

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 21-156**

**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

- | | |
|----------------------|----------------------------------|
| • 6505 Canastota Dr- | Vehicle Parking, Vehicle License |
| • 3986 Bayberry Dr- | Vehicle Parking |
| • 7301 Saratoga Ct- | Junk & Debris, RV Parking |
| • 5933 Penelope Dr- | High 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: November 17, 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 17th day of November, 2021.

ATTEST:

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

Katherine Barbiere

Lawrence E. Barbiere, Township Law Director

Katherine Asst.



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

Case Date:	6/15/2021	Courtesy Notice Date:	10/5/2021
Fairfield Twp Violation #	21-157	NOV Issue Date:	10/18/2021
Address of Violation:	6505 CANASTOTA DR	Final NOV Issue Date:	
Complainant Name:			
Description:	Parking vehicles on grass		
Disposition:	Issued Courtesy Notice		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300070000030	6505 CANASTOTA DR	SPAULDING LIBBY AND SPRUANCE ALLEN

Violations

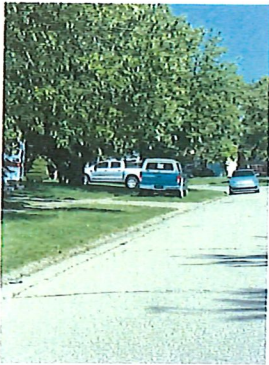
Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Date: 6/15/2021 3:32:00 PM

Required Actions:



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: 21-157

Date: 10/5/2021

Property Owner: SPAULDING LIBBY AND SPRUANCE ALLEN
6506 CANASTOTA DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300070000030

Property in Violation: 6505 CANASTOTA DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6505 CANASTOTA DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

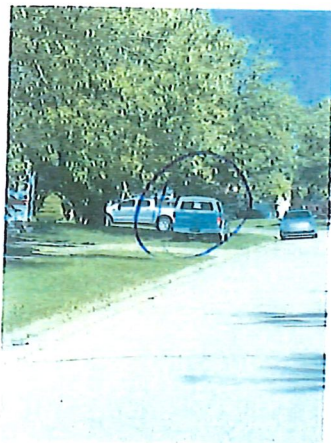
Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

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.

10/5/2021



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: 21-157

Date: 10/18/2021

Property Owner: SPAULDING LIBBY AND SPRUANCE ALLEN
6506 CANASTOTA DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6505 CANASTOTA DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300070000030

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 6505 CANASTOTA DR.

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

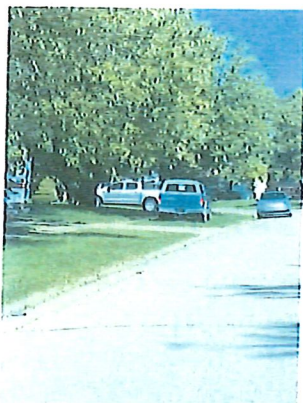
Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Required Actions:

Comments/Notes:



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Thank you in advance for your cooperation.

10/18/2021



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

Case Date:	10/19/2021	Courtesy Notice Date:	10/19/2021
Fairfield Twp Violation #	21-294	NOV Issue Date:	11/2/2021
Address of Violation:	3986 BAYBERRY DR	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300080000027	3986 BAYBERRY DR	SCHWARTZ,CHRISTOPHER A

Violations

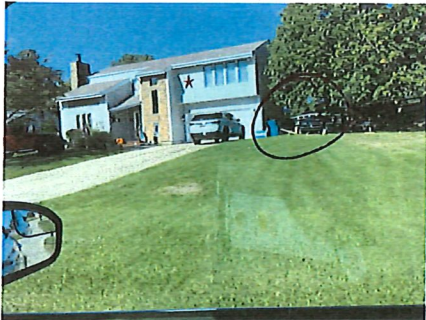
Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Date: 10/19/2021 1:27:00 PM

Required Actions: Vehicles on side of house must be parked on a paved surfaces as listed in the Resolution.



Vehicle & Trailer parked on Dirt

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: 21-294

Date: 10/19/2021

Property Owner: SCHWARTZ, CHRISTOPHER A
3986 BAYBERRY DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300080000027

Property in Violation: 3986 BAYBERRY DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 3986 BAYBERRY DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

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.

10/19/2021



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: 21-294

Date: 11/2/2021

Property Owner: SCHWARTZ, CHRISTOPHER A
3986 BAYBERRY DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3986 BAYBERRY DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300080000027

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 3986 BAYBERRY DR.

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

Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Required Actions: Vehicles on side of house must be parked on a paved surfaces as listed in the Resolution.

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.

11/2/2021



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

Case Date:	10/1/2021	Courtesy Notice Date:	10/1/2021
Fairfield Twp Violation #	21-279	NOV Issue Date:	10/26/2021
Address of Violation:	7301 SARATOGA CT	Final NOV Issue Date:	
Complainant Name:			
Description:	Rv parking, possible residence		
Disposition:	Issued Courtesy Notice		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300073000061	7301 SARATOGA CT	BUSH,DONNA SUE

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: 10/1/2021 2:11:00 PM

Required Actions: RV cannot be parked in front of the property. RVs on property cannot be used for anyone living out of them while on the property in a residential district.



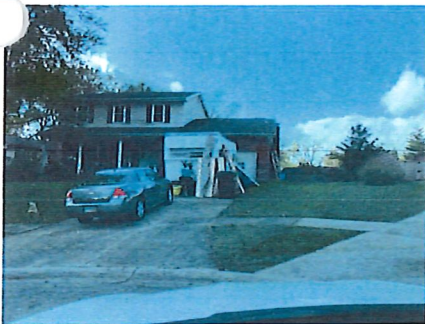
Code: 533 Junk

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.

Date: 10/1/2021 2:12:00 PM

Required Actions: Upon further review it appears the RV is still not 50' from the right of way and might not be able to get that far back in the driveway. The skids, Tires and debris around the RV must be removed.



Notes

Date: 10/8/2021

By: Nick Armstrong

Note: Donna Hayes called 513.889.2513 Home owner. Said she will move it back 50'

Date: 10/26/2021

By: Nick Armstrong

Note: I did a follow up inspection to our phone call. It does not appear the RV will be able to be moved back far enough to be compliant. Also more debris have piled up and are being leaned up against the RV. I will send another letter to be on process as well as attempt to contact the home owner.

Date: 11/8/2021

By: Nick Armstrong

Note: Took another complaint. Neighbor states someone is living in the RV. Owner has not attempted to make contact after the NOV was sent.



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: 21-279

Date: 10/26/2021

Property Owner: BUSH, DONNA SUE
7301 SARATOGA CT
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 7301 SARATOGA CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300073000061

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 7301 SARATOGA CT.

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: RV cannot be parked in front of the property. RVs on property cannot be used for anyone living out of them while on the property in a residential district.

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: Upon further review it appears the RV is still not 50' from the right of way and might not be able to get that far back in the driveway. The skids, Tires and debris around the RV must be removed.

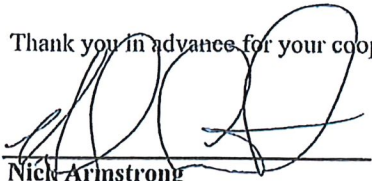
Comments/Notes: Please contact the FFTWP Zoning department.



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

10/26/2021

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: 21-279

Date: 10/1/2021

Property Owner: BUSH,DONNA SUE
7301 SARATOGA CT
FAIRFIELD TOWNSHIP ,OH 45011

Parcel ID: A0300073000061

Property in Violation: 7301 SARATOGA CT
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 7301 SARATOGA CT. 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: RV cannot be parked in front of the property. RVs on property cannot be used for anyone living out of them while on the property in a residential district.

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:

Comments/Notes:

Code: 532.5 No living quarters in vehicle

Status: In Violation

No living quarters shall be maintained, or any business conducted, in said vehicle, while vehicle is so parked.

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

Case Date:	10/22/2021	Courtesy Notice Date:	10/22/2021
Fairfield Twp Violation #	21-301	NOV Issue Date:	10/22/2021
Address of Violation:	5933 PENELOPE DR	Final NOV Issue Date:	
Complainant Name:	Susan Bokach		
Description:	High Vegetation Expired tag-Inoperable vehicle		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300081000038	5933 PENELOPE DR	STOWELL, T ROBERT

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: 10/22/2021 10:30:00 AM

Required Actions:



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.

Date: 10/22/2021 10:37:00 AM

Required Actions:

Notes

Date: 10/22/2021 **By:** Nick Armstrong

Note: Door hanger hung on property. Property owner out of state. Will also mail a NOV.

Date: 11/8/2021 **By:** Nick Armstrong

Note: Vehicle appears to have been removed. Vegetation still in violation.



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: 21-301

Date: 10/22/2021

Property Owner: STOWELL, T ROBERT
13431 SUMMER VILLA LN
HOUSTON, TX 77044

Address in Violation: 5933 PENELOPE DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300081000038

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 5933 PENELOPE 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:



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:

