

FAIRFIELD TOWNSHIP
RESOLUTION NO. 22-25

**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

- | | |
|----------------------|---|
| • 1925 Fairfax Ave- | Junk and Debris |
| • 3010 Canal Rd- | Vehicle Parking, No living quarters in vehicle |
| • 7093 Haverford Dr- | RV, Trailer, Watercraft Parking |
| • 2504 Imlay Ave- | Junk and 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 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: January 11, 2022

Board of Trustees

Shannon Hartkemeyer:

Michael Berding:

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 11th day of January, 2022.

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:	12/6/2021	Courtesy Notice Date:	12/7/2021
Fairfield Twp Violation #	21-322	NOV Issue Date:	12/16/2021
Address of Violation:	1925 FAIRFAX AVE	Final NOV Issue Date:	
Complainant Name:			
Description:	Junk an Debris		
Disposition:	Issued NOV		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300041000083	1925 FAIRFAX AVE	JOHNSON,MATTHEW W

Violations

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: 12/6/2021 2:08:00 PM

Required Actions:



Notes



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: 21-322

Date: 12/16/2021

Property Owner: JOHNSON, MATTHEW W
1929 FAIRFAX AVE
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 1925 FAIRFAX AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000083

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 1925 FAIRFAX AVE.

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:

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.

12/16/2021

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: 21-322

Date: 12/7/2021

Property Owner: JOHNSON, MATTHEW W
1929 FAIRFAX AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000083

Property in Violation: 1925 FAIRFAX AVE
FAIRFIELD TOWNSHIP, OH 45015

This Courtesy Notice is being sent to you in regards to your property at 1925 FAIRFAX AVE. In accordance to the Fairfield Township Zoning Resolution, your property violates 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:

Comments/Notes:



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Thank you in advance for your cooperation.



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

Case Date:	11/8/2021	Courtesy Notice Date:	11/18/2021
Fairfield Twp Violation #	21-313	NOV Issue Date:	11/29/2021
Address of Violation:	3010 CANAL RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Possible RV Living quarters. RV parking		
Disposition:	Issued Courtesy Notice		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300024000030	3010 CANAL RD	ARM T INC

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: 11/8/2021 10:44:00 AM

Required Actions: Please contact the Fairfield Township Zoning Department.



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.

Date: 11/8/2021 10:44:00 AM

Required Actions:

Notes

Date: 11/4/2021 By: Nick Armstrong

Note: One of my officers on second shift has been dealing with a reoccurring issue out at 3010 Canal Road. There's not much we can do on our end but I figured living out of a camper and using a generator may or may not constitute a violation on your end. Here is a synopsis from the report:

"I responded to a camper with a loud generator at 3010 Canal today for a noise complaint. The caller, Seth at 5230 Parkside, wanted to speak with me about the ongoing issue. He told me that you may have contact information for the property owner of 3010 Canal so I wanted to see if you could pass that to me if so. Seth also said that he has talked to you before and that he may be calling you about this issue. I told him that there is no noise ordinance, but the zoning department may have some policy that would help with this situation."

Thanks for your time and let me know if theres anything we can do to assist.

Thanks,

Sergeant Matt Miller
Fairfield Township Police
Office: 513-887-4406 ext. 4170
Dispatch: 513-785-1300
Fax: 513-887-4407

Date: 11/8/2021 By: Nick Armstrong

Note: Spoke to owner Set 513.403.0800. He said we could enter his back yard to see the trailer in question



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: 21-313

Date: 11/29/2021

Property Owner: ARM T INC
5190 DEE ALVA DR
FAIRFIELD, OH 45014

Address in Violation: 3010 CANAL RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300024000030

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 3010 CANAL RD.

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: Please contact the Fairfield Township Zoning Department.

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 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.

11/29/2021

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: 21-313

Date: 11/18/2021

Property Owner: ARM T INC
5190 DEE ALVA DR
FAIRFIELD, OH 45014

Parcel ID: A0300024000030

Property in Violation: 3010 CANAL RD
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 3010 CANAL RD. 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: Please contact the Fairfield Township Zoning Department.

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 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.

11/18/2021
Date



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

Case Date:	10/28/2021	Courtesy Notice Date:	10/28/2021
Fairfield Twp Violation #	21-307	NOV Issue Date:	11/16/2021
Address of Violation:	7093 HAVERFORD DR	Final NOV Issue Date:	
Complainant Name:			
Description:	Trailer Parking		
Disposition:	Issued Courtesy Notice		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300140000038	7093 HAVERFORD DR	NORRIS,TIMOTHY L AND MICHELLE 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: 10/28/2021 2:20:00 PM

Required Actions:



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: 10/28/2021 2:20:00 PM

Required Actions: Trailer cannot be parked on dirt and must be 50' from the right of way



Notes



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: 21-307

Date: 11/16/2021

Property Owner: NORRIS, TIMOTHY L AND MICHELLE A
7093 HAVERFORD DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 7093 HAVERFORD DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300140000038

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 7093 HAVERFORD 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:



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: Trailer cannot be parked on dirt and must be 50' from the right of way

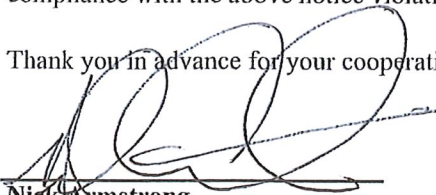
Comments/Notes:



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

11/16/2021

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: 21-307

Date: 10/28/2021

Property Owner: NORRIS, TIMOTHY L AND MICHELLE A
7093 HAVERFORD DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300140000038

Property in Violation: 7093 HAVERFORD DR
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 7093 HAVERFORD 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:

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: Trailer cannot be parked on dirt and must be 50' from the right of way

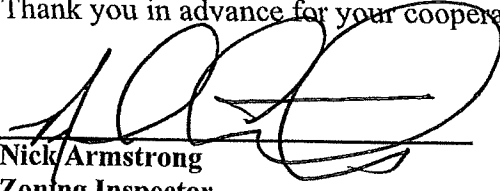
Comments/Notes:



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Thank you in advance for your cooperation.



Nick Armstrong
Zoning Inspector

10/28/2021

Date



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

Case Date:	8/18/2021	Courtesy Notice Date:	8/19/2021
Fairfield Twp Violation #	21-228	NOV Issue Date:	10/18/2021
Address of Violation:	2504 IMLAY AVE	Final NOV Issue Date:	
Complainant Name:			
Description:	Junk and Debris on the property		
Disposition:	Issued Courtesy Notice		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300041000135	2504 IMLAY AVE	CRAWFORD,JOSEPH W AND CLEO

Violations

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: 8/18/2021 4:19:00 PM

Required Actions: Please remove all Junk and Debris, and in-operable cars from the property



Notes

Date: 8/18/2021 By: Nick Armstrong

Note: Photos uploaded

Date: 8/19/2021 By: Nick Armstrong

Note: MSentos@yahoo.com

additional concerned resident, indicated an auto mechanic shop is being operated out of the residents garage.

Date: 8/23/2021 By: Chuck Goins

Note: I was in the area and saw people out at 2504 Imlay. I spoke to the property owner Joe Crawford, to his daughter and his grandson. Joe Crawford and the daughter are both frustrated with the state of the property and are pushing the grandson to clean it up.

The property is a mess, but they are in the process of moving stuff off the property. They currently have moved a lot of junk across the street and are having a "yard sale."

Date: 12/23/2021 By: Nick Armstrong

Note: 513.678.5819

Note: Spoke to mr. roark he is going to call marcells today to see if they will tow all the vehicles off his lot.

Officer went out to his house also and said they were adding vehicles to the lot not removing

513.678.5819



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: 21-228

Date: 10/18/2021

Property Owner: CRAWFORD, JOSEPH W AND CLEO
1905 FAIRFAX AVE
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 2504 IMLAY AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000135

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 2504 IMLAY AVE.

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 all Junk and Debris, and in-operable cars from the property

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.

10/18/2021



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: 21-228

Date: 8/19/2021

Property Owner: CRAWFORD, JOSEPH W AND CLEO
1905 FAIRFAX AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000135

Property in Violation: 2504 IMLAY AVE
FAIRFIELD TOWNSHIP, OH 45015

This Courtesy Notice is being sent to you in regards to your property at 2504 IMLAY AVE. In accordance to the Fairfield Township Zoning Resolution, your property violates 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.

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Comments/Notes:



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