

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 21-40**

**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

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• 6341 Georgetown Rd-</li><li>• 3761 Schroeder Dr-</li></ul> | <b>Junk and Debris/Vegetation</b><br><b>Trailer Parking, Dirt Surface</b> |
|--|---|

**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:** February 24, 2021

**Board of Trustees**

**Vote of Trustees**

Susan Berding: Susan Berding

yes

Shannon Hartkemeyer: Shannon Hartkemeyer

yes

Joe McAbee: Joe McAbee

yes

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 24th day of February, 2021.

**ATTEST:**

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

L. E. Barbieri

Lawrence E. Barbieri, Township Law Director

<b>Case Date:</b>	11/06/20
<b>Fairfield TWP Violation #:</b>	20-386
<b>Address of Violation:</b>	6341 Georgetown Rd
<b>Complainant Name:</b>	Resident (no information)
<b>Complainant Address:</b>	
<b>Complainant Phone:</b>	
<b>Complainant Email:</b>	
<b>Description:</b>	534. Vegetation
<b>Corrective Action:</b>	Maintain vegetation around the primary building
<b>Status:</b>	Open- Nuisance violation
<b>Action to be taken:</b>	Resolution
<b>Assigned To:</b>	Nick Armstrong
<b>Case Date:</b>	11/06/20

### Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300097000004	6341 Georgetown Rd	3797 ENT LESS SE COR	Michael Shelton	R-1

### Violations

Date	Violation	Description	Status
11/06/2020	534. High grass and/or vegetation.	Grass and weeds on all properties shall be kept at less than eight (8) inches in height.	1. Open

### Notes

Date	Note	Created By:
2020-11-06	11/06Resident reported property by resident to Chuck Goins . Property inspected and violation confirmed.	Chuck Goins
2021-1-25	Property inspected Courtesy sent via certified mail	Nick Armstrong
2021-2-10	First notice sent after second inspection	Nick Armstrong
2021-2-18	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: 20-386

Date: 1/25/2021

Property Owner: MICHAEL T SHELTON  
91 TOWNE COMMONS WAY  
CINCINNATI OH 45215

Property in Violation: Parcel ID: A0500097000004

This Courtesy Notice is being sent to you in regards to your property at 6341 GEORGETOWN RD. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s)

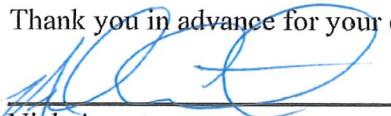
534. High grass and/or vegetation.

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

**Required Action: Please Maintain property and trim the vegetation around the primary building.**

Our mission at the Fairfield Township Planning Department is to effectively balance and manage Planning, Zoning, and Economic Development activities to ensure that Fairfield Township remains a great place to live, work, and play. We appreciate voluntary compliance and all efforts used to maintain the high standards instilled in Fairfield Township.

Thank you in advance for your cooperation.

  
\_\_\_\_\_  
Nick Armstrong  
Zoning Inspector

  
\_\_\_\_\_  
Date





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6032 MORRIS ROAD  
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### NOTICE OF NUISANCE ABATEMENT VIOLATION

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

Case Number: 20-386

Date: 2/10/2021

Property Owner: MICHAEL T SHELTON  
91 TOWNE COMMONS WAY  
CINCINNATI OH 45215

Property in Violation: Parcel ID: A0500097000004

This Courtesy Notice is being sent to you in regards to your property at 6341 GEORGETOWN RD.  
In accordance to the Fairfield Township Zoning Resolution, your property violates section(s)

534. High grass and/or vegetation.

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

Required Action: Please Maintain property and trim the vegetation around the primary building.

Our mission at the Fairfield Township Planning Department is to effectively balance and manage Planning, Zoning, and Economic Development activities to ensure that Fairfield Township remains a great place to live, work, and play. We appreciate voluntary compliance and all efforts used to maintain the high standards instilled in Fairfield Township.

Thank you in advance for your cooperation.

You must remedy the situation within TEN (10) days to avoid legal action by Fairfield Township..

Please contact Nick Armstrong at 513.887.4400 with any questions or once you are in compliance with the above noted violation(s).

Thank you in advance for your cooperation.

  
\_\_\_\_\_  
Nick Armstrong  
Zoning Inspector

  
\_\_\_\_\_  
Date

If that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within the **TEN (10) days**, Fairfield Township shall provide for the abatement, control, or removal, and **any expenses incurred by Fairfield Township in performing that task shall be entered upon the tax duplicate** and become a lien upon the land from the date of entry.





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



If that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within the **TEN (10) days**, Fairfield Township shall provide for the abatement, control, or removal, and **any expenses incurred by Fairfield Township in performing that task shall be entered upon the tax duplicate** and become a lien upon the land from the date of entry.

<b>Case Date:</b>	11/09/20
<b>Fairfield TWP Violation #:</b>	20-396
<b>Address of Violation:</b>	3761 Schroeder Dr
<b>Complainant Name:</b>	
<b>Complainant Address:</b>	
<b>Complainant Phone:</b>	
<b>Complainant Email:</b>	
<b>Description:</b>	532.4 Parking And Storage of Vehicles and trailers
<b>Corrective Action:</b>	Store Trailer on approved surface per the resolutions
<b>Status:</b>	Open- Nuisance violation
<b>Action to be taken:</b>	Resolution
<b>Assigned To:</b>	Nick Armstrong
<b>Case Date:</b>	11/09/20

### Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300107000012	3761 Schroeder Dr	4287 ENT	CAROLYN & MICHAEL ENGLAND	R-1

### Violations

Date	Violation	Description	Status
11/09/2020	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:
2020-11-09	Property inspected and violation confirmed, courtesy door hanger left and spoke to resident	Chuck Goins
2020-1-12	Property inspected and first sent via certified mail	Nick Armstrong
2021-2-18	Property Sent to Resolution	Nick Armstrong





Fairfield Township Zoning Department

## COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 3761 Schroeder Dr

- ☐ 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: Boat/Trailer  
must be parked in side or  
rear yard - on paved surface.

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

Sincerely,

Chuck Shin

Zoning Inspector

Date: 11/9/2020





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

## **NOTICE OF ZONING VIOLATION**

Under Fairfield Township Zoning Resolution

Case Number: 20-396

Date: 01/12/2021

Property Owner: CAROLYN & MICHAEL ENGLAND  
3761 SCHROEDER DR  
Fairfield Township, Oh, 45011

Property in Violation: 3761 SCHROEDER DR Parcel ID: A0300107000012

This Courtesy Notice is being sent to you in regards to your property at 3761 SCHROEDER DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s)

### **532.4 Parking and Storage of Vehicles and Trailers.**

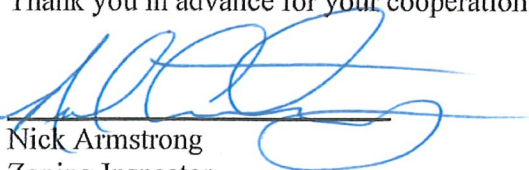
No recreational vehicle, utility trailer, camper or watercraft shall be parked in any front yard, unless such item is a minimum of fifty (50) feet from any Right of Way. Recreational vehicles and trailers in the front, rear or side yards must follow setback requirements for accessory structures in this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

**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. (See Photo)**

You must remedy the situation within TEN (10) days to avoid legal action by Fairfield Township.

Please contact Nick Armstrong at 513.887.4400 with any questions or once you are in compliance with the above noted violation(s).

Thank you in advance for your cooperation.

  
Nick Armstrong  
Zoning Inspector

1/11/2021  
Date

Any person, firm or corporation who violates this Resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than the maximum amount established by the Ohio Revised Code (\$500) and in addition shall be responsible for the payment of all costs and expenses involved in the case. Each day such violation continues after receipt of a violation notice shall be considered a separate offense.



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Boat is ok  
Trailer is on Grass/  
not paved surface.

Any person, firm or corporation who violates this Resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than the maximum amount established by the Ohio Revised Code (\$500) and in addition shall be responsible for the payment of all costs and expenses involved in the case. Each day such violation continues after receipt of a violation notice shall be considered a separate offense.