

FAIRFIELD TOWNSHIP
RESOLUTION NO. 18-102

**RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT ON THE
PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING
ADMINISTRATOR TO INITIATE COMPLAINT.**

WHEREAS: Uncontrolled vegetation, unsecured property, and/or refuse, junk and debris were reported at the properties listed below; and

- 6392 Walden Ponds Circle -A0300-144-000-108, High Grass, general maintenance, amount of animals exceeds (5)dogs
- 6313 Maidstone Court – A0300-158-000-008, High Grass, junk and debris

WHEREAS: The Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control or removal of any vegetation, garbage, refuse or debris, or securing the property, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS: The Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS: In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: That this Board specifically finds and hereby determines that the uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87.

SECTION 2: That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Administrator shall cause the nuisances to be removed, and the Township shall notify the County "Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87.

SECTION 3: The Board hereby dispense with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 4: This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 5: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 6: This resolution shall be declared an emergency and shall take effect at the earliest period allowed by law and to facilitate remediation of the nuisance throughout the growing season.

Adopted: June 27, 2018

Board of Trustees

Susan Berding:

Susan Berding

Shannon Hartkemeyer:

Shannon Hartkemeyer

Joe McAbee:

Joe McAbee

Vote of Trustees

yes

yes

yes

AUTHENTICATION

This is to certify that this is a resolution which was duly passed, and filed with the Fairfield Township Fiscal Officer this 27th day of June, 2018.

ATTEST:

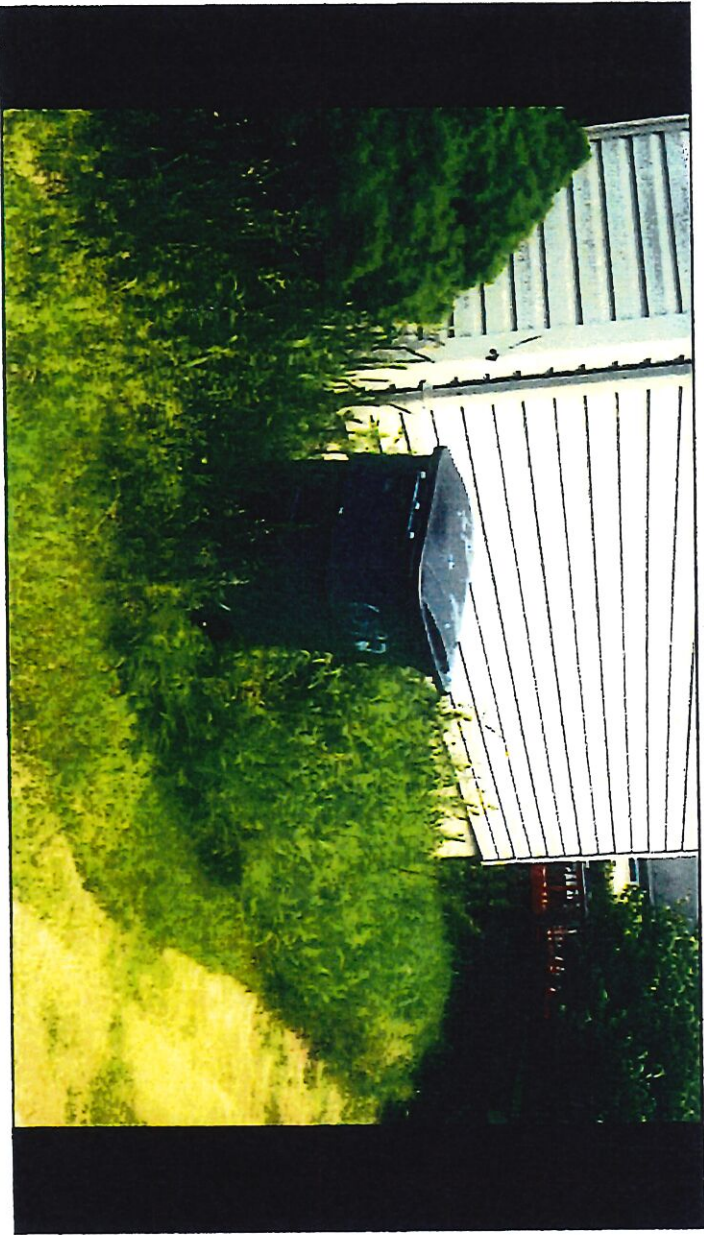
Shelly Schultz

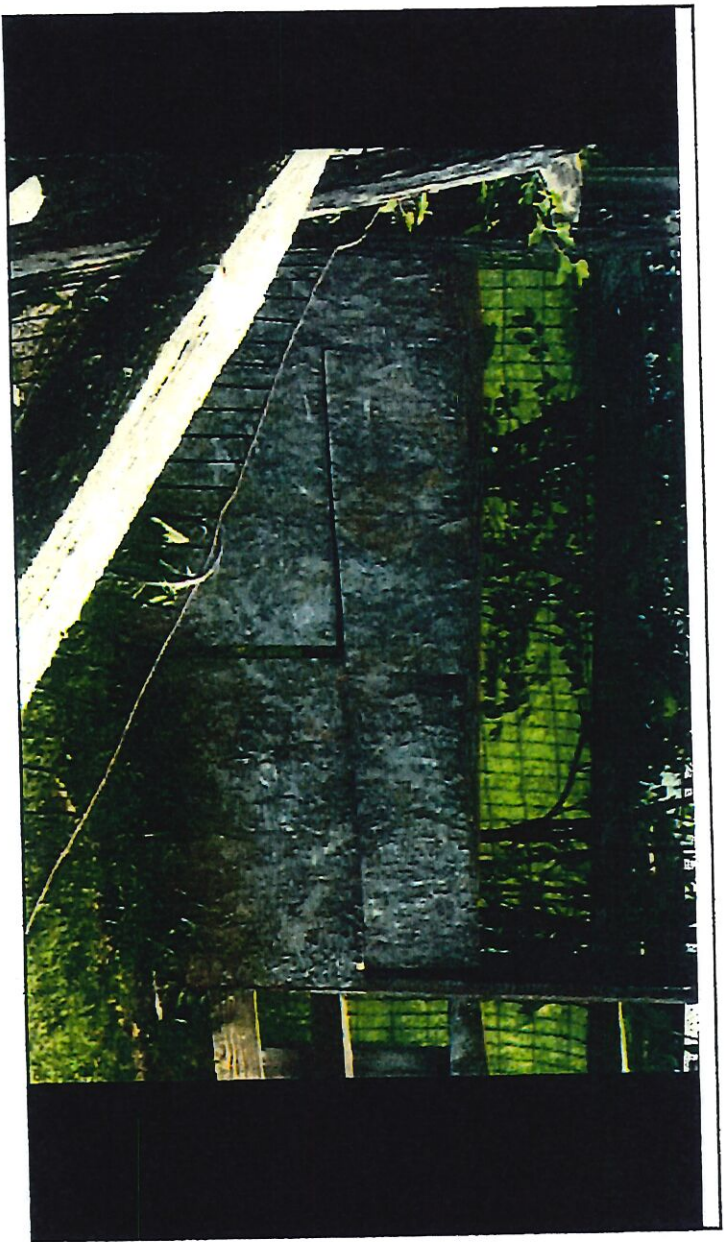
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L. E. Barbieri

Lawrence E. Barbieri, Township Law Director







FAIRFIELD TOWNSHIP

TRUSTEES Violation No. 18-044
SUSAN BERDING
SHANNON HARTKEMEYER Date: 6.6.2018
JOE McADREE

FISCAL OFFICER
SHELLY SCHULTZ

Under Fairfield Township Zoning Resolution 2008
& FTZC09-2C ZONING AMENDMENTS 5-18-09

Property Owner: LAWRENCE E CLOCK JR &
CAI FANG LU

Parcel ID#: A0300-158-000-008

Address: 6313 MAIDSTONE CT
Fairfield TWP OH 45011 3143

You are hereby notified that Fairfield Township has received a complaint about unkept landscaping and trash at 6313 MAIDSTONE CT, which is not in accordance with Fairfield Township Zoning Resolution 2008. **The articles which correspond to the infractions on the property fall under Articles 6.22 – General Maintenance Standards.** A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011

Please comply with the requirements under the Fairfield Township Zoning Resolution within 10 days to avoid further action from the township.

Zoning Inspector

Date

6032 MORRIS ROAD
FAIRFIELD TWP., OHIO
45011-5118

Fairfield Township Zoning Department
6032 Morris Road
Hamilton, OH 45011
(513) 887-4400

(513) 887-4400
FAX (513) 887-4405
www.fairfieldtwp.org







FAIRFIELD TOWNSHIP

TRUSTEES

SUSAN BERDING

SHANNON HARTKEMEYER

JOE McABEE

FISCAL OFFICER

SHELLY SCHULTZ

FIRST NOTICE OF NUISANCE ABATEMENT VIOLATION (ORC 505.87)

Under Fairfield Township Zoning Resolution 2008
& FTZC09-2C ZONING AMENDMENTS 5-18-09

Violation No. 18-038

Date: 5.22.2018

Property Owner: BEN E KINCER JR & PAMELA K KINCER

Parcel ID#: A0300144000108

Address: 6392 Walden Ponds Circle, Fairfield OH 45011

You are hereby notified that Fairfield Township has received a complaint about uncut grass on north side of house, improperly maintained/damaged fence, unmaintained trees, and five+ dogs at **6392 Walden Ponds Circle**, which is not in accordance with Fairfield Township Zoning Resolution 2008. **The articles which correspond to the infractions on the property fall under Articles 6.22 – General Maintenance Standards and 6.26 - KENNELS, STABLES AND RIDING STABLES.** A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011

Please comply with the requirements under the Fairfield Township Zoning Resolution within 10 days to avoid further action from the township.

Matthew Hall
Zoning Inspector

5.21.2018
Date

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FAIRFIELD TWP., OHIO
45011-5118

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