

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 25-138**

**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

- | | |
|---------------------|--|
| • 6446 Morris Rd- | High Grass, Parking of Inoperable Vehicles |
| • 6187 Brofield Dr- | High Grass |

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: November 12, 2025

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 12th day of November, 2025.

ATTEST:

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

Katherine Barbieri

Katherine Barbieri, Township Law Director



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

Case Date:	9/4/2025	Courtesy Notice Date:	10/16/2025
Fairfield Twp Violation #	25-188	NOV Issue Date:	10/28/2025
Address of Violation:	6446 MORRIS ROAD	Final NOV Issue Date:	
Complainant Name:	Brian Taylor		
Description:	Mutiple inoperable vehicles		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
	6446 MORRIS ROAD	STEWART REGGIE M

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: 10/9/2025 10:27:00 AM

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: 10/9/2025 10:27:00 AM

Required Actions: All vehicles must have up to date registration and operational OR parked inside a garage.



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: 10/28/2025 2:01:00 PM

Required Actions: All vehicles must be legally registered with up to date tags.

Notes

Date: 9/8/2025

By: Nick Armstrong

Note: Unable to verify all vehicles have up to date tags and plates and appear to be optional.
I cannot verify this violation from the roadway and would request photos or to enter a neighboring property to get better photos.

Please email. narmstrong@fairfieldtwp.org

Date: 10/6/2025

By: Nick Armstrong

Note: Nick,

You can easily determine the condition of the vehicles from my property, and this email gives you permission to enter my property. There are either zoning regulations in the township or there is not. I have been patient with this neighbor for years, but that time has passed.

Brian Taylor

On Friday, September 19, 2025 at 03:45:45 PM EDT, Nick Armstrong <narmstrong@fairfieldtwp.org> wrote:

Hello,

I sent a notification on 9-8 and did not hear back. Where the inoperable vehicles still a concern? I am having a hard time determining this without entering the property.

Please let me know.

Thank you



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: 25-188

Date: 10/28/2025

Property Owner:

Address in Violation: 6446 MORRIS ROAD
FAIRFIELD TOWNSHIP, OH

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 6446 MORRIS ROAD.

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:

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: All vehicles must have up to date registration and operational OR parked inside a garage.

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.

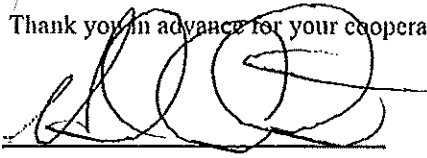
Required Actions: All vehicles must be legally registered with up to date tags.

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, appearing to be "J. [unclear]", written over a horizontal line.

10/28/2025

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: 25-188

Date: 10/16/2025

Property Owner:

Parcel ID:

Property in Violation: 6446 MORRIS ROAD
FAIRFIELD TOWNSHIP, OH

This Courtesy Notice is being sent to you in regards to your property at 6446 MORRIS ROAD. In accordance to the Fairfield Township Zoning Resolution, your property violates 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:

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: All vehicles must have up to date registration and operational OR parked inside a garage.

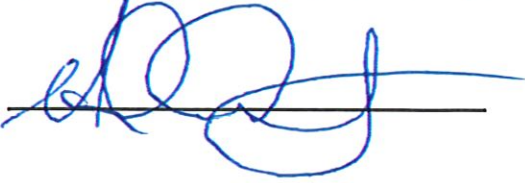
Comments/Notes:



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.



10/16/2025

Date



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

Case Date:	9/29/2025	Courtesy Notice Date:	
Fairfield Twp Violation #	25-192	NOV Issue Date:	10/14/2025
Address of Violation:	6187 BROFIELD DR	Final NOV Issue Date:	
Complainant Name:	James Vanden Eynden		
Description:	The house next door to me at 6187 Brofield Dr. has been vacant for nine months. I contacted you earlier in the year about grass not being cut and a lawn service has been coming around to at least keep the grass cut, which is good. My concern this time is the weeds and trees growing up all around the house. Some of the weeds are up to the gutter and are spewing seeds like a cottonwood tree and just looks like hell. Not to mention, it is attracting rodents. I'm also concerned with security as abandoned properties seem to attract criminal activity. I spend a fair amount of money on my property trying to keep it looking good but between the dandelions and now these overgrown weeds it makes my job harder and more expensive. I'd appreciate it if you could contact the owners and see if this could be addressed. Thanks for the help. Jim		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
73300099000060	6187 BROFIELD DR	CHERYL A MAGGARD

Violations

Code: **Status:** In Violation

Date: 9/30/2025 1:48:00 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: 10/14/2025 11:42:00 AM

Required Actions: WEEDS ALONG THE HOUSE, FRONT OF HOUSE, ALONG SIDE THE GARAGE, SIDES AND BACK OF HOUSE ALL NEED TO BE MAINTAINED.

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: 25-192

Date: 10/14/2025

Property Owner: CHERYL A MAGGARD
4359 BELLE TERRACE LN
LEBANON, OH 45036

Address in Violation: 6187 BROFIELD DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300099000060

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 6187 BROFIELD DR.

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

Code:

Status: In Violation

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: WEEDS ALONG THE HOUSE, FRONT OF HOUSE, ALONG SIDE THE GARAGE, SIDES AND BACK OF HOUSE ALL NEED TO BE MAINTAINED.

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.