

FAIRFIELD TOWNSHIP
RESOLUTION NO. 21-142

**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, improper parking of vehicles, and/or refuse, junk, and debris were reported at the properties listed below; and

- | | |
|-------------------------|--------------------|
| • 6659 Springmeadow Dr- | Watercraft Parking |
| • 6191 Hollyberry Lane | Vegetation |
| • 3801 Dust Commander | Vegetation |

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 Fairfield Township zoning resolution outlines zoning guidelines to promote public health, safety, comfort, and welfare of the residents of Fairfield Township. Violations of a provision of the resolution have been observed and proper notice has been delivered; 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 inoperable vehicles, improperly stored vehicles, 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: October 13, 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 13th day of October, 2021.

ATTEST:

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L.E. Barbieri

Lawrence E. Barbieri, Township Law Director



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

Case Date:	4/21/2021
Fairfield Twp Violation #	21-075
Address of Violation:	6659 SPRINGMEADOW DR
Complainant Name:	
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	
Status:	In Progress
Assigned to:	

Property

Parcel #	Address	Owner Name
A0300113000015	6659 SPRINGMEADOW DR	HILDEBRAND, TODD E

Violations

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.

Date: 4/21/2021 3:29:00 PM

Required Actions:

Comments/Notes:



Notes

Date: 9/1/2021

By: Chuck Goins

Note: C:4/21 Working on getting a concrete slab, will call me back with more information
1st:6/145/31 completion if not in storage before
Resident did not follow up to the 5/31 Completion
6/17 Spoke to the owner, the soonest he can get concrete is August. Allowed time for a contractor to complete work.

9-1-21 Re opened case. Boat is back in the driveway, no concrete work completed.



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: 21-075

Date: 06/14/2021

Property Owner: HILDEBRAND, TODD E
6659 SPRINGMEADOW DR
FAIRFIELD TOWNSHIP, OH 45011

Property in Violation: 6659 SPRINGMEADOW DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300113000015

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 6659 SPRINGMEADOW 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:

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

6/14/2021
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: 21-075

Date: 4/22/2021

Property Owner: HILDEBRAND, TODD E
6659 SPRINGMEADOW DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300113000015

Property in Violation: 6659 SPRINGMEADOW DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6659 SPRINGMEADOW 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.



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

4/21/2021
Date



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

Case Date:	10/1/2021
Fairfield Twp Violation #	21-278
Address of Violation:	6191 HOLLYBERRY LN
Complainant Name:	
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	
Status:	In Progress
Assigned to:	Nick Armstrong

Property

Parcel #	Address	Owner Name
A0300099000089	6191 HOLLYBERRY LN	CANTRELL, ROBERT B JR AND MICHELLE A

Violations

Code: 534 High grass

Status: In Violation

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

Date: 10/1/2021 2:06:00 PM

Required Actions:

Comments/Notes:



Notes

Date: 10/6/2021

By: Nick Armstrong

Note: 10/01 Attempted to make contact with resident, door hanger notice left on door.
10/01 Mailed notice to property, property owner has not made any attempts to contact the Township.
10/06 Vegetation still not maintained and property will be prepared for resolution.



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: 21-278

Date: 10/1/21

Property Owner: CANTRELL, ROBERT B JR AND MICHELLE A
6191 HOLLYBERRY LN
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6191 HOLLYBERRY LN
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300099000089

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 6191 HOLLYBERRY LN.

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

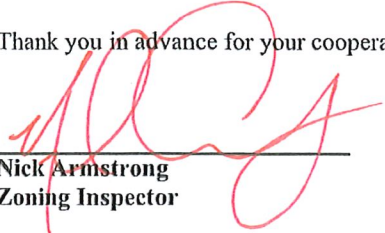
Comments/Notes:



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

10/1/2021
Date



Fairfield Township Zoning Department

COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 6191 Holly Bean

- ☐ Junk/Debris (Section 533)
- ☐ Inoperable/Unregistered Vehicle (Section 533)
- ☐ Recreational Vehicle-Commercial Vehicle and/or Trailer (Section 532)
- ☒ High Grass/Vegetation (Section 534)
- ☐ Other/Notes: _____

We would appreciate your cooperation in this matter. Please address this within 10 days or contact our Zoning Department at 513-887-4400.

Sincerely,

Zoning Inspector

Date: 10/1/21



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

Case Date:	9/1/2021
Fairfield Twp Violation #	21-249
Address of Violation:	3801 DUST COMMANDER DR
Complainant Name:	
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	
Status:	In Progress
Assigned to:	Chuck Goins

Property

Parcel #	Address	Owner Name
A0300083000020	3801 DUST COMMANDER DR	COLEMAN, MICHAEL J

Violations

Code: 534 High grass

Status: In Violation

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

Date: 9/1/2021 8:42:00 AM

Required Actions:

Comments/Notes:



Notes



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: 21-249

Date: 9/1/2021

Property Owner: COLEMAN, MICHAEL J
3801 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300083000020

Property in Violation: 3801 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 3801 DUST COMMANDER 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:

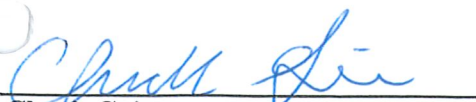
Comments/Notes:



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

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

Thank you in advance for your cooperation.


Chuck Goins
Zoning Administrator

9/1/2021
Date

Date: 10/6/2021

By: Nick Armstrong

Note: 9-1-21 Inspected by Chuck Goins, First notice sent
10-5-21 Inspected by Nick Armstrong, house appears to be vacant, attempted to make contact and left door hanger. Also mailed another notice
10-06-21 Property prepared for resolution



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: 21-249

Date: 10/5/2021

Property Owner: COLEMAN, MICHAEL J
3801 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3801 DUST COMMANDER DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300083000020

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 3801 DUST COMMANDER DR.

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



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

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


Thank you in advance for your cooperation.



Chuck Goins
Zoning Administrator

10/5/2021

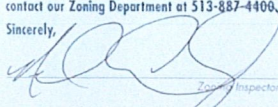
Date


Fairfield Township Zoning Department
**COURTESY NOTICE
OF VIOLATION**
Under Fairfield Township Zoning Resolution 2020

For the Address: 3801 Dist Corner

☐ Junk/Debris (Section 533)
☐ Inoperable/Unregistered Vehicle (Section 533)
☐ Recreational Vehicle-Commercial Vehicle and/or Trailer (Section 532)
☒ High Grass/Vegetation (Section 534)
☐ Other/Notes: _____

We would appreciate your cooperation in this matter. Please address this within 10 days or contact our Zoning Department at 513-887-4400.

Sincerely, 
Zoning Inspector

Date: 10-5-2021