**FAIRFIELD TOWNSHIP**
**RESOLUTION NO. 26-91**

**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

- **36 Hastings Ave- Junk, High Vegetation**
- **3793 Riverdowns Ct- High Vegetation**

**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:** October 27, 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 27th day of October, 2026.

**ATTEST:**

Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

Katherine Barbiere, Township Law Director

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

| | | | |
|---|---|---|---|
| Case Date: | 6/3/2026 | Courtesy Notice Date: | |
| Fairfield Twp Violation # | 26-080 | NOV Issue Date: | 8/25/2026 |
| Address of Violation: | 36 HASTINGS AVE | Final NOV Issue Date: | |
| Complainant Name: | | | |
| Description: | | | |
| Disposition: | Issued NOV | | |
| Assigned to: | | | |

## Property

| Parcel # | Address | Owner Name |
|---|---|---|
| A0300029000065 | 36 HASTINGS AVE | RUEHLMAN,JONATHAN |

## 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:** 6/3/2026 12:49:00 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:** 6/3/2026 12:49:00 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: 26-080

Date: 8/25/2026

Property Owner: RUEHLMAN,JONATHAN
36 HASTINGS AVE
FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 36 HASTINGS AVE
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300029000065

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 36 HASTINGS AVE.

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:

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:

Comments/Notes:

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

| | | | |
|---|---|---|---|
| Case Date: | 8/27/2026 | Courtesy Notice Date: | |
| Fairfield Twp Violation # | 26-133 | NOV Issue Date: | 9/9/2026 |
| Address of Violation: | 3793 RIVERDOWNS CT | Final NOV Issue Date: | |
| Complainant Name: | Anonomous | | |
| Description: | | | |
| Disposition: | Send to Trustees | | |
| Assigned to: | | | |

## Property

| Parcel # | Address | Owner Name |
|---|---|---|
| A0300101000027 | 3793 RIVERDOWNS CT | HUNT,NATHANIAL JAMES |

## 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:** 8/27/2026 1:34:00 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: 26-133

Date: 9/9/2026

Property Owner: HUNT,NATHANIAL JAMES
3793 RIVERDOWNS CT
FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 3793 RIVERDOWNS CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300101000027

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 3793 RIVERDOWNS CT.

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: BACK OF PROPERTY NOT BEING CUT

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.

9/9/2026
**Date**