

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 24-155**

**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

- 6282 Old Stone Ct- Commercial Vehicle
- 5337 Liberty Fairfield Rd- Parking of Vehicles, Living Quarters in Vehicle, Parking Inoperable 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.

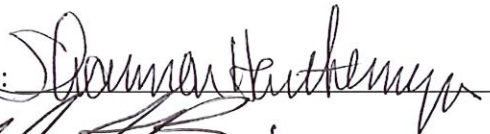
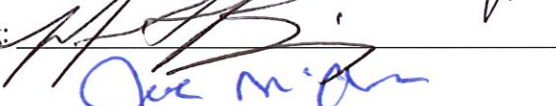
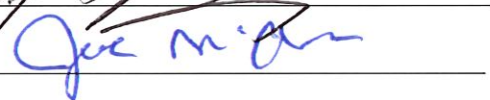
SECTION 5: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

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: December 10, 2024

Board of Trustees

Vote of Trustees

Shannon Hartkemeyer: 
Michael Berding: 
Joe McAbee: 

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 10th day of December, 2024.

ATTEST:


Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:


Lawrence E. Barbieri, Township Assistant Law Director



Case Date:	11/1/2024	Courtesy Notice Date:	
Fairfield Twp Violation #	24-159	NOV Issue Date:	11/21/2024
Address of Violation:	6282 OLD STONE CT	Final NOV Issue Date:	
Complainant Name:	Rich Joesting		
Description:	A white commercial box truck has been parked on the street for about 2 weeks and has not been moved since arrival. It appears to have been parked there without any current legitimate short term use. A previous report should be on file for the same issue from maybe a year ago.		
Disposition:	Issued NOV		
Assigned to:			

Property

Parcel #	Address	Owner Name
A0300150000024	6282 OLD STONE CT	CURTIS,DANYELL

Violations

Code: 532.2 Commercial Vehicle Commercial Equipment Parking **Status:** In Violation
 No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking.

Date: 11/5/2024 1:28:00 PM

Required Actions:



Notes



**FAIRFIELD
TOWNSHIP**

Great History. Bright Future.

6882 Old Stone
Fairfield Township Zoning Department

COURTESY NOTICE OF VIOLATION

Under Fairfield Township Zoning Resolution

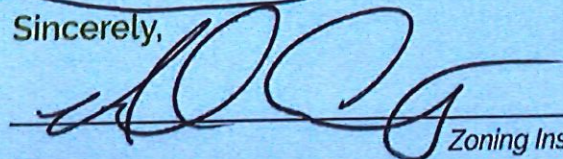
Address: PLZ 6986

- 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: Commercial vehicle

Must be 50' from Right of
way. Currently in Right of Way

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: 11-5-24



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: 24-159

Date: 11/21/2024

Property Owner: CURTIS, DANYELL
6282 OLD STONE CT
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 6282 OLD STONE CT
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300150000024

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 6282 OLD STONE CT.

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

Code: 532.2 Commercial Vehicle Commercial Equipment Parking

Status: In Violation

No commercial vehicles or commercial equipment, (including but not limited to commercial tractors, commercial trucks, buses, box trucks and semi-trailers) shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking.

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](tel:5138874400) or at [redacted] with any questions or once you are in compliance with the above notice violation(s).

Thank you in advance for your cooperation.

11/21/2024



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

Case Date:	9/26/2024	Courtesy Notice Date:	9/26/2024
Fairfield Twp Violation #	24-155	NOV Issue Date:	10/31/2024
Address of Violation:	5337 LIBERTY FAIRFIELD RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Vehicle Parking Living quarters in RV		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

Property

Parcel #	Address	Owner Name
A0300020000016	5337 LIBERTY FAIRFIELD RD	BASTIN,KAREN S

Violations

Code:

Status: In Violation

Date: 9/26/2024 8:36:00 AM

Required Actions:

Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Date: 9/26/2024 8:34:00 AM

Required Actions:

Code: 532.5 No living quarters in vehicle

Status: In Violation

No living quarters shall be maintained, or any business conducted, in said vehicle, while vehicle is so parked.

Date: 9/26/2024 8:37:00 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: 9/26/2024 8:37:00 AM

Required Actions:



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: 9/26/2024 8:36:00 AM

Required Actions:

Notes



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: 24-155

Date: 9/26/2024

Property Owner: BASTIN, KAREN S
5337 LIBERTY FAIRFIELD RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300020000016

Property in Violation: 5337 LIBERTY FAIRFIELD RD
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 5337 LIBERTY FAIRFIELD RD. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

Code:

Status: In Violation

Required Actions:

Comments/Notes:

Code: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Required Actions:

Comments/Notes:

Code: 532.5 No living quarters in vehicle

Status: In Violation

No living quarters shall be maintained, or any business conducted, in said vehicle, while vehicle is so parked.

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:

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.

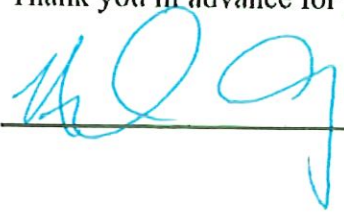
Required Actions:

Comments/Notes:

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.



_____ 9/26/2024
Date



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: 24-155

Date: 10/30/2024

Property Owner: BASTIN, KAREN S
5337 LIBERTY FAIRFIELD RD
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 5337 LIBERTY FAIRFIELD RD
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300020000016

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 5337 LIBERTY FAIRFIELD RD.

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: 532.1 Parking of Vehicles

Status: In Violation

Parking and/or storing of any vehicle on a lawn or dirt surface shall be prohibited. On all tracts in residential districts, all open off-street parking areas shall be graded, and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobblestone or similar hard surface approved by the Zoning Inspector.

Required Actions:

Comments/Notes:

Code: 532.5 No living quarters in vehicle

Status: In Violation

No living quarters shall be maintained, or any business conducted, in said vehicle, while vehicle is so parked.

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:

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:

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 large, stylized blue signature scribble, likely representing the signature of the official.

10/30/2024

Date