

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 23-21**

**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

- | | |
|--------------------------|--|
| • 1809 Pater Ave- | Junk and Debris |
| • 1478 Milton St- | Unregistered Vehicle, Junk and Debris |
| • 6149 Cathleen Ct- | Zoning Permit Required, RV Parking |
| • 5397 Shady Meadows Dr- | Inoperable Vehicle |

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 unsecured property, 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 10, 2023

Board of Trustees

Michael Berding: _____

Shannon Hartkemeyer: _____

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 10th day of January, 2023.

ATTEST:

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L. E. Barbieri

Lawrence E. Barbieri, Assistant Township Law Director



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

Case Date:	12/2/2022	Courtesy Notice Date:	12/2/2022
Fairfield Twp Violation #	22-377	NOV Issue Date:	12/15/2022
Address of Violation:	1809 PATER AVE	Final NOV Issue Date:	
Complainant Name:	anonymous Complaint		
Description:	Trash, Junk and Debris on the property		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300041000046	1809 PATER AVE	GARRETT, TRACY L AND MARGARET A

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: 12/2/2022 11:43:00 AM

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: 22-377

Date: 12/15/2022

Property Owner: GARRETT, TRACY L AND MARGARET A
1809 PATER AVE
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 1809 PATER AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000046

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 1809 PATER 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.

12/16/2022

Date

Fairfield Township Zoning Department

**COURTESY NOTICE
OF VIOLATION**

Under Fairfield Township Zoning Resolution 2020

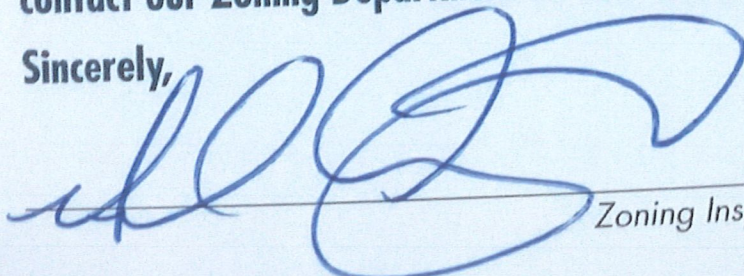
For the Address: 1809 Peter

- ☒ 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: Junk & Debris,

TRASH ON Property

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

Sincerely,


Zoning InspectorDate: 12/2/22



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

Case Date:	11/8/2022	Courtesy Notice Date:	11/14/2022
Fairfield Twp Violation #	22-361	NOV Issue Date:	12/2/2022
Address of Violation:	1478 MILTON ST	Final NOV Issue Date:	
Complainant Name:			
Description:	Property Unsecured Unregistered vehicles Junk and Debris		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300036000030	1478 MILTON ST	STONE,MANDY AND RODNEY

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: 11/8/2022 12:21:00 PM

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: 11/8/2022 12:22:00 PM

Required Actions:

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: 11/8/2022 12:22:00 PM

Required Actions:

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: 11/8/2022 12:22:00 PM

Required Actions:

Notes

Date: 1/4/2023

By: Nick Armstrong

Note:

Good Morning,
I have sent a violation for 1478 Milton St and have not heard back. You are listed as the owner of the property.
1.Is the property vacant and secured?
2.There is Junk and debris – unregistered vehicles on the property.

Could you please reply to this email or call me to help with this property.

Note:

Thank you
Property has reported break-ins and squatters. Due to the circumstances a courtesy notice was not posted. The property appears to be vacant.



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: 22-361

Date: 12/2/2022

Property Owner: STONE, MANDY AND RODNEY
6848 LESTER AVE
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 1478 MILTON ST
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300036000030

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 1478 MILTON ST.

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:



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:

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: 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.

12/1/2022

Date



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

Case Date:	11/28/2022	Courtesy Notice Date:	11/28/2022
Fairfield Twp Violation #	22-372	NOV Issue Date:	12/19/2022
Address of Violation:	6149 CATHLEEN CT	Final NOV Issue Date:	
Complainant Name:	anonymous complaint		
Description:	RV Parking Shed built, no permit		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300078000007	6149 CATHLEEN CT	MILLER,GREGORY R

Violations

Code: 210. Zoning Permit Required

Status: In Violation

No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning AND Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning AND Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area Overlay District application, as provided by this Resolution.

Date: 12/1/2022 1:46:00 PM

Required Actions:



Notes

Date: 11/28/2022 **By:** Nick Armstrong

Note: Resident called in that a neighbor behind him put up a shed in the center of his backyard and parks RVs in his backyard. Upon investigation it was determined that a permit was not put in for the shed and there was an RV parked on dirt.



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: 22-372

Date: 12/19/2022

Property Owner: MILLER, GREGORY R
7881 JESSIES WAY 202
HAMILTON, OH 45011

Address in Violation: 6149 CATHLEEN CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300078000007

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 6149 CATHLEEN CT.

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

Code: 210. Zoning Permit Required

Status: In Violation

No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning AND Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning AND Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area Overlay District application, as provided by this Resolution.

Required Actions:

Comments/Notes: Please contact Zoning in regards to the building of a shed
RV must be parked on paved surfaces



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.

12/16/2022



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: 22-372

Date: 11/28/2022

Property Owner: MILLER, GREGORY R
7881 JESSIES WAY 202
HAMILTON, OH 45011

Parcel ID: A0300078000007

Property in Violation: 6149 CATHLEEN CT
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6149 CATHLEEN CT. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code: 210. Zoning Permit Required

Status: In Violation

No building or other structure shall be erected, moved, added to, nor structurally altered; nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the Planning AND Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Planning AND Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from the Board of Township Trustees approving a Planned Unit Development District or a Focus Area Overlay District application, as provided by this Resolution.

Required Actions:

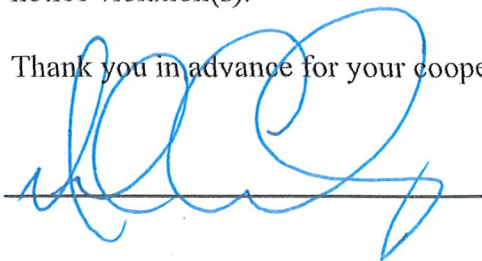
Comments/Notes: Please contact Zoning in regards to the building of a shed
RV must be parked on paved surfaces



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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.



12/1/2022
Date



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

Case Date:	11/21/2022	Courtesy Notice Date:	11/21/2022
Fairfield Twp Violation #	22-369	NOV Issue Date:	12/16/2022
Address of Violation:	5397 SHADY MEADOWS DR	Final NOV Issue Date:	
Complainant Name:			
Description:	inoperable Vehicle		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300050000020	5397 SHADY MEADOWS DR	BELCHER,TWONDA

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: 11/21/2022 12:22:00 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: 22-369

Date: 12/16/2022

Property Owner: BELCHER, TWONDA
5397 SHADY MEADOWS DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 5397 SHADY MEADOWS DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300050000020

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 5397 SHADY MEADOWS 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:



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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.

12/16/2022

Date



Fairfield Township Zoning Department

COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 5392 Saybrook

☐ Junk/Debris (Section 533)

☒ Inoperable/Unregistered Vehicle
(Section 533)

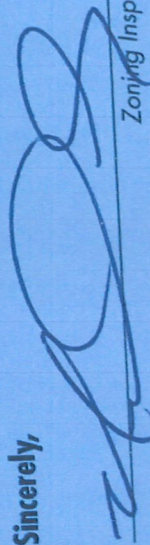
☐ Recreational Vehicle-Commercial
Vehicle and/or Trailer (Section 532)

☐ High Grass/Vegetation (Section 534)

☐ Other/Notes: inoperable Vehicle

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

Sincerely,


Zoning Inspector

Date: 11/21/22