

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 22-72**

**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

- |                     |   |
|---------------------|---|
| • 4008 Canal Rd-    | <b>Junk &amp; Debris</b>                          |
| • 2952 Foxhound Dr- | <b>Junk &amp; Debris &amp; Inoperable Vehicle</b> |
| • 3110 James Pl-    | <b>Junk &amp; Debris</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 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.

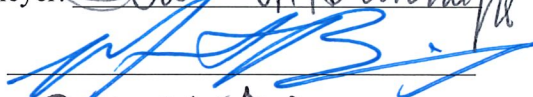
**Adopted:** April 12, 2022

**Board of Trustees**

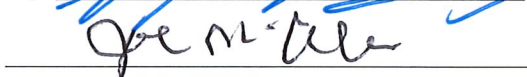
Shannon Hartkemeyer:



Michael Berding:



Joe McAbee:



**Vote of Trustees**

Yes

Yes

No

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 12<sup>th</sup> day of April, 2022.

**ATTEST:**



Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**



Lawrence E. Barbieri, Township Law Director



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

Case Date:	3/17/2022	Courtesy Notice Date:	3/18/2022
Fairfield Twp Violation #	22-057	NOV Issue Date:	3/28/2022
Address of Violation:	4008 CANAL RD	Final NOV Issue Date:	
Complainant Name:			
Description:			
Disposition:	Issued Courtesy Notice		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300020000035	4008 CANAL RD	ADELSPERGER,LISA AND BLACKBURN,ERIC

## 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:** 3/17/2022 2:57:00 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: 22-057

Date: 3/28/2022

Property Owner: ADELSPERGER, LISA AND BLACKBURN, ERIC  
4008 CANAL RD  
HAMILTON, OH 45011

Address in Violation: 4008 CANAL RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300020000035

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 4008 CANAL RD.

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

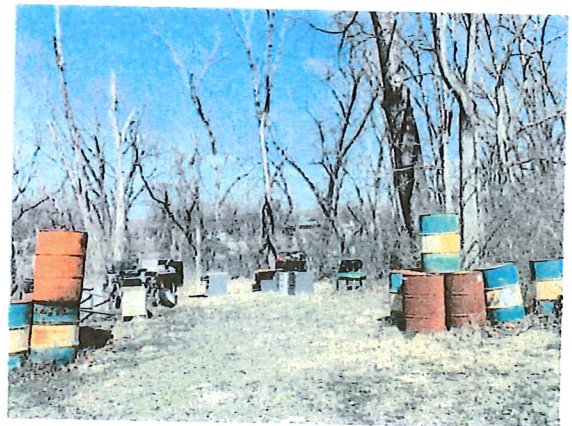
**Code:** 533 Junk

**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.

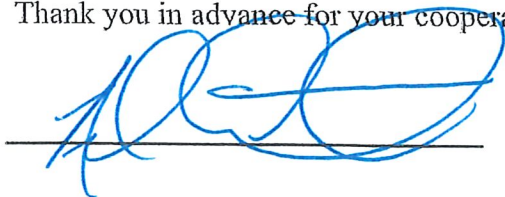
3/28/2022

Date

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.

A handwritten signature in blue ink, appearing to be "ACE", is written over a horizontal line.

3/18/2022

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: 22-057

Date: 3/18/2022

Property Owner: ADELSPERGER, LISA AND  
BLACKBURN, ERIC  
4008 CANAL RD  
HAMILTON, OH 45011

Parcel ID: A0300020000035

Property in Violation: 4008 CANAL RD  
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 4008 CANAL RD. 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:







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

Case Date:	2/22/2022	Courtesy Notice Date:	2/22/2022
Fairfield Twp Violation #	22-037	NOV Issue Date:	3/7/2022
Address of Violation:	2952 FOXHOUND DR	Final NOV Issue Date:	
Complainant Name:			
Description:	Debris on Property		
Disposition:	Issued Courtesy Notice		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300131000060	2952 FOXHOUND DR	WAGNER, TREVOR STEPHEN AND ADRIENNE L

## 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:** 2/22/2022 2:53:00 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: 22-037

Date: 2/22/2022

Property Owner: WAGNER, TREVOR STEPHEN AND  
ADRIENNE L  
2952 FOXHOUND DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300131000060

Property in Violation: 2952 FOXHOUND DR  
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 2952 FOXHOUND DR. 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:

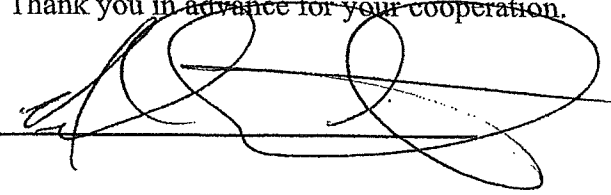
Comments/Notes:



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.

A handwritten signature in black ink, consisting of several loops and a horizontal line, positioned over a horizontal line.

2/22/2022

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 & 505.871)

Case Number: 22-037

Date: 3/7/2022

Property Owner: WAGNER, TREVOR STEPHEN AND ADRIENNE L  
2952 FOXHOUND DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 2952 FOXHOUND DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300131000060

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 2952 FOXHOUND DR.

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.

3/7/2022

Date





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

Case Date:	2/23/2022	Courtesy Notice Date:	3/18/2022
Fairfield Twp Violation #	22-042	NOV Issue Date:	3/28/2022
Address of Violation:	3110 JAMES PL	Final NOV Issue Date:	
Complainant Name:	Tom Wolf		
Description:	Mr Akers runs a junk yard/fix it shop at his residence. He currently has 4 cars in his driveway and two in the street. The cars in the driveway are not all properly registered with the BMV. All have plates but are not registered to the vehicle. I have complained about this previously. When the township address the issue he shifts the junk around but it ultimately ends up right back where it is now. I would ask you look at thi again and keep an eye on it in the future. I don't want our neighborhood looking like a junkyard. Thank you very much		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300148000039	3110 JAMES PL	AKERS,TIMOTHY BRITT

## 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:** 3/18/2022 11:35:00 AM

**Required Actions:**



## Notes

**Date:** 3/18/2022

**By:** Nick Armstrong

**Note:** Visited the property and took photos. Unable to verify unregistered vehicles will send a notice for junk and debris on the front and back of property such as discarded vehicle parts. No evidence of business being run out of the house.



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: 22-042

Date: 3/28/2022

Property Owner: AKERS, TIMOTHY BRITT  
3110 JAMES PL  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3110 JAMES PL  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300148000039

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 3110 JAMES PL.

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

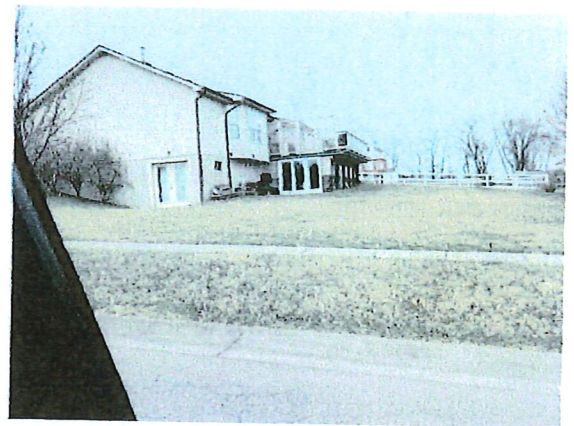
**Code:** 533 Junk

**Status:** In Violation

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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.

3/28/2022

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: 22-042

Date: 3/18/2022

Property Owner: AKERS, TIMOTHY BRITT  
3110 JAMES PL  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300148000039

Property in Violation: 3110 JAMES PL  
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 3110 JAMES PL. 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.

3/18/22