

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 18-109**

**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

- 3224 Springbrook Drive, Fairfield Township, OH 45011
- 6443 Tara Brooke Court, Fairfield Township, OH 45011
- 1501 Harvard Street, Fairfield Township, OH 45015

**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:** July 11, 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 11th day of July, 2018.

**ATTEST:**

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

L. E. Barbieri

Lawrence E. Barbieri, Township Law Director



Est. 1803

# FAIRFIELD TOWNSHIP

## FIRST NOTICE OF NUISANCE ABATEMENT VIOLATION (ORC 505.87)

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

TRUSTEES  
SUSAN BERDING  
SHANNON HARTKEMEYER  
JOE McABEE

Violation No. 18-033

Date: 5.21.2018

FISCAL OFFICER  
SHELLY SCHULTZ

Property Owner: BENJAMIN M & SHEILA B GALVEZ

Parcel ID#: A0300-136-000-044

Address: 3224 SPRINGBROOK DR HAMILTON OH 45011 8237

You are hereby notified that Fairfield Township has received a complaint about a broken-down fence, uncut grass at 3224 SPRINGBROOK DR, which is not in accordance with Fairfield Township Zoning Resolution 2008. The articles which correspond to these infractions include: **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.

*Nathan Hall*  
Zoning Inspector

5.18.2018  
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](http://www.fairfieldtwp.org)





























FIRST NOTICE OF NUISANCE ABATEMENT VIOLATION  
(ORC 505.87)

FAIRFIELD  
TOWNSHIP

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

TRUSTEES Violation No. 18-035  
SUSAN BERDING  
SHANNON HARTKEMEYER Date: 6.8.2018  
JOE McABEE

FISCAL OFFICER Property Owner: BRANDON J AND LAURA K SCOTT  
SHELLY SCHULTZ Parcel ID#: A0300-118-000-028

Address: 6443 TARA BROOKE CT  
Fairfield TWP OH 45011 7161

You are hereby notified that Fairfield Township has received a complaint about Busted side walk, general upkeep at 6443 Tara Brooke 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

6/8/18  
\_\_\_\_\_  
Date

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FAIRFIELD TWP., OHIO  
45011-5118

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Est. 1803

**FIRST NOTICE OF NUISANCE ABATEMENT VIOLATION  
(ORC 505.87)**

**FAIRFIELD  
TOWNSHIP**

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

TRUSTEES Violation No. 18-051  
SUSAN BERDING  
SHANNON HARTKEMEYER Date: 5/29/2018  
JOE McABEE

FISCAL OFFICER  
SHELLY SCHULTZ Property Owner: DONNA M BARNES  
Parcel ID#: A0300-036-000-012

Address: 1501 HARVARD ST  
HAMILTON OH 45015 1315

You are hereby notified that Fairfield Township has received a complaint about uncut grass at 1501 HARVARD ST, 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.

*Nathan Wall*  
Zoning Inspector

5/29/2018  
Date

6032 MORRIS ROAD  
FAIRFIELD TWP., OHIO  
45011-5118

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