

RESOLUTION 22 - 54, 2022
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO

**PROVIDING FOR AND AUTHORIZING REMOVAL, REPAIR OR SECURANCE OF
INSECURE, UNSAFE BUILDINGS OR STRUCTURES AND REMOVAL OR REPAIR OF
INOPERABLE/JUNK VEHICLE, DECLARING A NUISANCE FOR NON-COMPLIANT
PROPERTY AT 4119 BEECH ST. OWNED BY ATALM PROPERTIES, JOHN AND DONIA
SWISHER, LLC ADDRESS 6624 WOOSTER PIKE, MARIEMONT, DISPENSING WITH
THE SECOND READING, AND DECLARING AN EMERGENCY**

WHEREAS, the Ohio Revised Code authorizes a Board of Township Trustees in §505.86 to provide for removal, repair or securance of insecure, unsafe buildings or structures and in §505.871 to provide for the removal of any vehicle in the unincorporated territory of the township that the board determines is a junk motor vehicle, as defined in §505.173 of the Revised Code; and,

WHEREAS, the Board of Township Trustees of Columbia Township has determined the unattended insecure, unsafe buildings or structures, and apparent junk vehicle storage are a nuisance on the property located at:

<u>Address</u>	<u>Parcel Number(s)</u>	<u>Owner</u>
4119 Beech Street	520-0111-0115-00	John and Donia Swisher ATALM Properties LLC 6624 Wooster Pike Mariemont, 45227

WHEREAS, the structure has a history of being vacant for extended periods of time, including up to several years, frequently has high grass and weeds, and is reported to the Township as left unsecured often with different people coming and going at all hours during the day and overnight; and,

NOW THEREFORE, BE IT RESOLVED by the Board of Township Trustees, Columbia Township, Ohio:

Section 1. That the insecure, unsafe buildings or structures, and apparent junk vehicle located on the non-compliant property are hereby declared to be nuisances; specifically as shown in the attached property maintenance code report: broken entry steps, broken railings on front porch and steps, damaged gutters, and late-model Toyota Camry or Corolla parked under partially raised garage door.

Passed this 8th day of November, 2022

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Section 2(a). Pursuant to O.R.C. §505.86 Insecure or Unsafe Buildigs/Structures, the owners and lien holders of record for the property shall be properly notified of this action. Upon approval of the resolution, the Administrator is authorized to notify the owners of the nuisance declaration by mail, and to post notice on the property, at least 30 days in advance of removal, repair or securance and including notice of the right to appeal within 20 days. The property owners have 30 days to abate the nuisances identified above.

Section 2(b). In the event the nuisances above are not abated or appealed within the time period allowed, the Township Maintenance Department is hereby directed to abate, remove, repair or secure them or to contract for their abatement, removal and/or, repair as identified above.

Section 3. Pursuant to O.R.C. §505.871 Junk Vehicle, the owners and lien holders of record for the property shall be properly notified of this action. In the event the nuisance is not abated within fourteen (14), the Township Administration is hereby directed to contract for the towing of the junk/inoperable vehicle from the listed non-compliant properties.

Section 4. The owner of the listed property shall be billed for such services and the Fiscal Officer shall place a special assessment on the real estate tax bill of the property if payment is not made within thirty days.

Section 5. The Trustees of Columbia Township upon majority vote do hereby dispense with the requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

Section 6. This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, and welfare of the Township. The reason for the emergency is the immediate need to abate the nuisance conditions set forth herein at the earliest possible time to provide for safe and habitable properties in the township.

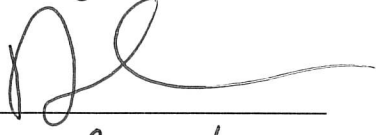

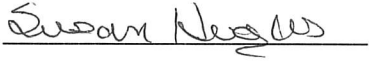
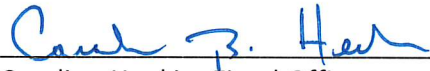
Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MS. HUGHES

VOTE:

Passed this 8th day of November, 2022

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TRUSTEE	Voting	Signature	Date
David Kubicki, President	yes		11/08/2022
Brian Lamar, Vice-President	yes		11/08/2022
Susan Hughes, Trustee	yes		11/08/2022
ATTEST:		 Caroline Heekin, Fiscal Officer	11/08/2022

Refer to Property Maintenance Code Report – attached.

Passed this 8th day of November, 2022