

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 18-146**

**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

- **2656 TYLERSVILLE RD., FAIRFIELD TWP (A0300039000007)- Junk and Debris**
- **6171 GREEN KNOLL CR., FAIRFIELD TWP (A0300126000018)- Junk and Debris**
- **2484 SERVICE LN., FAIRFIELD TWP (A0300070000001)- 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:** September 19, 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 19th day of Sept, 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

TRUSTEES  
SUSAN BERDING  
SHANNON HARTKEMEYER  
JOE McAbee

FISCAL OFFICER  
SHELLY SCHULTZ

### Fairfield Township Zoning Department

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

FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO

TO: JONATHAN SMITH INVESTMENT PROPERTIES LLC  
5685 NEWTONSVILLE RD BATAVIA OH 45103

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at **2656 TYLERSVILLE ROAD, HAMILTON, OHIO 45011** in Fairfield Township, Butler County, Ohio has determined the need for you to remove junk and debris from your entire property. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011 or Phone (513) 887-4400.

**You are also notified that in case the junk and debris are not removed from your entire property within ten (10) days upon receipt of this notice, Fairfield Township will repair at once said premises so owned by you and to cause said junk and debris to be removed in such a manner as considered best, as provided by law in such case.**

Fairfield Township will invoice you for the cost of removal of said junk and debris. If the invoice is not paid by you within thirty (30) days of mailing, the clerk will certify to the Auditor of this County the cost of removal of said junk and debris to be placed upon the tax duplicate and to be collected as other taxes are collected.

  
\_\_\_\_\_  
Zoning Inspector

Date 3.26.2018

6032 MORRIS ROAD  
FAIRFIELD TWP., OHIO  
45011-5118

(513) 887-4400  
FAX (513) 887-4405  
[www.fairfieldtwp.org](http://www.fairfieldtwp.org)

FAIRFIELD TOWNSHIP  
6032 MORRIS RD.  
HAMILTON, OHIO 45011  
(513) 887-4400













Est. 1803

## 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. 18-088

Date: 8.1.2018

Property Owner: AASL INVESTMENTS LLC

Parcel ID#: A0300070000001

Address: 3991 HAMILTON MIDDLETOWN RD  
HAMILTON OH 45011

You are hereby notified that Fairfield Township has received a complaint about Junk/Debris at 2484 service lane, 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 address junk and debris.

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

**If compliance is not met and the Township addresses the above violation, all costs shall be invoiced to the property owner.**

A handwritten signature in black ink, appearing to read "G. H. H.", written over a horizontal line.

Zoning Inspector

7/30/2018

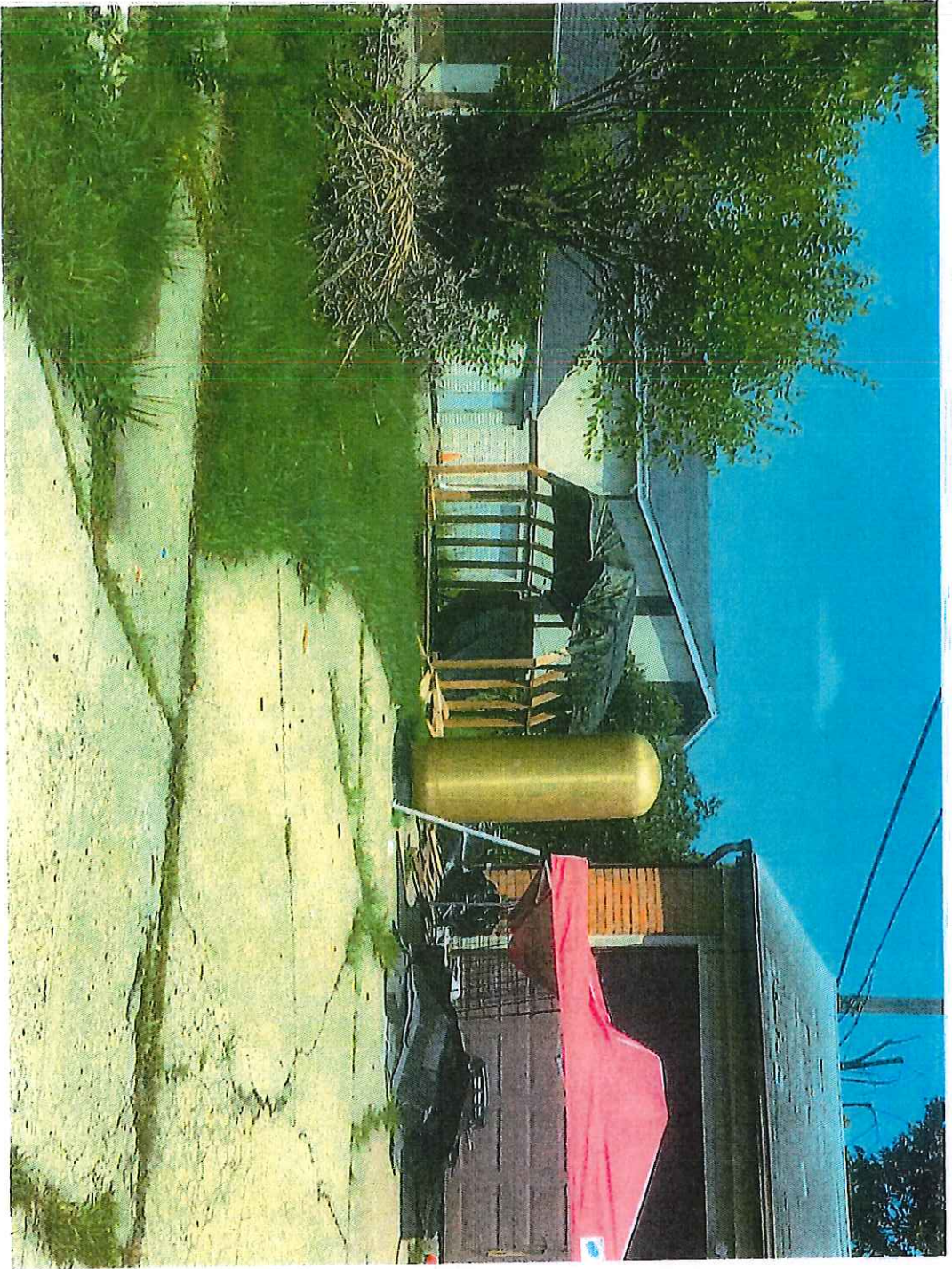
Date

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)









Est. 1803

## FAIRFIELD TOWNSHIP

### TRUSTEES

SUSAN BERDING

SHANNON HARTKEMEYER

JOE McABEE

### FISCAL OFFICER

SHELLY SCHULTZ

## Fairfield Township Zoning Department FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO

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

**TO: LISA S BELDEN**  
6171 GREEN KNOLL CR  
FAIRFIELD TWP OH 45011

#### Violation #: 18-075

You are hereby notified that Fairfield Township has received a complaint and upon reviewing property owned by you being located at **6171 Green Knoll CR** in Fairfield Township, Butler County, Ohio has determined the need for you to secure your house and **remove all junk and debris on the property**. A complete copy of the Nuisance Abatement is available upon request from the Fairfield Township Zoning Department at 6032 Morris Rd, Hamilton, Ohio 45011 or Phone (513) 887-4400.

**You are also notified that in case the house is not secured and the junk and debris are not removed from your house and entire property within SEVEN (7) days upon receipt of this notice, Fairfield Township will repair at once said premises so owned by you and to cause house to be secured and said junk and debris to be removed in such a manner as considered best, as provided by law in such case.**

Fairfield Township will invoice you for the cost removal of said junk and debris. If the invoice is not paid by you within thirty (30) days of mailing, the clerk will certify to the Auditor of this County the cost of removal of said junk and debris to be placed upon the tax duplicate and to be collected as other taxes are collected.

*Chuck Rein*

Zoning Inspector

Date 8.10.2018

6032 MORRIS ROAD  
FAIRFIELD TWP., OHIO  
45011-5118

(513) 887-4400  
FAX (513) 887-4405  
[www.fairfieldtwp.org](http://www.fairfieldtwp.org)

FAIRFIELD TOWNSHIP  
6032 MORRIS RD.  
HAMILTON, OHIO 45011  
(513) 887-4400



