

**FAIRFIELD TOWNSHIP  
RESOLUTION NO. 25-65**

**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

- |                            |   |
|----------------------------|---|
| • 5918 Green Crest Dr-     | Trailer Parking - Junk  |
| • 4036 Mill Crest Dr-      | No Permit   |
| • 3430 Hamilton Middletown | 720 Objectionable, Noxious, Dangerous Uses, Practices or Conditions |

**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: April 29, 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 29th day of April, 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:	3/21/2025	Courtesy Notice Date:	3/21/2025
Fairfield Twp Violation #	25-041	NOV Issue Date:	4/7/2025
Address of Violation:	5918 GREEN CREST DR	Final NOV Issue Date:	
Complainant Name:	Mike Tomblin		
Description:	Parking of Trailer		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

## Property

Parcel #	Address	Owner Name
A0300086000028	5918 GREEN CREST DR	BENJAMIN K GOODPASTER

## 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:** 3/21/2025 1:06:00 PM

**Required Actions:** Trailer not 50 from roadway

**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:** 3/21/2025 1:06:00 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: 25-041

Date: 4/7/2025

Property Owner: BENJAMIN K GOODPASTER  
5918 GREEN CREST DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 5918 GREEN CREST DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300086000028

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 5918 GREEN CREST DR.

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: Trailer not 50 from roadway

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:

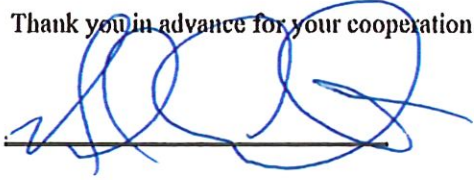
Comments/Notes:



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.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned over a solid black horizontal line.

4/7/2025

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: 25-041

Date: 3/21/2025

Property Owner: BENJAMIN K GOODPASTER  
5918 GREEN CREST DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300086000028

Property in Violation: 5918 GREEN CREST DR  
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 5918 GREEN CREST DR. 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: Trailer not 50 from roadway

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: *Trailer in Driveway Not 50' from Right away*

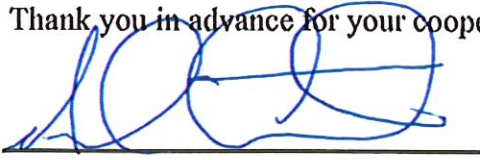
Comments/Notes:



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 blue ink, consisting of several loops and a horizontal line, positioned above a horizontal line.

3/21/2025

Date





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

Case Date:	3/21/2025	Courtesy Notice Date:	3/21/2025
Fairfield Twp Violation #	25-042	NOV Issue Date:	4/7/2025
Address of Violation:	4036 MILL CREST DR	Final NOV Issue Date:	
Complainant Name:	Mike Tomblin		
Description:	Unpermitted structure on back of property		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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## Property

Parcel #	Address	Owner Name
A0300086000030	4036 MILL CREST DR	TRAMMELL,ANASTASIA STORM

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## 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:** 3/21/2025 1:02:00 PM

**Required Actions:** Dog house built with no permit.

Old tire and debris on property

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**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:** 3/21/2025 1:02:00 PM

**Required Actions:**

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## 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: 25-042

Date: 4/7/2025

Property Owner: TRAMMELL, ANASTASIA STORM  
4036 MILL CREST DR  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 4036 MILL CREST DR  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300086000030

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 4036 MILL CREST 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: Dog house built with no permit.

Old tire and debris on property

Comments/Notes:

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:

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.

4/7/2025

Date





**FAIRFIELD  
TOWNSHIP**

*Great History. Bright Future.*

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

*Under Fairfield Township Zoning Resolution*

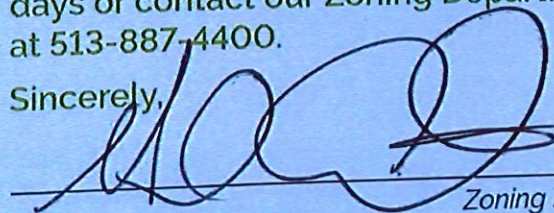
**Address:** 4000 M. L. C. S.

- ☐ 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: Building  
Permit Required  
For fence & Structure

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:** 3-21-25









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

Case Date:	3/13/2025	Courtesy Notice Date:	3/13/2025
Fairfield Twp Violation #	25-033	NOV Issue Date:	3/26/2025
Address of Violation:	3430 HAMILTON MIDDLETOWN RD	Final NOV Issue Date:	
Complainant Name:	Annonomous		
Description:	Debris and trees growing onto and affecting neighboring business driveway		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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### Property

Parcel #	Address	Owner Name
A0300051000015	3430 HAMILTON MIDDLETOWN RD	MANJU R KEJRIWAL

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### 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:** 3/13/2025 2:59:00 PM

**Required Actions:** Trash Accumulating on the property which is not being maintained.

**Code:** 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.

**Status:** In Violation

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 111 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

**Date:** 3/13/2025 2:59:00 PM

**Required Actions:** Trees, vegetation and loose wires affecting surrounding business. Property continues to be a nuisance, animals, trash and over grown trees growing into neighboring properties driveway.



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## Notes

**Date:** 3/13/2025

**By:** Nick Armstrong

**Note:**

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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: 25-033

Date: 3/26/2025

Property Owner: MANJU R KEJRIWAL  
3227 BRINTON TRL  
CINCINNATI, OH 45241

Address in Violation: 3430 HAMILTON MIDDLETOWN RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300051000015

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 3430 HAMILTON MIDDLETOWN 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

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: Trash Accumulating on the property which is not being maintained.

Comments/Notes:

Code: 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.

Status: In Violation

No land or building in any district shall be occupied or used, including home occupations, in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions are found to exist at any time: 1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire protection equipment or by such safety devices as are normally required for such activities. 2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved; 3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency; 4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency; 5. Objectionable noise due to volume, frequency or beat is present; 6. Vibration discernible without instruments is present on an adjoining lot or property; 7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district; 8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property; 11 9. Water pollution or contamination, if present, is in violation of regulations of the Ohio Environmental Protection Agency or the local storm water management and sediment control regulations.

Required Actions: Trees, vegetation and loose wires affecting surrounding business. Property continues to be a nuisance, animals, trash and overgrown trees growing into neighboring properties driveway.

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.

3/26/2025

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: 25-033

Date: 3/13/2025

Property Owner: MANJU R KEJRIWAL  
3227 BRINTON TRL  
CINCINNATI, OH 45241

Parcel ID: A0300051000015

Property in Violation: 3430 HAMILTON MIDDLETOWN RD  
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 3430 HAMILTON MIDDLETOWN RD.  
In accordance to the Fairfield Township Zoning Resolution, your property violates 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: Trash Accumulating on the property which is not being maintained.

Comments/Notes:

**Code: 720. Objectionable, Noxious, or Dangerous Uses, Practices or Conditions.**

**Status: In Violation**

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Required Actions: Trees, vegetation and loose wires affecting surrounding business. Property continues to be a nuisance, animals, trash and over grown trees growing into neighboring properties driveway.

Comments/Notes:



You must remedy the situation within **TEN (10) days** before further action is taken by Fairfield Township.

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Thank you in advance for your cooperation.

3/13/2025  
Date