

**FAIRFIELD TOWNSHIP  
RESOLUTION NO. 24-68**

**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

- 5870 Fairham Rd-                      **Vegetation**
- 1447 Exeter Ave-                    **Vegetation, Junk, Keeping of animals**
- 6047 Allison Ave-                  **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.

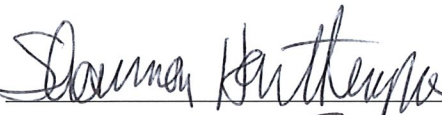

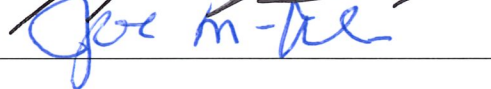
**SECTION 5:** That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

**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:** May 14, 2024

**Board of Trustees**

**Vote of Trustees**

Shannon Hartkemeyer:	<u></u>	<u>Yes</u>
Michael Berding:	<u></u>	<u>Yes</u>
Joe McAbee:	<u></u>	<u>Yes</u>

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 14<sup>th</sup> day of May, 2024.

**ATTEST:**

  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

  
Lawrence E. Barbieri, Township Assistant Law Director



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

Case Date:	4/16/2024	Courtesy Notice Date:	4/22/2024
Fairfield Twp Violation #	24-037	NOV Issue Date:	4/26/2024
Address of Violation:	5870 FAIRHAM RD	Final NOV Issue Date:	
Complainant Name:	Klein		
Description:	The property has been empty for over 6 months and no one is taking care of the property. Grass is overgrown and has not been cut this season yet.		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

### Property

Parcel #	Address	Owner Name
A0300066000041	5870 FAIRHAM RD	SAUNDERS,STEVEN P

### 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:** 4/22/2024 1:55:00 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: 24-037

Date: 4/26/2024

Property Owner: SAUNDERS, STEVEN P  
5870 FAIRHAM RD  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 5870 FAIRHAM RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300066000041

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 5870 FAIRHAM RD.

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:



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.

4/26/2024

Date



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

Case Date:	4/17/2024	Courtesy Notice Date:	4/17/2024
Fairfield Twp Violation #	24-039	NOV Issue Date:	4/26/2024
Address of Violation:	1447 EXETER AVE	Final NOV Issue Date:	
Complainant Name:			
Description:	Overall condition of the property Vegetation Safety Concern		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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### Property

Parcel #	Address	Owner Name
A0300036000088	1447 EXETER AVE	STEELE,DANIEL L

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### 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:** 4/17/2024 3:46:00 PM

**Required Actions:**



**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:** 4/17/2024 3:51:00 PM

**Required Actions:**



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## Notes

**Date:** 4/17/2024

**By:** Chuck Goins

**Note:** Property was inspected by Zoning and Fire Departments. Possible unsecure, unsafe, and structurally defective. Courtesy notice posted.

Neighbors stated that the property owner, Daniel Steele, has not been living in house for months due to health issues and due to the unsafe state of the property.

Danielle Steele 513-570-3593.

I tried to call Mr. Steele and got a busy signal.

**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: 24-039

Date: 4/26/2024

Property Owner: STEELE, DANIEL L  
1447 EXETER AVE  
FAIRFIELD TOWNSHIP, OH 45015

Address in Violation: 1447 EXETER AVE  
FAIRFIELD TOWNSHIP, OH 45015

Parcel ID: A0300036000088

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 1447 EXETER AVE.

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:** 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.

4/26/2024

Date





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

Case Date:	4/24/2024	Courtesy Notice Date:	4/24/2024
Fairfield Twp Violation #	24-044	NOV Issue Date:	4/26/2024
Address of Violation:	6047 ALLISON AVE	Final NOV Issue Date:	
Complainant Name:			
Description:	High Vegetation		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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### Property

Parcel #	Address	Owner Name
A0300063000016	6047 ALLISON AVE	RICK E MANN

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### Violations



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: 24-044

Date: 4/26/2024

Property Owner: RICK E MANN  
6047 ALLISON AVE  
FAIRFIELD TOWNSHIP ,OH 45011

Address in Violation: 6047 ALLISON AVE  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300063000016

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 6047 ALLISON AVE.

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

**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:

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:



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.

4/26/2024

Date

**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:** 4/24/2024 12:40:00 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:** 4/24/2024 12:39:00 PM

**Required Actions:**



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**Notes**