

FAIRFIELD TOWNSHIP
RESOLUTION NO. 25-13

**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

- 6583 Vonnie Vale Ct- **Junk and Debris**
- 5923 Liberty Fairfield- **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 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.

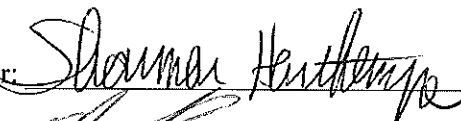
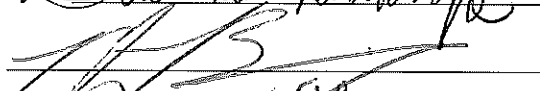
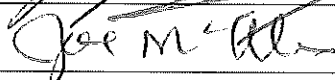
SECTION 5: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

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 7, 2025

Board of Trustees

Vote of Trustees

Shannon Hartkemeyer:		<u>yes</u>
Michael Berding:		<u>yes</u>
Joe McAbee:		<u>yes</u>

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 7th day of January, 2025.

ATTEST:


Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:


Lawrence E. Barbieri, Township Assistant Law Director



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

Case Date:	11/21/2024	Courtesy Notice Date:	11/21/2024
Fairfield Twp Violation #	24-165	NOV Issue Date:	12/10/2024
Address of Violation:	6583 VONNIE VALE CT	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:			
Disposition:	Send to Trustees		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300133000023	6583 VONNIE VALE CT	ADHIKARI, GANESH AND BHANDARI, BHUMIKA

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: 6/16/2023 12:11:00 PM

Required Actions: TIRES CANNOT BE STORED OUTDOORS.



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: 24-165

Date: 12/10/2024

Property Owner: ADHIKARI,GANESH AND BHANDARI,BHUMIKA
 6583 VONNIE VALE CT
 FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 6583 VONNIE VALE CT
 FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300133000023

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 6583 VONNIE VALE CT.

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

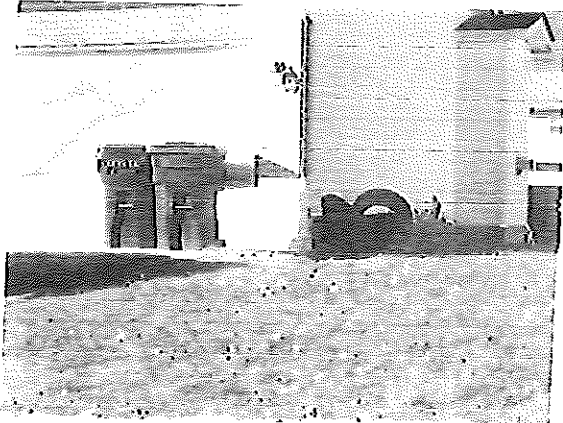
Code: 533 Junk

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: TIRES CANNOT BE STORED OUTDOORS.

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.

12/10/2024
 Date



COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution 2020

For the Address: 6583 Vonnie Vale

- 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: Semi not permitted in residential district

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: 6-16-23



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

Case Date:	12/12/2024	Courtesy Notice Date:	12/12/2024
Fairfield Twp Violation #	24-169	NOV Issue Date:	12/23/2024
Address of Violation:	5923 LIBERTY FAIRFIELD RD	Final NOV Issue Date:	
Complainant Name:	Annonomous		
Description:	Couch has been on the side of the road for weeks		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300087000014	5923 LIBERTY FAIRFIELD RD	JUSTICE,BRANDON LEE

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: 12/12/2024 3:56:00 PM

Required Actions:



Notes

Date: 12/13/2024
Note: BRANDON J (5132641575)

By: Nick Armstrong



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: 24-169

Date: 12/23/2024

Property Owner: JUSTICE, BRANDON LEE
5923 LIBERTY FAIRFIELD RD
LIBERTY TWP, OH 45011

Address in Violation: 5923 LIBERTY FAIRFIELD RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300087000014

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 5923 LIBERTY FAIRFIELD RD.

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

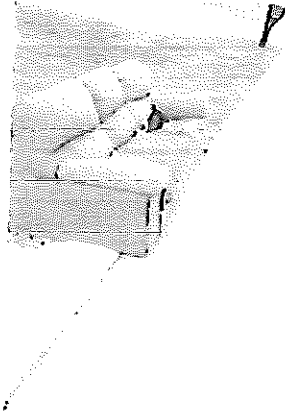
Code: 533 Junk

Status: In Violation

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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.

12/23/2024
Date



FAIRFIELD TOWNSHIP
**COURTESY NOTICE
OF VIOLATION**

Address: 557th

- Junk/Debris Section 601
- Inoperable/Unregistered Vehicles Section 601
- Recreational Vehicle-Commercial Vehicle and/or Trailer Section 601
- High Grass/Vegetation Section 601
- Other/Notes Couch not
picked up by trash

We would appreciate your cooperation in this matter. Please address this within 10 days or contact our Zoning Department at 513-687-4400.

Sincerely,


Zoning Inspector

Date:

12.12.24