

FAIRFIELD TOWNSHIP
RESOLUTION NO. 21-89

**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

- | | |
|------------------------|--------------------|
| • 5763 Green Crest Dr- | Commercial Vehicle |
| • 6755 Alana Ct- | Trailer Parking |
| • 5963 Faircrest Dr- | Trailer Parking |

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: May 26, 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 26th day of may, 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:	01/25/2021
Fairfield TWP Violation #:	21-023
Address of Violation:	5763 Green Crest
Complainant Name:	Resident Complaint
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	532.4 Comm Vehicle
Corrective Action:	Vehicle cannot be parked on the street
Status:	Open- zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	1/25/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A03000900000008	5763 GREEN CREST DR	3433 ENT	BRENDA M & RODNEY J GRAY	R-1

Violations

Date	Violation	Description	Status
1/25/2021	532. Parking and Storage of Vehicles and Trailers	2. No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking..	1. Open

Notes

Date	Note	Created By:
2021-1-25	Inspected and courtesy sent (com vehicle hold put in place)	Nick Armstrong
2021-5-05	Property inspected First Sent	Nick Armstrong
2021-5-21	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: 21-023

Date: 1/25/2021

Property Owner: BRENDA M & RODNEY J GRAY
5763 GREEN CREST DR
Fairfield Township, Ohio, 45011

Property in Violation: 5763 GREEN CREST DR Parcel ID: A0300090000008

This Courtesy Notice is being sent to you in regards to your property at 5763 GREEN CREST DR. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s)

532. Parking and Storage of Vehicles and Trailers.

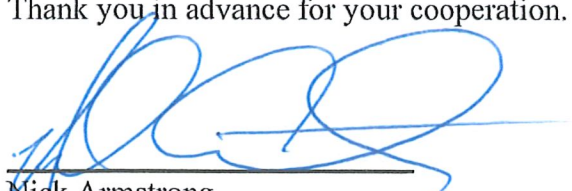
2. No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking.

Required Action: Please remove the commercial vehicle seen in the attached photo to be compliant with the above stated Resolution. Thank you.

Please address these violation(s) within ten (10) days before further action is taken by Fairfield Township.

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



1/25/2021



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





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: 21-023

Date: 05/05/2021

Property Owner: GRAY, BRENDA M AND RODNEY J
5763 GREEN CREST DR
FAIRFIELD TOWNSHIP, OH 45011

Property in Violation: 5763 GREEN CREST DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300090000008

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 5763 GREEN CREST DR.

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

Code: 532.2 Commercial Vehicle Commercial Equipment Parking

Status: In Violation

No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking.



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.

5/5/2021

Page 1 of 2

Case Date:	04/13/2021
Fairfield TWP Violation #:	21-060
Address of Violation:	6755 ALANA CT
Complainant Name:	
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	532.1 Trailer Parking
Corrective Action:	Trailer not parked on an approved surface
Status:	Open- zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	04/13/2021

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300114000033	6755 ALANA CT	5278 ENT	BRANDON S & TARA N CLARK	R-1

Violations

Date	Violation	Description	Status
04/13/2021	532. Parking and Storage of Vehicles and Trailers	1. 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.	1. Open

Notes

Date	Note	Created By:
04/13/2021	Inspected and courtesy sent	Nick Armstrong
5-13-2021	Property inspected First Sent	Nick Armstrong
5-21-2021	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: 21-060

Date: 4/13/2021

Property Owner: CLARK, BRANDON S AND TARA N
6755 ALANA CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300114000033

Property in Violation: 6755 ALANA CT
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6755 ALANA CT. 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.



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

4/13/2021
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: 21-060

Date: 05/03/2021

Property Owner: CLARK, BRANDON S AND TARA N
6755 ALANA CT
FAIRFIELD TOWNSHIP, OH 45011

Property in Violation: 6755 ALANA CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300114000033

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 6755 ALANA CT.

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.



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.

5/4/2021

Case Date:	12/02/2020
Fairfield TWP Violation #:	20-440
Address of Violation:	5963 FAIRCREST DR
Complainant Name:	
Complainant Address:	
Complainant Phone:	
Complainant Email:	
Description:	532.4 Trailer Parking
Corrective Action:	Trailer not 50' from the right of way
Status:	Open- zoning violation
Action to be taken:	Resolution
Assigned To:	Nick Armstrong
Case Date:	12/02/2020

Property

Parcel #	Address	Legal Description	Owner Name	Zoning
A0300086000007	5963 FAIRCREST DR	3223 ENT	SETH A & MARY LOU SCHEER	R-1

Violations

Date	Violation	Description	Status
12/02/2020	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:
12/02/2020	Inspected and courtesy sent	Nick Armstrong
2020-12-15	Property inspected First Sent	Nick Armstrong
2021-1-15	Spoke to owner, he got a quote. Said they would not do the work until the weather breaks. Resident is working to resolve PLEASE CALL BEFORE NEXT STEP, waiting on contractors to do the work weather permitting (Com vehicle hold in place, did not pursue)	Nick Armstrong
2021-5-21	No attempt to resolve the situation after repeated conversations. No further contact with resident. Property Sent to Resolution	Nick Armstrong



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 # 20-440

Property Owner: SETH A & MARY LOU SCHEER Date: 12/02/2020
5963 FAIRCREST DR

Address in Violation: 5963 FAIRCREST DR Parcel ID: A0300086000007

YOU ARE HEREBY NOTIFIED that you are in Violation of the Fairfield Township Zoning Resolution at the property located at 5963 FAIRCREST DR.

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

Per Section: 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.

Required Action: *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

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

12/02/2020

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.



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

NOTICE OF ZONING VIOLATION
Under Fairfield Township Zoning Resolution

Property Owner: SETH A & MARY LOU SCHEER
5963 FAIRCREST DR
Fairfield Township, Ohio, 45011

Property in Violation: 5963 FAIRCREST DR Parcel ID: A0300086000007

This notice is being sent to you in regards to your property at 5963 FAIRCREST 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.

Per Section: 532.4 Parking and Storage of Vehicles and Trailers.

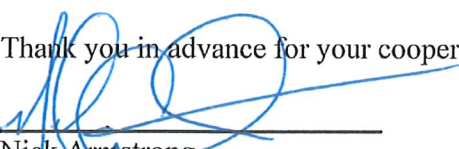
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Required Action: *Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited.* On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland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

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

12/15/2020
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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6032 MORRIS ROAD
FAIRFIELD TOWNSHIP, OHIO 45011
513-887-4400



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.