

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-21

**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

- **7258 Dixon Dr - Junk and Debris, Licensing of Vehicles**

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: February 10, 2026

Board of Trustees

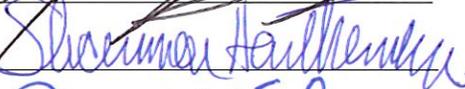
Vote of Trustees

Michael Berding:



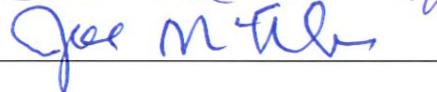
yes

Shannon Hartkemeyer:



yes

Joe McAbee:

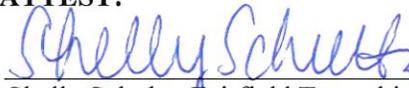


yes

AUTHENTICATION

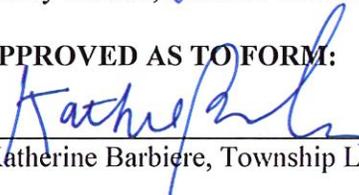
This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 10th day of February, 2026.

ATTEST:



Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:



Katherine Barbieri, Township Law Director



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

Case Date:	5/6/2025	Courtesy Notice Date:	9/5/2025
Fairfield Twp Violation #	25-083	NOV Issue Date:	1/20/2026
Address of Violation:	7258 DIXON DR	Final NOV Issue Date:	
Complainant Name:	Tina Maggard		
Description:	<p>Junk everywhere in front and back yards. Sick dying trees near property lines. Tree planted within a couple feet of sewer lines. Looks like a fire trap, can't imagine the inside is safe. The man is mentally ill. He is often rooting through the neighbors trash. He is constantly yelling/harassing us and wandering talking to himself. He is a hoarder. Trash can on the roof! Everytime he pulls up he has another truck load of junk. Shipping containers and truck bodies. Tarps on other piles of junk. Garage is full and unpassable. Wood piles everywhere attracting insects and rodents. Noise making tin pans in trees. Diverting storm runoff to our yard causing fence damage causing us to replace and modify landcape plans because of it. Something has to be done to clean up this house. We have spent thousands of dollars improving our property. He is retaliatory and would prefer to remain anonymous.</p>		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300033000019	7258 DIXON DR	KOEDEL,MIKE AND BRENDA

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: 8/25/2025 8:38:00 AM

Required Actions: Junk and debris in driveway
Truck bed in back of property
Junk and debris, weeds in Pool



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: 1/20/2026 3:26:00 PM

Required Actions:



Code:

Status: In Violation

Date: 1/20/2026 3:27:00 PM

Required Actions:



Notes

Date: 9/16/2025 By: Nick Armstrong

Note: 513.257.5655
resident said hes working on it and cleaning it up.

Note: owner called and said he is working on getting it resolved.

Date: 1/6/2026 By: Nick Armstrong

Note: Attempted to contact Mr. Kodale, left a voicemail to return my call.

Date: 1/20/2026 By: Nick Armstrong

Note: On 1-6-2026 I called Mr. Koedel and left a voicemail in regard to the items in front of his house, he did not return my phone calls

On 1/20/2026

Chuck and I went out to the property. We got updated photos while walking to the front door of the house. I rang the door bell and knocked, no one answered. Will update notes and photos in GovPilot and proceed with the violation.

Date: 1/29/2026 By: Nick Armstrong

Note: Property owner called said he will be working on cleaning up his driveway. When can you get the stuff cleaned up under the tarps. Would not give a date of completion. Keep mentioning stuff under tarp.

2/9/2026

513-257-5655



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: 25-083

Date: 1/20/2026

Property Owner: KOEDEL,MIKE AND BRENDA
7258 DIXON DR
FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 7258 DIXON DR
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300033000019

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 7258 DIXON 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: Junk and debris in driveway
Truck bed in back of property
Junk and debris, weeds in Pool

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:

Comments/Notes:



Code:

Status: In Violation

Required Actions:

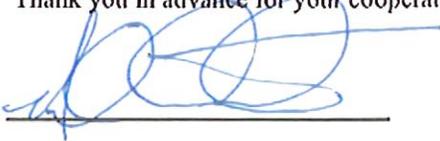
Comments/Notes:



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.



1/20/2026

Date