

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 25-39**

**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

- **6239 Liberty Fairfield Rd-      Parking of Vehicles, Commercial Vehicle and Commercial Equipment Parking**
- **7510 Vinnedge Rd-              Junk and Debris**

**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:** March 11, 2025

**Board of Trustees**

**Vote of Trustees**

Michael Berding:

[Signature]

yes

Shannon Hartkemeyer:

[Signature]

yes

Joe McAbee:

[Signature]

yes

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 11<sup>th</sup> day of March, 2025.

**ATTEST:**

[Signature]

Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

[Signature]

Katherine Barbieri, Township Law Director



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

Case Date:	1/15/2025	Courtesy Notice Date:	1/15/2025
Fairfield Twp Violation #	25-002	NOV Issue Date:	2/10/2025
Address of Violation:	6239 LIBERTY FAIRFIELD RD	Final NOV Issue Date:	
Complainant Name:	anonymous		
Description:			
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

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### Property

Parcel #	Address	Owner Name
A0300045000006	6239 LIBERTY FAIRFIELD RD	NAVEED ISBAL

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### Violations

**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:** 1/15/2025 11:59:00 AM

**Required Actions:**



**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:** 1/15/2025 12:00:00 PM

**Required Actions:**



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**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: 25-002

Date: 1/15/2025

Property Owner: NAVEED ISBAL  
6239 LIBERTY FAIRFIELD RD  
LIBERTY TWP ,OH 45011

Parcel ID: A0300045000006

Property in Violation: 6239 LIBERTY FAIRFIELD RD  
FAIRFIELD TOWNSHIP, OH 45011

This Courtesy Notice is being sent to you in regards to your property at 6239 LIBERTY FAIRFIELD RD. In accordance to the Fairfield Township Zoning Resolution, your property violates section(s):

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: 532.2 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: 3 commercial box-trucks parked on driveway, 1 'for sale' in grass



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.

Henry Set

1/15/2025  
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: 25-002

Date: 2/10/2025

Property Owner: NAVEED ISBAL  
6239 LIBERTY FAIRFIELD RD  
LIBERTY TWP ,OH 45011

Address in Violation: 6239 LIBERTY FAIRFIELD RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300045000006

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 6239 LIBERTY FAIRFIELD RD.

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

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: 532.2 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: 3 commercial box-trucks parked on driveway, 1 'for sale' in grass



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.

2/7/2025

Date





Case Date:	2/25/2025	Courtesy Notice Date:	2/25/2025
Fairfield Twp Violation #	25-018	NOV Issue Date:	2/26/2025
Address of Violation:	7510 VINNEDGE RD	Final NOV Issue Date:	
Complainant Name:			
Description:	Junk and Debris		
Disposition:	Send to Trustees		
Assigned to:	Nick Armstrong		

**Property**

Parcel #	Address	Owner Name
A0300095000011	7510 VINNEDGE RD	RANDAL J SHARROCK

**Violations**

**Code:** 533 Junk **Status:** In Violation

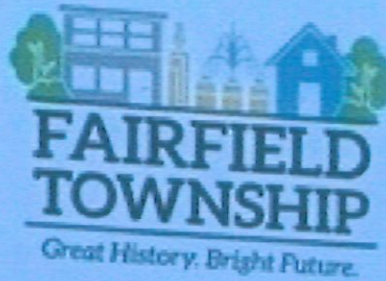
The accumulation or storage of junk, inoperable vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, or any other discarded objects or debris shall be prohibited, outside of an approved junk yard, in order to protect residents from unsightly conditions and/or an environment conducive to the infestation and breeding of vermin, insects, and rodents.

**Date:** 2/25/2025 1:22:00 PM

**Required Actions:**



**Notes**



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

*Under Fairfield Township Zoning Resolution*

Address: 7570 Vandy

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: Truck in Driveway

inoperable vehicle

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: 2.25.25



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: 25-018

Date: 2/26/2025

Property Owner: RANDAL J SHARROCK  
7510 VINNEDGE RD  
FAIRFIELD TOWNSHIP, OH 45011

Address in Violation: 7510 VINNEDGE RD  
FAIRFIELD TOWNSHIP, OH 45011

Parcel ID: A0300095000011

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 7510 VINNEDGE RD.

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

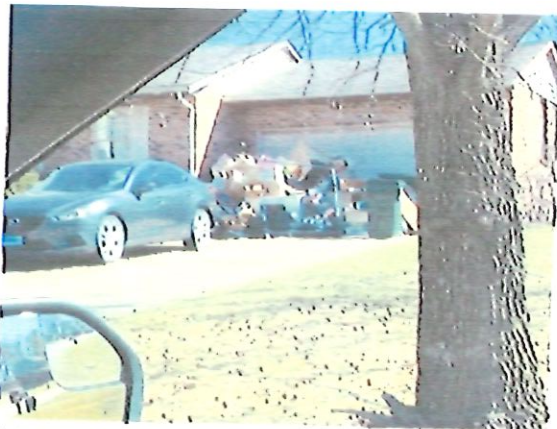
Code: 533 Junk

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:

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.

2/26/2025

Date