

FAIRFIELD TOWNSHIP
RESOLUTION NO. 23-98

**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

- | | |
|----------------------|--|
| • 2011 Parkamo Ave- | Vegetation |
| • Ascot Downs HOA- | Drainage Easement Maintenance |
| • 3986 Bayberry Dr- | Commercial Vehicle Parking |
| • 6367 Hillgale Ln- | Licensing of Vehicles, Inoperable Vehicles, Junk |
| • 3244 Shoshoni Ct - | Vegetation |
| • 2923 Jamil Ct - | Vegetation |

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: June 1, 2023

Board of Trustees

Michael Berding: _____

Shannon Hartkenmeyer: _____

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 1st day of June, 2023.

ATTEST:

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L. E. Barbieri

Lawrence E. Barbieri, Township Assistant Law Director



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

Case Date:	5/23/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-097	NOV Issue Date:	5/23/2023
Address of Violation:	2011 PARKAMO AVE	Final NOV Issue Date:	
Complainant Name:			
Description:	Abandoned home, no one is maintaining vegetation while house is in probate		
Disposition:	Issued NOV		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300040000066	2011 PARKAMO AVE	GARRITY, MARJORIE

Violations

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: 5/23/2023 3:49:00 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: 23-097

Date: 5/23/2023

Property Owner: GARRITY, MARJORIE
2011 PARKAMO AVE
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 2011 PARKAMO AVE
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300040000066

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 2011 PARKAMO AVE.

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

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:



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.

5/23/2023

Date



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

Case Date:	4/20/2023	Courtesy Notice Date:	4/26/2023
Fairfield Twp Violation #	23-059	NOV Issue Date:	5/8/2023
Address of Violation:	ASCOT DOWNS HOA	Final NOV Issue Date:	
Complainant Name:	ANdrea Carlock		
Description:	Drainage ditch is not maintained. TALL GRASS in the ditch and outside of the ditch we have measured it!!!! NEEDS TO BE CUT AND MAINTAINED FOR PROPER WATER FLOW. I do have pics I can send to you but I don't have them with me to send via email you can easily visually see the tall grass creating standing water and BUGS I would like a response to this complaint. Thank you		
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
	ASCOT DOWNS HOA	Ascot Downs Hoa

Violations

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: 4/25/2023 8:54:00 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: 23-059

Date: 5/8/2023

Property Owner: Ascot Downs Hoa

Address in Violation: ASCOT DOWNS HOA
FAIRFIELD TOWNSHIP, OH 44146

Parcel ID:

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 ASCOT DOWNS HOA.

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

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:



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.

5/8/2023

Date



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

Case Date:	5/8/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-072	NOV Issue Date:	5/8/2023
Address of Violation:	3986 BAYBERRY DR	Final NOV Issue Date:	
Complainant Name:	DIANE E ELSASSER		
Description:	(Semi Truck Parking)		
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300080000027	3986 BAYBERRY DR	SCHWARTZ,CHRISTOPHER A

Violations

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 parking.

Date: 5/8/2023 11:34:00 AM

Required Actions: Semi not permitted in residential district



Notes

Date: 5/8/2023

By: Nick Armstrong

Note: Property owner did mention he would park his semi cab there. Refer to case 23-053 where he originally had an RV parked in the driveway which was the initial complaint from a neighbor
Repeat violation, no courtesy



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: 23-072

Date: 5/8/2023

Property Owner: SCHWARTZ, CHRISTOPHER A
3986 BAYBERRY DR
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3986 BAYBERRY DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300080000027

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 3986 BAYBERRY 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.

Required Actions: Semi not permitted in residential district

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.

5/8/2023



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

Case Date:	5/9/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-078	NOV Issue Date:	5/11/2023
Address of Violation:	6367 HILLGALE LN	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Dead trees and debris scattered on property. broken down 15 pass bus in drive. Dog cage that hasn't been cleaned out from animal waste.		
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300045000087	6367 HILLGALE LN	MINCEY, ROBERT K AND AMANDA L

Violations

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: 5/10/2023 3:14:00 PM

Required Actions:

Code: 805. Parking of Inoperable Vehicles.

Status: In Violation

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Date: 5/10/2023 3:14:00 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: 5/10/2023 3:11:00 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: 23-078

Date: 5/11/2023

Property Owner: MINCEY, ROBERT K AND AMANDA L
6367 HILLGALE LN
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6367 HILLGALE LN
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300045000087

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 6367 HILLGALE LN.

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

Code: 532.3 Licencing of Vehicles/Trailers

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.

Status: In Violation

Required Actions:

Comments/Notes:

Code: 805. Parking of Inoperable Vehicles.

The parking of an inoperable vehicle within a residential district shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Status: In Violation

Required Actions:

Comments/Notes:



Code: 533 Junk

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.

Status: In Violation

Required Actions:

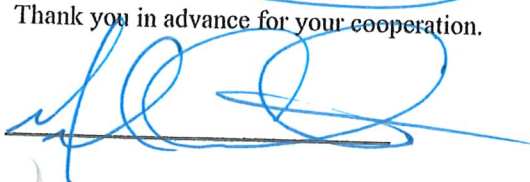
Comments/Notes:



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.



5/11/2023

Date



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

Case Date:	5/11/2023	Courtesy Notice Date:	
Fairfield Twp Violation #	23-080	NOV Issue Date:	5/25/2023
Address of Violation:	3244 SHOSHONI CT	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Repeat violation, vegetation not being maintained.		
Disposition:	Issued NOV		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300135000040	3244 SHOSHONI CT	VU,NGUYEN TIMMY AND LIEN,VU KIM

Violations

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: 5/11/2023 2:47:00 PM

Required Actions: Repeated violation. Grass not being maintained, elevated to notice of Violation.



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: 23-080

Date: 5/11/2023

Property Owner: VU, NGUYEN TIMMY AND LIEN, VU KIM
6301 WILLOW BROOKE DR
LIBERTY TWP, OH 45011

Address in Violation: 3244 SHOSHONI CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300135000040

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 3244 SHOSHONI CT.

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

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: Repeated violation. Grass not being maintained, elevated to notice of Violation.

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 [redacted] with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

5/11/2023

Date



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

Case Date:	4/27/2023	Courtesy Notice Date:	4/28/2023
Fairfield Twp Violation #	23-063	NOV Issue Date:	5/15/2023
Address of Violation:	2923 JAMIL CT	Final NOV Issue Date:	
Complainant Name:			
Description:	Repeat violation		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300144000097	2923 JAMIL CT	FAIRFIELD INVESTMENTS UNLIMITED LLC

Violations

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: 4/27/2023 1:57:00 PM

Required Actions:



Notes

Date: 5/15/2023 **By:** Nick Armstrong

Note: Got a call from the property owner. I mentioned that the weeds around the air conditioner were still in violation. The front had been cut, by someone. He said the renter was traveling and would have someone cut the grass. They did not cut the weeds along the flower beds or side of the house. The owner informed me that the renter had them scheduled to cut the grass every other week and he asked her to have them cut the grass weekly

Note: 5139670418

Rental property Contact

Date: 5/31/2023 **By:** Nick Armstrong

Note: Contacted property owner again, vegetation was not cut properly. Weeds and vegetation along the bushes and side of house still over 8', property is now again over 8'. I informed the property owner we would be taking the next step in the process as the vegetation is still not being maintained under 8'.



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: 23-063

Date: 5/4/2023

Property Owner: FAIRFIELD INVESTMENTS UNLIMITED LLC
PO BOX 460
FAIRFIELD, OH 45018

Address in Violation: 2923 JAMIL CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300144000097

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 2923 JAMIL CT.

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

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: Continued violation; second notice; was not being cut last summer



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.

5/4/2023

Date



**FAIRFIELD
TOWNSHIP**

Great History. Bright Future.

Fairfield Township Zoning Department
**COURTESY NOTICE
OF VIOLATION**

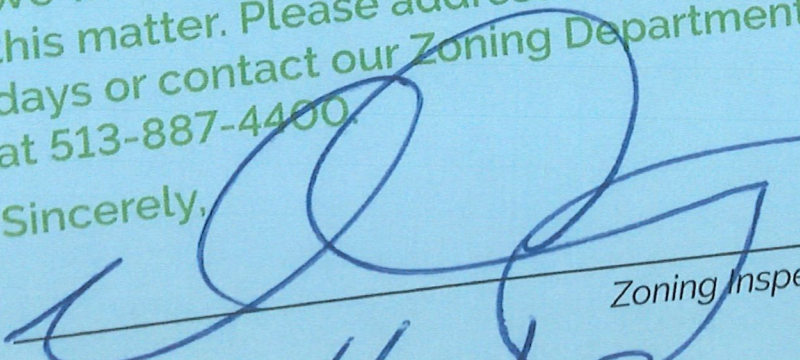
Under Fairfield Township Zoning Resolution

Address: 2923 Jamul

- ☐ 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: _____

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

