

FAIRFIELD TOWNSHIP
RESOLUTION NO. 21-111

**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

- | | |
|---------------------------|------------------------------------|
| • 5860 Brooke Meadows Ct- | Junk & Debris, Inoperable Vehicles |
| • 3005 Foxhound Dr- | Watercraft Parking |
| • 2929 Creekside Dr- | Junk & Debris, Vegetation |
| • 6711 Forest Hill Ln- | Junk & 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: July 14, 2021

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 14th day of July, 2021.

ATTEST:

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L.E. Barbieri

Lawrence E. Barbieri, Township Law Director

Case Date:	05/21/2021
Fairfield TWP Violation #:	21-131
Address of Violation:	5860 Brooke Meadows Ct
Complainant Name:	Resident Complaint
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	J&D In op vehicle
Corrective Action:	Properly License and or remove in op vehicles-Junk and debris
Status:	Open- nuisance violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	05/21/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A030008700006	5860 Brooke Meadows Ct	3309 ENT	MORROW STEPHAN J	R-1
4				

Violations

Date	Violation	Description	Status
05/21/2021	533. Junk.	The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.	1. Open

Notes		
date	Note	Created By:
05/21/2021	Inspected and courtesy sent, phone call from resident	Nick Armstrong
6/14/2021	First sent	Nick Armstrong
7/14/2021	Property Sent to Resolution	Nick Armstrong



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-887-4400

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution and
(ORC 505.87 & ORC 505.871)

Case Number: 21-130

Date: 06/14/2021

Property Owner: MORROW,STEPHAN J
5860 BROOKE MEADOWS CT
FAIRFIELD TOWNSHIP ,OH 45011

Property in Violation: 5860 BROOKE MEADOWS CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300087000064

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 5860 BROOKE MEADOWS CT.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

Code: 805. Parking of Inoperable Vehicles.

Status: In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Required Actions:

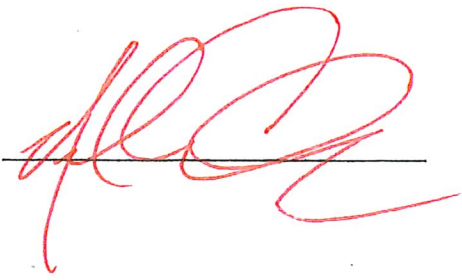
Comments/Notes:



You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

A red handwritten signature, possibly reading "J. R. R.", is written over a horizontal line.

6/14/2021
Date



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-887-4400

Courtesy Notice of Violation

Under Fairfield Township Zoning Resolution
(ORC 505.87 & 505.871)

Case Number: 21-130

Date: 5/21/2021

Property Owner: MORROW,STEPHAN J
5860 BROOKE MEADOWS CT
FAIRFIELD TOWNSHIP ,OH 45011

Parcel ID: A0300087000064

Property in Violation: 5860 BROOKE MEADOWS CT
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 5860 BROOKE MEADOWS CT. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 805. Parking of Inoperable Vehicles.

Status: In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Required Actions:

Comments/Notes:



You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact at (513) 887-4400 or at with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

5/21/2021

12

Date

Case Date:	05/18/2021
Fairfield TWP Violation #:	21-112
Address of Violation:	3005 Foxhound Dr
Complainant Name:	
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	Watercraft parking
Corrective Action:	Properly store watercraft per 532.4
Status:	Open- nuisance violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	05/18/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A030013100004 7	3005 Foxhound Dr	5943 ENT	MAUPIN ERIC	R-1

Violations

Date	Violation	Description	Status
05/18/2021	532. Parking and Storage of Vehicles and Trailers.	4. No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.	1. Open

Notes		
date	Note	Created By:
05/18/2021	Inspected and courtesy sent	Nick Armstrong
6/10/2021	First sent	Nick Armstrong
7/14/2021	Property Sent to Resolution	Nick Armstrong



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-887-4400

Courtesy Notice of Violation

Under Fairfield Township Zoning Resolution
(ORC 505.87 & 505.871)

Case Number: 21-112

Date: 5/18/2021

Property Owner: MAUPIN, ERIC
3005 FOXHOUND DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300131000047

Property in Violation: 3005 FOXHOUND DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 3005 FOXHOUND DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 532.4 Recreational Vehicle, trailer, watercraft parking

Status: In Violation

No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.

Required Actions: Watercraft must be 50' from the right of way OR parked on the side of the house 5' from neighboring property line and on a paved surface.

Comments/Notes:



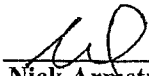
You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact Nick Armstrong at (513) 887-4400 or at narmstrong@fairfieldtwp.org with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

5/18/2021

Page 1 of 2



Nick Armstrong
Zoning Inspector

Date



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-887-4400

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution and
(ORC 505.87 & ORC 505.871)

Case Number: 21-112

Date: 06/10/2021

Property Owner: MAUPIN, ERIC
3005 FOXHOUND DR
FAIRFIELD TOWNSHIP, OH 45011

Property in Violation: 3005 FOXHOUND DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300131000047

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 3005 FOXHOUND DR.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

Code: 532.4 Recreational Vehicle, trailer, watercraft parking

Status: In Violation

No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this Resolution.

Required Actions: Watercraft must be 50' from the right of way OR parked on the side of the house 5' from neighboring property line and on a paved surface.

Comments/Notes:



You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact Nick Armstrong at (513) 887-4400 or at narmstrong@fairfieldtwp.org with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.



Nick Armstrong
Zoning Inspector

6/10/2021

Date

Case Date:	06/10/2021
Fairfield TWP Violation #:	21-149
Address of Violation:	2929 CREEKSIDE DR
Complainant Name:	Resident Complaint
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	J&D, vegetation
Corrective Action:	Request to remove the damaged trampoline and maintain the vegetation
Status:	Open- nuisance violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	06/10/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A030013600002	2929 CREEKSIDE DR	6341 ENT	IQBAL JAVED	R-1
5				

Violations

Date	Violation	Description	Status
06/10/2021	533. Junk.	The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.	1. Open

Notes		
date	Note	Created By:
06/10/2021	Inspected and courtesy sent, phone call from resident. Trampoline, as reported by the complaining resident appears to be in disrepair	Nick Armstrong
6/30/2021	First sent	Nick Armstrong
7/14/2021	Property Sent to Resolution	Nick Armstrong



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-887-4400

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution and
(ORC 505.87 & 505.871)

Case Number: 21-149

Date: 6/30/21

Property Owner: IQBAL, JAVED
2929 CREEKSIDE DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 2929 CREEKSIDE DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300136000025

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 2929 CREEKSIDE DR.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

Code: 533 Junk

Status: In Violation

The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

Required Actions: Please remove the trampoline

Comments/Notes:



Code: 534 High grass

Status: In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Required Actions:

Comments/Notes:

You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact Nick Armstrong at (513) 887-4400 or at narmstrong@fairfieldtwp.org with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.



Nick Armstrong
Zoning Inspector

6/10/2021
Date



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-887-4400

Courtesy Notice of Violation

Under Fairfield Township Zoning Resolution
(ORC 505.87 & 505.871)

Case Number: 21-149

Date: 6/10/2021

Property Owner: IQBAL,JAVED
2929 CREEKSIDE DR
FAIRFIELD TOWNSHIP ,OH 45011

Parcel ID: A0300136000025

Property in Violation: 2929 CREEKSIDE DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 2929 CREEKSIDE DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 534 High grass

Status: In Violation

Grass and weeds on all properties shall be kept at less than eight (8) inches in height.

Required Actions:

Comments/Notes:

Code: 533 Junk

Status: In Violation

The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

Required Actions: Please remove the trampoline

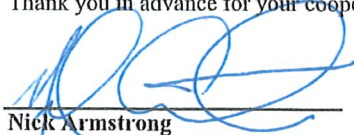
Comments/Notes:



You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact Nick Armstrong at (513) 887-4400 or at narmstrong@fairfieldtwp.org with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.



Nick Armstrong
Zoning Inspector

6/30/2021
Date

Case Date:	05/27/2021
Fairfield TWP Violation #:	21-140
Address of Violation:	6711 Forest Hill
Complainant Name:	Resident Complaint
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	J&D In op vehicle
Corrective Action:	Remove mattress and tires on the side of the house, remove freezer from driveway (vehicle has been removed)
Status:	Open- nuisance violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	05/27/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A030011300004 5	6711 Forest Hill	4538 ENT	HUNT JENNIFER S WEATHERFORD	R-1

Violations

Date	Violation	Description	Status
05/27/2021	533. Junk.	The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.	1. Open

Notes		
date	Note	Created By:
05/27/2021	Inspected and courtesy sent, phone call from resident	Nick Armstrong
6/05/2021	Inop vehicle was tagged and towed by home rental company. J&D still remained	Nick Armstrong
6/11/2021	Property inspected First Sent	Nick Armstrong
	J&D letter	
6/30/2021	Property prepared for Resolution	Nick Armstrong



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-887-4400

NOTICE OF NUISANCE ABATEMENT VIOLATION

Under Fairfield Township Zoning Resolution and
(ORC 505.87 & ORC 505.871)

Case Number: 21-140

Date: 6/9/21

Property Owner: HUNT, JENNIFER S WEATHERFORD
6711 FOREST HILL LN
FAIRFIELD TOWNSHIP, OH 45011

Property in Violation: 6711 FOREST HILL LN
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300113000045

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution and/or sections 505.87 & 505.871 of the ORC at the property located at 6711 FOREST HILL LN.

In accordance with the Fairfield Township Zoning Resolution, your property is in violation of the following section(s):

Code: 805. Parking of Inoperable Vehicles.

Status: In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Required Actions: Please remove inoperable vehicle with expired tags from roadway. Vehicle may only be stored in an enclosed garage per the attached Resolution.

Comments/Notes:



Code: 532.3 Licencing of Vehicles/Trailers

Status: In Violation

No vehicles or trailers of any type without current license plates shall be parked or stored in any Zoning District other than in a completely enclosed building.

Required Actions:

Comments/Notes:

Code: 533 Junk

Status: In Violation

The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

Required Actions: Please remove the Basket Ball hoop and freezer from the right of way. Please remove the inoperable vehicle from the roadway.

Comments/Notes:

You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact Nick Armstrong at (513) 887-4400 or at narmstrong@fairfieldtwp.org with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.



Nick Armstrong
Zoning Inspector

6/9/2021
Date



FAIRFIELD TOWNSHIP PLANNING & ZONING DEPARTMENT
6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-837-4400

Courtesy Notice of Violation

Under Fairfield Township Zoning Resolution
(ORC 505.87 & 505.871)

Case Number: 21-140

Date: 5/26/2021

Property Owner: HUNT, JENNIFER S WEATHERFORD
6711 FOREST HILL LN
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300113000045

Property in Violation: 6711 FOREST HILL LN
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6711 FOREST HILL LN. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 805. Parking of Inoperable Vehicles.

Status: In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Required Actions: Please remove inoperable vehicle with expired tags from roadway. Vehicle may only be stored in an enclosed garage per the attached Resolution.

Comments/Notes:



Code: 532.3 Licencing of Vehicles/Trailers

Status: In Violation

No vehicles or trailers of any type without current license plates shall be parked or stored in any Zoning District other than in a completely enclosed building.

Required Actions:

Comments/Notes:

You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

Please contact Nick Armstrong at (513) 887-4400 or at narmstrong@fairfieldtwp.org with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.



Nick Armstrong
Zoning Inspector

5/26/2021
Date





