

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 24-19**

**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

- |                      |                               |
|----------------------|-------------------------------|
| • 6282 Old Stone Ct- | Commercial Vehicle Parking    |
| • 2512 Imlay Ave-    | Watercraft Parking            |
| • 3871 Citiation Dr- | Parking of 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 9, 2024

**Board of Trustees**

**Vote of Trustees**

Michael Berding: \_\_\_\_\_

yes

Shannon Hartkemeyer: \_\_\_\_\_

yes

Joe McAbee: \_\_\_\_\_

yes

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 9th day of January, 2024.

**ATTEST:**

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

Lawrence 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:	11/28/2023	Courtesy Notice Date:	11/28/2023
Fairfield Twp Violation #	23-250	NOV Issue Date:	12/8/2023
Address of Violation:	6282 OLD STONE CT	Final NOV Issue Date:	
Complainant Name:	Annonomous		
Description:	Commercial Vehicle (Box Truck)		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300150000024	6282 OLD STONE CT	CURTIS,DANYELL

## 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:** 11/28/2023 11:26:00 AM

**Required Actions:**



## Notes

**Date:** 12/12/2023  
**Note:** 513.335.2408

**By:** Nick Armstrong

Spoke to property owner, she stated other people have commercial vehicles. I asked for address and she would not give me an address. No other vehicles were seen on her street at the time of inspection. I asked when it would be moved. She said she would have to figure it out.





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: 23-250

Date: 12/8/2023

Property Owner: CURTIS, DANYELL  
6282 OLD STONE CT  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6282 OLD STONE CT  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300150000024

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 6282 OLD STONE CT.

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:

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.

12/8/2023





**FAIRFIELD  
TOWNSHIP**

Great History. Bright Future.

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

Under Fairfield Township Zoning Resolution

Address: PL 2 6980 Old Stone

- ☐ 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: Commercial vehicle not permitted in Residential district. Please Call

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

Sincerely,

Nick

[Signature]  
Zoning Inspector

Date: 11-26-23





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

Case Date:	11/30/2023	Courtesy Notice Date:	11/30/2023
Fairfield Twp Violation #	23-251	NOV Issue Date:	12/9/2023
Address of Violation:	2512 IMLAY AVE	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Boat is parking in ROW		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300041000163	2512 IMLAY AVE	WOODS,WALTER E AND PAMELA G

## Violations

**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:** 11/30/2023 12:51:00 PM

### Required Actions:



## Notes

**Date:** 12/8/2023  
**Note:** 513.257.8949

By: Nick Armstrong

Walter Woods



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: 23-251

Date: 12/9/2023

Property Owner: WOODS, WALTER E AND PAMELA G  
2512 IMLAY AVE  
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 2512 IMLAY AVE  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000163

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 2512 IMLAY AVE.

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

**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:

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.

12/8/2023

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: 23-251

Date: 11/30/2023

Property Owner: WOODS, WALTER E AND PAMELA G  
2512 IMLAY AVE  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300041000163

Property in Violation: 2512 IMLAY AVE  
FAIRFIELD TOWNSHIP, OH 45015

This Courtesy Notice is being sent to you in regards to your property at 2512 IMLAY AVE. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

**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:

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.

11/30/2023





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

Case Date:	12/5/2023	Courtesy Notice Date:	12/6/2023
Fairfield Twp Violation #	23-253	NOV Issue Date:	12/18/2023
Address of Violation:	3871 CITATION DR	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:	Car parked in end of driveway that has expired plates and flat tires. Does not appear to be operational.		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300101000016	3871 CITATION DR	PATE, ANTHONY J

## Violations

**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:** 12/6/2023 11:37:00 AM

**Required Actions:** Tags expired 2022  
Flat tire x 2



## 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: 23-253

Date: 12/18/2023

Property Owner: PATE, ANTHONY J  
3871 CITATION DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 3871 CITATION DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300101000016

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 3871 CITATION DR.

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

**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.

Required Actions: Tags expired 2022  
Flat tire x 2

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.

12/18/2023





**FAIRFIELD  
TOWNSHIP**

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

*Under Fairfield Township Zoning Resolution*

**Address:** 3871 Citicor

☐ Junk/Debris (Section 533)

☒ Inoperable/Unregistered Vehicle  
(Section 533)

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

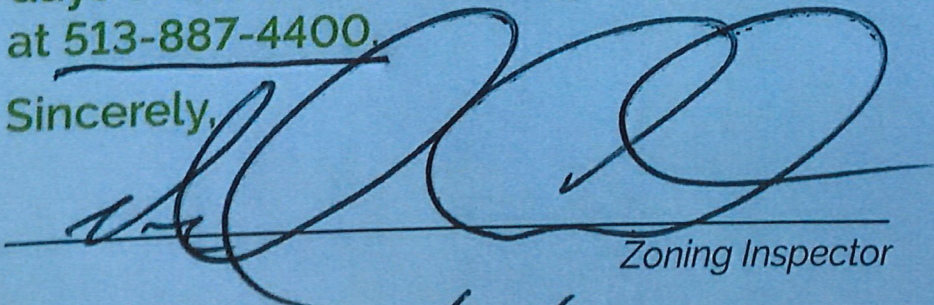
☐ High Grass/Vegetation (Section 534)

☐ Other/Notes: Tires flat x2

Tags Expired 2022

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