to the citation. Drainage work is needed between this property and 1956 Stonehenge Ave. property. That drainage was degraded to the point where there was no water flow or positive drainage. The water is supposed to flow from the parking lot, and as shown in a photo displayed, the water stands there and cannot drain. In the same photo, the ditch line can be seen going straight out from the back of the property, when according to the plot plan it is supposed to be on the left. On 11/17/2025, staff met with Tai Nguyen to discuss the violation.

Mr. Nguyen stated a new pump was installed to abate the sewage violation. A grinder pump essentially grinds up waste and sends it onto BGMU. The last pump had burned up. Mr. Nguyen supplied staff with a receipt for the new pump, and the receipt was dated 10/31/2025, a week before staff discovered the sewage violation. Mr. Nguyen stated the pump had been installed at that time. An appeal was filed on 11/21/2025, on the grounds the new pump had been installed. On 12/5/2025 and 1/9/2026, staff returned to the property and saw no drainage work had been started. On 1/12/2026 and 2/19/2026, staff went to the property. No sewage discharge was observed but the drainage work was incomplete. On 2/24/2026, staff spoke with Mr. Nguyen and his contractor John Upton.

Lawhon was informed the contractor was on site working on drainage but was unable to go to the property to verify. Holman asked Lawhon regarding the illicit discharge, if the soil was removed. Lawhon replied no, and explained the illicit discharge seemed to be abated, which only means staff have not observed any further discharge on subsequent inspections. Staff have not seen dirt moved for the drainage issue. Holman asked Lawhon if there was a way to account for how much sewage had spilled. Lawhon replied “no”. Holman asked if the soil around the sewage overflow was treated or anything like that. Lawhon replied “no”, and the soil in the photo on display was wet due to stormwater runoff from the parking lot. The water cannot make it out of the lot except by filtering into the soil, and since the soil is clay, the water does not filter quickly. LaPointe asked what is needed to bring the property to compliance. Lawhon stated a drainage swale needs to be established between the two properties of 1956 and 1960 Stonehenge that will convey water to the storm basin, instead of the water going into the adjacent wooded area, as well as the water from the parking lot needs to be able to get to that drainage swale. LaPointe asked if there has been any progress. Lawhon replied not until today, but he was unable to verify if work was done today. The contractor did reach out today giving an expected completion date of today, which is not unrealistic, but Lawhon was unable to get back to the property to verify. Code Compliance Officer Tabor stated there is a Codes case for the same property, and she was on site twice today 2/24/2026, but saw no one at the property doing any kind of work.

The respondent Ailoan Tran and Tai Nguyen were sworn in.

Ms. Tran stated they received the notice from 11/6/2025 and replaced the pump six days prior to that, thinking it would be good for a while. Those pumps normally last for a year, but for some reason they are burning up as fast as they can replace them. When they inspected the lift station, they noticed the breaker was flipped, which seemed unusual to them. During the five years they owned the property, the breaker had only flipped once. They are working on this to ensure it does not happen again. The owner had an electrician come to look at the breakers, and the electrician said the amp was working good for that service. Security cameras were installed to view the warning light on the lift station, so if the light comes on it can be serviced immediately. The contractor said due to the snow they could not work on the drainage ditch. Ms. Tran stated the contractor did advise he would finish the drainage work this evening on 2/24/2026. Mr. Nguyen stated the contractor finished around 3:30 this afternoon. Mr. Nguyen stated Officer Tabor could not see the contractor working because he was in the back of the property. Officer Tabor stated she inspected the entire property because of needing to document the property before posting a citation. Officer Tabor was on site around 10 AM as well as 3 – 3:15 this afternoon and did not see anyone working either time. Mr. Nguyen stated the contractor finished around 3:30 PM, maybe 3:45 PM, and Mr. Nguyen was there with him and even claimed to have video footage. Gonzalez explained to the respondents and Mr. Nguyen the Board would like to move the case to the next hearing to give staff the opportunity to do an inspection and verify their claims of compliance.

***LaPointe made a motion to table the matter to the next hearing.***

***Gonzalez seconded the motion.***

***The motion passed with a five to zero vote.***

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

***The case #2025-11008 will be tabled and heard at the next hearing on 3/24/2026.***

- OLD BUSINESS – None
- NEW BUSINESS – Elections for Chair & Co-Chairpersons

A motion to nominate Anthony LaPointe to continue as Chairperson was made by Bruni.

*Bruni made a motion to nominate LaPointe to continue serving as Chairperson.  
Gonzalez seconded the motion.  
The motion passed with a five to zero vote.*

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

A motion to nominate Ben Bruni to continue as Co-Chairperson was made by Gonzalez.

*Gonzalez made a motion to nominate Bruni to continue serving as Co-Chairperson.  
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

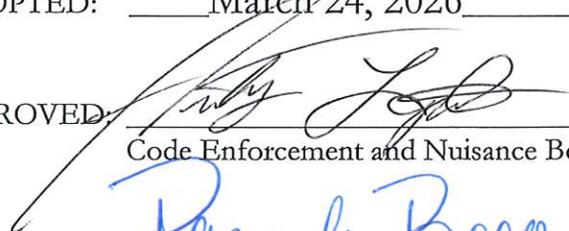
The next hearing will be Tuesday, March 24, 2026.

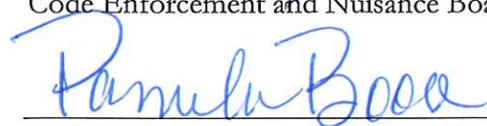
- ADJOURNMENT – A motion was made to adjourn the hearing at 5:31 PM.

*LaPointe made a motion to adjourn.  
Bruni seconded the motion.  
The motion passed with a five to zero vote.*

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

ADOPTED: March 24, 2026

APPROVED:   
Code Enforcement and Nuisance Board Chairperson

ATTEST:   
Code Enforcement and Nuisance Board Clerk

