

NAPOLEON MUNICIPAL COURT
 255 W. Riverview Ave., Box 502
 Napoleon, Ohio 43545
 (419) 592-2851

State of Ohio)
 City Of Napoleon)

-vs-

Hogrefe, Gary L)
 690 Riverview Ave)
 Napoleon OH 43545)

Case No.: CRB 050074
 CRB 0500742
 CRB 0500786

NOTICE OF HEARING

* * * * *

Violation: PM-303.7 PROPERTY MAINTENANCE
 303.7 PROPERTY MAINTENANCE
 925.05 B DUMPING/BURNING

You are hereby notified that the above case has been
 assigned for PRE-TRIAL on 02-06-2006 at 1:30 PM

Note:

Dec 9, 2005

Betty Marihugh
 Clerk of Court


 Clerk/Deputy Clerk

cc. Grahn
 Boss
 City Zoning Commissioner
 Hogrefe

Village/City of _____

Plaintiff,

Case No.(s) CRB 0500742
CRB 0500786
CRB 500741

vs. GARY L. HENRICH
Defendant.

MOTION & JUDGMENT ENTRY

2005 DEC -5 A 11:46
M. FOLEY MUNICIPAL COURT

FILED

Comes Now, this 5TH day of December, 2005 Plaintiff () Defendant in the above captioned case(s) and requests this Court to () continue () set this case for () trial () further pretrial () change of plea at a time directed by the assignment clerk. () Defendant hereby moves this Court for extended time to file a Motion to Suppress. [check applicable blocks]

FOR CAUSE, the requesting party(s) assert(s) Set when 60 Day

[Signature]
[Requesting Party]
[Signature]
[Requesting Party]

JUDGMENT ENTRY

Upon motion of the () Plaintiff () Defendant for reason and for good cause shown as asserted in the aforementioned motion, this/these case(s) is/are hereby ORDERED: [check applicable blocks]

() Set for trial () Set for final pretrial () Continued for further pretrial
() Set for change of plea () The Court finds that the continuance time requested is reasonable and being extended pursuant to ORC 2945.72.

Time: () Charged to Plaintiff () Charged to Defendant () Tolle () Court Finds Time Waiver Filed

() Upon motion of the Defendant, pursuant to Crim Rule 12(D), extended time to file a motion to suppress out of rule is hereby granted in the interest of justice. Any such motion shall be filed no later than: _____
Notwithstanding the above order concerning charging of time, any extended days granted to file the motion to suppress out of rule is hereby charged to the Defendant.

IT IS SO ORDERED.

Approved: [Signature]
Prosecutor

[Signature]
Judge

2-6-06 30 PM
[Next Hearing Date and Time]

[Signature]
Attorney for Defendant

[Signature]
Clerk

IN THE NAPOLEON MUNICIPAL COURT, NAPOLEON, OHIO

STATE OF OHIO
PLAINTIFF,

CNS 0500742
CRS 0500786
CASE NUMBER CRS 500742

-VS-

GARY HOGREFE
DEFENDANT

WAIVER OF TIME LIMITATIONS

DEC - 5 A 11:56
MUNICIPAL COURT

FILED

THE UNDERSIGNED, Gary Hogrefe, DEFENDANT IN THE ABOVE CASE, DOES HEREBY WAIVE ALL TIME LIMITATIONS FOR TRIAL WHICH ARE PROVIDED IN SECTIONS 2945.71, 2945.72, AND 2945.73 OF THE REVISED CODE OF OHIO, RULES 5 AND 45 OF THE CRIMINAL RULES AND RULE 5 OF THE RULES OF SUPERINTENDENCE FOR MUNICIPAL COURTS.

DATED: 12-05-05

Gary Hogrefe
DEFENDANT

NAPOLEON MUNICIPAL COURT
255 W. Riverview Ave., Box 502
Napoleon, Ohio 43545
(419) 592-2851

State of Ohio)
City Of Napoleon)
)
-vs-)
)
Hogrefe, Gary L)
690 RIVERVIEW AVE)
NAPOLEON OH 43545)

Case No.: CRB 0500741
CRB0500742

NOTICE OF HEARING

* * * * *

Violation: 1141.01B ZONING CODE VIO
PM-303.7

You are hereby notified that the above case has been
assigned for PRE-TRIAL on 12-05-2005 at 10:00 AM

Note:

Nov 6, 2005

Betty Marihugh
Clerk of Court


Clerk/Deputy Clerk

cc. Grahn
Boss
Hogrefe
City Zoning Inspector-Zimmerma

NAPOLEON MUNICIPAL COURT
255 W. Riverview Ave., Box 502
Napoleon, Ohio 43545
(419) 592-2851

State of Ohio
City Of Napoleon

-vs-

Hogrefe, Gary L
690 RIVERVIEW AVE
NAPOLEON OH 43545

Case No.: CRB 0500741
CRB 0500742

NOTICE OF HEARING

* * * * *

Violation: 1141.01B ZONING CODE VIO
FM-303.7 PROPERTY MAINTENANCE

You are hereby notified that the above case has been
assigned for PRE-TRIAL on 10/31/2005 at 10:00 AM



Note:

Oct 26, 2005

Betty Marihugh
Clerk of Court

Clerk/Deputy Clerk

cc. Grahn
Boss
Hogrefe
City Zoning-Tom Zimmerman

State of Ohio,
Village/City of _____
Plaintiff,

Case No.(s) _____

vs.
GARY HOGROVE
Defendant.

MOTION & JUDGMENT ENTRY

2005 OCT 31 PM 4:37
NAPOLEON MUNICIPAL COURT

FILED

Comes Now, this 31 day of October, 2005, () Plaintiff () Defendant in the above captioned case(s) and requests this Court to () continue () set this case for () trial () further pretrial () change of plea at a time directed by the assignment clerk. () Defendant hereby moves this Court for extended time to file a Motion to Suppress. [check applicable blocks]

FOR CAUSE, the requesting party(s) assert(s) To Remove Foundation

[Signature]
[Requesting Party]

[Signature]
[Requesting Party]

JUDGMENT ENTRY

Upon motion of the () Plaintiff () Defendant for reason and for good cause shown as asserted in the aforementioned motion, this/these case(s) is/are hereby ORDERED: [check applicable blocks]

() Set for trial () Set for final pretrial () Continued for further pretrial
() Set for change of plea () The Court finds that the continuance time requested is reasonable and being extended pursuant to ORC 2945.72.

Time: () Charged to Plaintiff () Charged to Defendant () Tolloed () Court Finds Time Waiver Filed

() Upon motion of the Defendant, pursuant to Crim Rule 12(D), extended time to file a motion to suppress out of rule is hereby granted in the interest of justice. Any such motion shall be filed no later than: _____
Notwithstanding the above order concerning charging of time, any extended days granted to file the motion to suppress out of rule is hereby charged to the Defendant.

IT IS SO ORDERED.

Approved: [Signature]
Prosecutor

[Signature]
Judge
12-5-05 10A
[Next Hearing Date and Time]

[Signature]
Attorney for Defendant

[Signature]
Clerk

Criminal Complaint

THE STATE OF OHIO
HENRY COUNTY

SS: IN THE NAPOLEON MUNICIPAL
COURT OF HENRY COUNTY, OHIO

Napoleon Municipal Court
255 West Riverview
Napoleon, Ohio 43545
1-419-592-2851

For Court Use Only

Defendant:

GARY L. HOGREFE
690 Riverview Ave.
Napoleon, OH 43545-
DOB: September 02, 1945
SSAN: 291-52-6826
W/M - 510/225 - BRO/BRO

Victim:

State of Ohio

Location of Occurrence:

1115 Sycamore St.

Court Case# CR B050742
BCI&I ITN Number:
Law Enforcement Case Number: 05-NZD000000002

Criminal Charge

Property Maintenance Code Violation

Complaint By Individual:

Before me, a Notary Public for the State of Ohio, a Peace Officer authorized to administer oaths or Clerk of the Napoleon Municipal Court of Napoleon, Ohio came ZONING INSP. THOMAS ZIMMERMAN who being duly sworn states that on or about October 20, 2005, one GARY HOGREFE In the City of Napoleon, County of Henry, State of Ohio did: being an owner of the premises, failed to maintain in structurally sound and in good repair a detached garage.

TO WIT:

Failed to make necessary repairs to the detached garage as ordered.

In violation of Section PM-303.7 of the Ordinances of Napoleon, Ohio.

COPY

FILED
2005 OCT 20 PM 4:28
NAPOLEON MUNICIPAL COURT

PENALTY:

M/3 Punishable by a fine of \$500.00 and jail up to and including 30 days. Each day a violation continues may constitute a separate offense. Chapter 1311 PM-106.2 of the Codified Ordinances of the City of Napoleon, Ohio

Thomas L Zimmerman
Complainant: Zoning Insp. Thomas Zimmerman

Sworn to and subscribed before me by the
Complainant on October 20, 2005

Sheryl K. Rathge
Notary Public

SHERYL K. RATHGE

NOTARY PUBLIC, STATE OF OHIO

COMMISSION EXPIRES OCTOBER 15, 2006

Court Date: 10/24/2005 9:00:00AM

Defendant Ordered in to Court

Court Copy Defendant Copy Return Copy Extra Copy

IN THE NAPOLEON MUNICIPAL COURT, HENRY COUNTY, NAPOLEON, OHIO

FILED

STATE OF OHIO,

Plaintiff,

2005 OCT 26 AM 11:47
Case No. CRB 0500742
NAPOLEON MUNICIPAL COURT

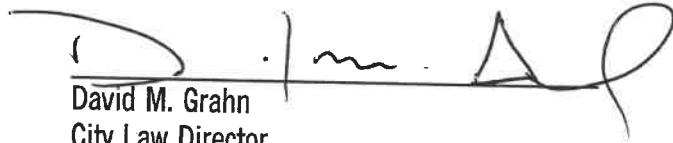
-vs-

MOTION TO AMEND
AND JUDGMENT ENTRY

Gary L. Hogrefe,

Defendant.

COMES NOW, the Plaintiff in the above captioned case and respectfully requests this Court to permit the Victim to be amended to City of Napoleon. For Cause, Plaintiff asserts that the Issuing Officer inadvertently typed the wrong Victim on the complaint.



David M. Grahn
City Law Director
255 West Riverview Avenue
Napoleon, Ohio 43545
(419) 592-4010
Sup. Ct. Reg. #0043925

JUDGMENT ENTRY

Upon motion of the Plaintiff and for good cause shown, it is hereby authorized that the Victim be amended to reflect City of Napoleon.

Judge

CERTIFICATION

I, the undersigned attorney hereby certify that a copy of the foregoing Motion and Judgment Entry was mailed to Gary L. Hogrefe, 690 Riverview Avenue, Napoleon, Ohio, 43545 by regular U.S. mail to this 26th day of October, 2005.



David M. Grahn, City Law Director



**BUILDING &
ZONING
DIVISION**

CITY OF NAPOLEON

Building & Zoning Division

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545

Phone: 419-592-4010 - Fax: 419-599-8393

July 20, 2005

Zoning Administrator Gary Hogrefe
Building PO Box 670
Commissioner Napoleon, OH 43545
Tom Zimmerman

RE: 1115 Sycamore St.

Gary Hogrefe

On July 7, 2005 an inspection was performed of the property, consisting of residence and detached garage, located at 1115 Sycamore St. There have been several complaints received in my office in regards to the condition of said property which had prompted this inspection.

Per the City of Napoleon Ordinances, Napoleon is required to use the BOCA National Property Maintenance Code 1996 for property maintenance requirements.

After inspection of said property I have determined that the property is in violation of the following sections of the above stated code:

The room addition on the west side of the residence is structurally unsafe and must be repaired or removed PM 108.1.1*(unlawful structure). The following also must be addressed, PM 303.7*(Accessory structures), PM 304.1*(General), 304.2*(exterior painting), 304.4*(structural members), 304.6*(exterior walls), 304.7*(roofs and drainage), 304.8*(decorative features), 304.9*(overhang extensions), 304.14*(window & door frames), 304.14.1*(glazing). 603.1*(mechanical equipment).

The plumbing and electric will need to be inspected for compliance with above stated code after utilities are turned on.

The above violations must be corrected by September 30, 2005. All proper permits must be applied for and inspected. A final inspection will be conducted in order for all violations to be considered corrected. Failure to comply by said date would be a misdemeanor of the third degree as stated in 1311.03 of the City of Napoleon Codified Ordinances.

Thank you for your prompt attention to the above matters.

Tom Zimmerman
Building & Zoning Inspector

PM 108.1.1- Unsafe structure: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

PM 303.7- Accessory structures: All accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.

PM 304.1-General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

PM 304.2-Exterior painting: All wood and metal surfaces, including but not limited to window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

PM 304.4- Structural members: All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

PM 304.6-Exterior walls: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

PM 304.7-Roofs and drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

PM 304.8-Decorative features: All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with property anchorage and in a safe condition.

PM 304.9- Overhang extensions: All canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

PM 304.14-Window and door frames: Every window, door and frame shall be kept in sound condition, good repair and weather tight.

PM 304.14.1-Glazing: All glazing materials shall be maintained free from cracks and holes

PM 603.1-Mechanical equipment: All mechanical equipment, fireplaces and solid fuel-burning appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

1311.03 AMENDMENTS.

The BOCA National Property Maintenance Code adopted under this chapter is hereby amended as follows:

PM-106.2 Penalty. Any person, firm or corporation, who shall violate any provision of this code shall be guilty of a misdemeanor of the third degree. Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense.

2005/10/20 10:40 am





CITY OF NAPOLEON

Building & Zoning Division

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

BUILDING & ZONING DIVISION

July 20, 2005

Zoning Administrator Gary Hogrefe
Building PO Box 670
Commissioner Napoleon, OH 43545
Tom Zimmerman

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Citizen Petition

To: The Honorable Mayor and Members of City Council
From: Concerned Residents of Sycamore Lane and vicinity
Re: 1115 Sycamore Lane Structure

We, the undersigned, wish to express our adamant displeasure with the lack of action to condemn the house at 1115 Sycamore Lane. This structure has been in disrepair for several years and with no apparent efforts to repair or demolish the house by either the property owner or the City. This property has been a constant eye sore to the neighborhood and its present condition has done nothing but reduce the value of the surrounding properties. We are requesting immediate action on this property as it also poses safety and health concerns. Several attempts have been made by residents to the City to take care of this situation but have failed to produce any results. Your immediate attention to this problem will be greatly appreciated.

Signed:

Art White
Barbara Lebetetene
Jay George Jr.
David George
Walter DeGruft
Lucille Meyer
Dialet Hatcher
Heidi R. Hatcher
Richard Hatcher
Walt R. ...
Jim ...
Cheryl Kachubus



**CITY OF NAPOLEON – Building & Zoning
Division**

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

NOTICE DELIVERED TO: Cary Hoquele

AT: P.O. Box 760

DATE: 7/20/05 TIME: _____

BY: Angela

NOTICE DELEIVERED BY MEANS OF:

- PERSONAL DELIEVERY
- CERTIFIED MAIL, RETURN RECEIPT, RESTRICTED
- CONSTRUCTIVE

COMMENTS: _____

TOM ZIMMERMAN, ZONING ADMINISTRATOR

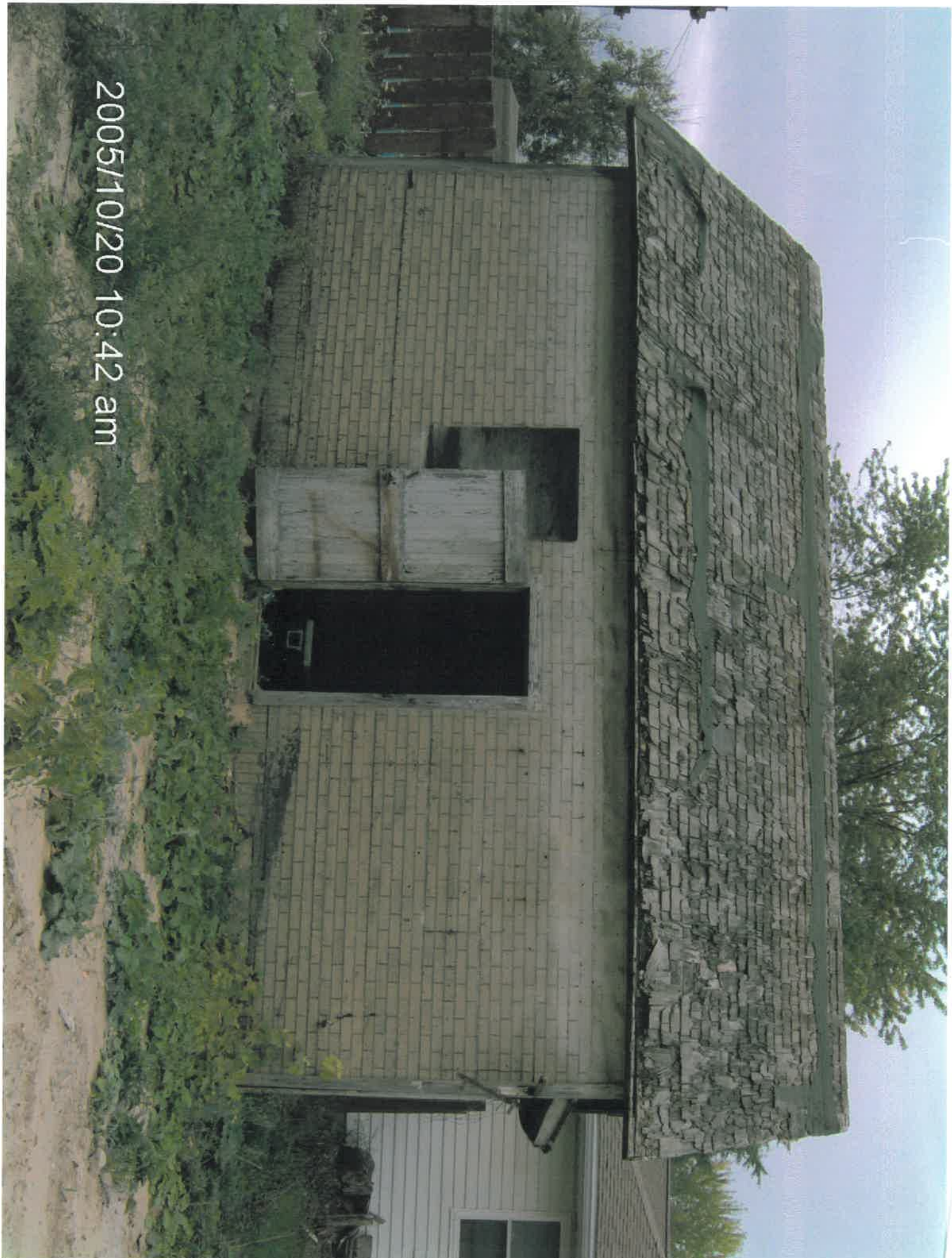
DATE



I was contacted by several neighbors and a petition was filed with city council concerning the condition of the property at 1115 Sycamore St. On July 7, 2005 a site inspection was performed on the property. Gary Hogrefe, Jeff Lankenau, Don Renalods, Mark Spiese and myself were present. The inspection was on the condition of the main house and the detached garage. A certified letter was sent to Gary on July 20, 2005 listing the violations that were found and the property maintenance code sections that were in violation. The letter was received and signed for on July 22, 2005 by Don Renalods. The letter stated that all violations must be corrected by September 30, 2005. On August 2, 2005, a demolition permit was issued. On August 4, 2005, I did an inspection of the property, the house was tore down and removed from the site, leaving only the detached garage, untouched. The property maintenance code that was sited for the garage is P.M.303.7 stating all accessory structures including detached garages, fences and walls shall be maintained structurally sound and in good repair. As of October 20, 2005, nothing has been done to repair or remove the garage.

2005/10/20 10:41 am





2005/10/20 10:42 am





2006/01/06 02:31 pm