

**RESOLUTION 23 – 21, 2023
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**RESOLUTION CERTIFYING VIOLATION ABATEMENT EXPENSES AT 5812
MONNING PLACE, OWNED BY AL-SALEH AMER, 447 NILLES RD., HAMILTON, OH
45014, TO THE COUNTY AUDITOR FOR ASSESSMENT, DISPENSING WITH THE
SECOND READING, AND DECLARING AN EMERGENCY**

WHEREAS, Section 505.86 of the Ohio Revised Code authorizes the Board of Trustees to provide for the removal, repair or securance of buildings that have been declared insecure, unsafe or structurally defective or unfit for human habitation (“dangerous structures”); and

WHEREAS, Section 505.87 of the Ohio Revised Code authorizes the Board of Trustees to abate, control or remove vegetation, garbage, refuse, or other debris determined to constitute a nuisance (“nuisance” or “nuisance conditions”); and

WHEREAS, Section 505.871 of the Ohio Revised Code authorizes the Board of Trustees to provide for the removal of junk motor vehicles from public or private property in the Township (“junk motor vehicles”); and

WHEREAS, at Resolution No. 2017-304, the Board of Trustees adopted amended and restated violation enforcement procedures in connection with the investigation, enforcement, and abatement of dangerous structures under R.C. 505.86, nuisance conditions under R.C. 505.87 and junk motor vehicles under R.C. 505.871, individually “violation” and collectively “violations”; and

WHEREAS, at Resolution 2023-037 the Board of Trustees ordered that the nuisance condition be abated at 5812 Monning Place, Owned By Al-Saleh Amer, 447 Nilles Rd., Hamilton, OH, 45014, also known as Parcel Number 520-0214-0060-00 of the Hamilton County Auditor’s Tax Plats, and directed Columbia Township Administration to address the conditions of said property by use of the Columbia Township Exterior Property Maintenance Code; and

WHEREAS, a written order calling for the abatement of the violation at the subject premises was issued on April 21, 2023 and amended May 11, 2023 to add an additional nuisance, and as the property owner failed to abate the violation in accordance with the conditions of said order, the Township was required by law to abate the violation as detailed in the attachment; and

WHEREAS, the Township incurred the following expenses in abating this violation:

Contractor’s Charges:	\$1,110.00
County Auditor Administrative Costs:	<u>\$ 165.00</u>
TOTAL COST:	\$1,275.00

BE IT RESOLVED, by the Trustees of Columbia, Hamilton County, Ohio, as follows:

RESOLUTION 23 – 21, 2023
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO

SECTION 1-A:

That the following expenses incurred by the Township in abating the violation at 5812 Monning Place, also known as Parcel Number 520-0214-0060-00 of the Hamilton County Plats, be submitted to the Hamilton County Auditor and entered upon the tax duplicate of the subject property as a lien upon the land on the date of entry to be collected as other taxes and returned to the Township and placed in the Township General Fund:

Contractor's Charges:	\$1,110.00
County Auditor Administrative Costs:	\$ 165.00
TOTAL COST:	\$1,275.00

SECTION 1-B:

That Columbia Township Administration should forward a certified copy of this Resolution to the County Auditor.

SECTION 1-C:

That Columbia Township Administration be, and hereby is, authorized to take all other and further action necessary to certify the expenses to the Auditor for assessment in accordance with the provisions of this Resolution.

SECTION 2:

The Board of Trustees upon majority vote does 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 3:

This is an emergency resolution necessary for the immediate preservation of public peace, health, safety, or welfare of the Township; the reason for the emergency is the immediate need to authorize the lien so that the County Auditor can place a lien upon the tax duplicate and the Township can be repaid for such abatement work at the earliest possible time.

SECTION 4:

This resolution shall take effect at the earliest time provided by Ohio law.

SECTION 5:

It is hereby determined that all formal actions of the Board of Trustees relating to the adoption of this Resolution were taken in an open meeting of the Board of Trustees and that all deliberations of such Board of Trustees were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MR. LAMAR

VOTE:

TRUSTEE	Voting	Signature	Date
David Kubicki, President	<u>yes</u>	<u>[Signature]</u>	07-11-2023
Brian Lamar, Vice-President	<u>yes</u>	<u>[Signature]</u>	07-11-2023
Susan Hughes, Trustee	<u>yes</u>	<u>[Signature]</u>	07-11-2023

ATTEST: [Signature] 07-11-2023
Caroline Heekin, Fiscal Officer

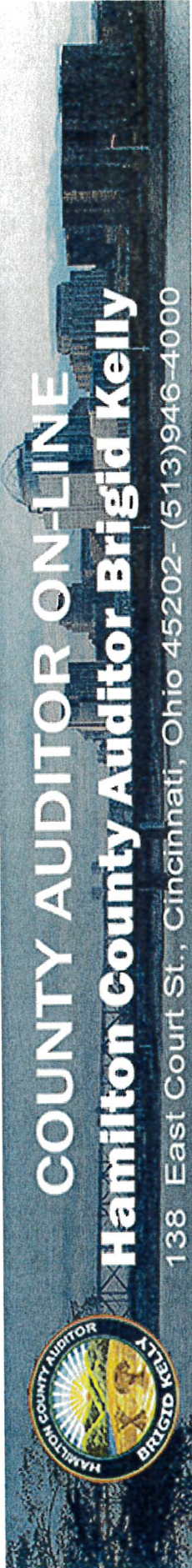
APPROVED AS TO FORM:

Bryan E. Pacheco, Law Director

Refer to Attachment – Details of Property Maintenance Code Violation(s)







Online Property Access | < First << Prev Next >> Last > | **RETURN TO SEARCH LIST** Property 2 of 2

Parcel ID 520-0214-0060-00 **Address** 5812 MONNING PL **Index Order** Parcel Number **Tax Year** 2022 Payable 2023

Property Information		Images/Sketches
Tax District 004 - COLUMBIA-SILV-CINTI	Auditor Land Use 510 - SINGLE FAMILY DWLG	
School District 52002 - COLUMBIA 02	Tax Bill Mail Address AL-SALEH AMER 447 NILES RD STE 7 HAMILTON OH 45014 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Owner Name and Address AL-SALEH AMER 447 NILES RD STE 7 HAMILTON OH 45014 (call 946-4015 if incorrect)	Effective Tax Rate 84.562396	Total Tax \$402.44
Assessed Value 5,070		
Property Description MONNING PL 40 X 230 LOT 123 MONNING PARK PL SUB		

I Want To...

- Start a New Search
- Email the Auditor
- View the Online Help Auditor's Home

View:

- Property Summary
- Appraisal Information
- Levy Information
- Transfer
- Value History
- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

Print:

- Current Page
- Property Report

Appraisal/Sales Summary	
Year Built	1940
Total Rooms	4
# Bedrooms	2
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	11/13/2018
Last Sale Amount	\$19,000
Conveyance Number	188121
Deed Type	FD - Fiduciary Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.213

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	10,830
CAUV Value	0
Market Improvement Value	3,660
Market Total Value	14,490
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$205.00
Tax as % of Total Value	2.639%

Notes

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email Auditor.Kelly@auditor.hamilton-co.org with any data or mailing address corrections.

Payment Listing

Year 2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
11098	06/05/2023	06/05/2023	AW	Mason Burns	\$500.00	O
Total Payments:					\$500.00	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					<u>\$500.00</u>	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

Payment Listing

Year 2020

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
9332	08/03/2020	08/03/2020	AW	Sycamore Township	\$1,860.00	C
Total Payments:					\$1,860.00	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$1,860.00	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

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Payment Listing

Year 2020

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8993	01/07/2020	01/07/2020	AW	Sycamore Township	\$1,250.00	C
9041	02/05/2020	02/05/2020	AW	Sycamore Township	\$1,250.00	C
9127	03/09/2020	03/09/2020	AW	Sycamore Township	\$1,250.00	C
9168	04/13/2020	04/13/2020	AW	Sycamore Township	\$1,250.00	C
9204	05/06/2020	05/06/2020	AW	Sycamore Township	\$1,250.00	C
9332	08/03/2020	08/03/2020	AW	Sycamore Township	\$1,860.00	C
Total Payments:					\$8,110.00	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$8,110.00	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

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NOTICE OF PROPERTY MAINTENANCE VIOLATION

Date:

4-21-2023 (original)
5-11-2023 (expanded)

Case No: CT 2023-4

To: Al-Saleh Amer
447 Niles Rd STE 7
Hamilton, OH 45014

Property Location: 5812 Monning Place
Parcel No: 520-0214-0060-00

You are in violation of the Columbia Township Exterior Property Maintenance Code, specifically:

Article 5.06 **EXTERIOR PROPERTY**
Article 5.07 **VEGETATION**
Article 5.10 **WASTE**

ARTICLE V Residential Exterior Property Maintenance Standards

5.04 **STRUCTURAL SOUNDNESS AND MAINTENANCE OF DWELLINGS**

- A. General Maintenance. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The owner, lessee, occupant, or person or entity having charge of the property shall keep all parts of the exterior property in a clean and sanitary condition. No premises shall be in a condition that constitutes a health hazard, safety hazard, or general nuisance.
- B. Protective Treatment. All exterior surfaces including, but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood

surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- C. Foundations. Foundations shall support the building at all points and shall be free of all holes and cracks which admit rodents, water or dampness to the interior of the building or reduce the capability of the foundation to support the building.
- D. Exterior Walls and Surfaces. Exterior walls and other exterior surface materials shall be free of holes, cracks, loose or rotting boards and timbers or any other condition which might admit rodents, rain or dampness to the interior of the dwelling. Except for materials that have been designed or manufactured to remain untreated, all exterior wood, composition or metal surfaces shall be protected from the elements by paint or other protective covering. Surfaces shall be maintained so as to be kept clean and free of flaking, loose or peeling paint or covering. All canopies, signs, awnings, exterior stairways, fire escapes, standpipes, exhaust ducts, porches, balconies, and similar overhanging extensions, where exposed to public view, shall be maintained in good condition and shall not show evidence of ripping, tearing, or deterioration.
- E. Windows, Skylight, Doors and Frames. Windows shall be fully supplied with window glass or an approved substitute which is glazed and is without open cracks or holes, shall have sashes in good condition which fit within frames, be capable of being easily opened and held in position by hardware, and maintained so as to exclude adverse weather elements from entering the structure. Skylights, doors, and frames shall be kept in sound condition, good repair and weather tight.
- F. Exterior Doors. Doors shall be maintained to be structurally sound, fit within frames so as to be weatherproof, windproof, and water-proof and be provided with door hinges and door latches which are in good working condition.
- G. Roof. Roof members, covering, and flashing shall be structurally sound and tight so as to prevent the entrance of moisture and be maintained by renewal, repair, waterproofing, or other suitable means.

- H. Gutters and Roof Drains. Rain gutters, downspouts, leaders or other means of water diversion shall be provided to collect/conduct and discharge all water from the roof and maintained so as not to leak or cause dampness in the walls, ceiling, or basements or adversely affect adjacent properties. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.
- I. Chimneys and Towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- J. Porches and Decks. Every porch or deck shall be so constructed and maintained so as to be free of missing, defective, rotting or deteriorated foundations, supports, floors, other members, and steps thereto, and kept in sound condition and in good repair.
- K. Basement. Basement or cellar hatchways shall be so constructed and maintained as to prevent the entrance of rodents, rain, and surface drainage into the dwelling.
- L. Decorative Features. All cornices, entablatures, bell courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- M. Structural member. Any structural member of a structure which has become deteriorated or damaged to the extent that it does not serve the purpose as originally intended shall be renewed, restored, repaired, or replaced as is necessary to serve the purpose as originally intended.
- N. Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- O. Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

P. Building Security. Doors, windows or hatchways for dwelling units shall be provided with devices designed to provide security for the occupants and property within.

5.06 EXTERIOR PROPERTY AND STRUCTURE EXTERIORS

All buildings and the exterior of all premises shall be properly maintained to achieve a presentable appearance and to avoid blighting effects and hazardous conditions.

A. Exterior Space. The exterior open space around each dwelling shall be maintained or so improved so as to provide for:

1. The immediate diversion of water away from buildings and proper drainage of the premises;
2. Grass, plantings or other suitable ground cover to prevent soil erosion which is or may become detrimental to the structures, premises use or adjacent premises and structures;
3. Sidewalks, walkways, parking areas, and driveways of a concrete, asphalt, pavers or similar surface which are of sound construction and properly maintained; and
4. Exterior steps which are of sound construction and properly maintained free of hazardous conditions.

B. Yards. All yards, courts, and lots shall be graded and kept free of overgrown grasses, debris and other materials which may cause a fire, health, safety hazard, or general unsightliness.

C. Hazards. Hazards and unsanitary conditions shall be eliminated.

D. Occupancy. No temporary buildings, trailers, recreational vehicles, tents, or garages shall be used temporarily or permanently as a residence in the course of construction.

E. Storage. Except as provided for in other regulations of the Township, all outdoor storage of any kind shall be prohibited.

F. Grading. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of water thereon, or within any structure located thereon.

G. Drainage. All portions of all premises shall be so graded that there is no pooling of water or recurrent entrance of water into any part of any building except when such pooling or retention of water is part of a plan approved by the County Engineer. All condensate and waste cooling water shall be appropriately discharged into an approved drainage system.

- H. Drainage Swales. Swales are to be maintained by the owners of the parcels on which they are located, and at no time will anyone plant shrubs and/or trees, or discharge, empty, or place any material, fill or waste into any swale so as to divert or impede drainage flow.
- I. Fences and Walls. All fences, retaining walls, or similar structures shall be anchored firmly in the ground, shall be constructed in a workmanlike manner and maintained in that same manner so that such approved fences, retaining walls, or similar structures shall always be in a state of good structural repair. If any fence, retaining wall, or similar structure is found not to be in a state of good structural repair, it shall be removed, replaced, or repaired as required. Except when constructed of materials that have been designed or manufactured to remain untreated, all fences shall be treated periodically with paint or chemicals so as to retard deterioration.
- J. Commercial Vehicle. No commercial vehicle with a gross vehicle weight rated in excess of 10,000 pounds, based on manufacturer's federal identification decal or serial number, or any commercial vehicle more than seven (7) feet in height, may be parked on any residential property, except for commercial vehicles making service calls or vehicles being used to move personal goods to or from a subject property.
- K. Furniture. No furniture intended for indoor use may be stored outside, unless it is in a completely enclosed porch or patio room.
- L. Off Street Parking. 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, cobble-stone or similar hard surface. Tracts with nonconforming gravel driveways may have gravel parking areas, but in no case shall a landscaped area (i.e., neither paved nor graveled) be used as an open off-street parking area.
- M. Trailers and Recreational Vehicles. If a licensed and operable trailer, utility trailer, watercraft, camping or recreational equipment is parked or stored outside a garage, it shall be parked or stored to the rear of a line which is an extension of the rear wall of the house. On a corner lot; however, the camping or recreational equipment may not be stored on any side of the house toward a street. All camping or recreational equipment shall cover no more than 400 square feet of yard area, with a maximum of two (2) pieces of camping or recreational equipment permitted. The vehicles must be registered to a resident of the respective property. RV's and Utility Trailers may be parked for purposes of loading and unloading for forty-eight (48) hours.

- N. Street Numbers. Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic numerals at least four (4) inches high and one-half (1/2) inch stroke and of a color contrasting to the background.
- O. Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- P. Sanitation. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The owner, lessee, occupant, or person or entity having charge of the premises shall keep that part of the exterior property which such person or entity occupies or controls in a clean and sanitary condition.

5.07 VEGETATION

- A. No person or entity owning, leasing, occupying or having charge of land within the Township shall fail to keep such property free and clear of all noxious (brush, briars, burrs, vines, Russian thistle, Canadian thistle, common thistle, wild lettuce, wild mustard, wild parsnip, ragweed, milkweed, ironweed, et. al.) weeds and rank vegetation or fail to cut all such weeds and vegetation on land owned or in his or her possession whenever such weeds or vegetation have grown to a height of eight (8) inches or more.
- B. In addition to the requirement of paragraph "A" hereof, no person shall permit any grass or weeds to grow to a height of eight (8) inches or more on any section of public right-of-way, including an easement area, contiguous to his or her property and on his or her property side of any pavement traveled by motor vehicles.
- C. No person owning, leasing, operating, occupying or having charge of land within the Township shall permit trees, bushes, shrubs, or other growth to overhang or block any part of a sidewalk or unpaved but traveled portion of a street for a height of seven (7) feet above the surface, or any part of a paved street for a height of fourteen (14) feet above the surface.
- D. All plant materials, especially trees and shrubs, afflicted with decay, disease, insect infestation, or otherwise considered dangerous to other plant material shall be removed or appropriately treated. All sound

plant materials, especially trees and shrubs, shall be properly maintained and not evidence signs of neglect.

5.09 ACCESSORY STRUCTURES

All structures accessory to the dwellings, including detached garages, shall be structurally sound, neatly maintained, and in good repair or they shall be razed to grade level and debris removed from the premises.

5.10 WASTE RECEPTACLES

- A. Accumulation, Dumping, Storing, and/or Burying of Rubbish or Garbage. All exterior property and premises, and the interior of every structure, carport, deck, and patio shall be free from any accumulation, dumping, storing, and/or burying of rubbish and/or garbage including, but not limited to tires, combustible and noncombustible waste materials, abandoned construction materials and debris, paper, rags, cartons, boxes, excelsior, rubber, leather, tin cans, metals, mineral matter, glass, crockery and dust, animal and vegetable waste, residue from burned materials, inoperable and broken appliances and household equipment, and other similar materials.
- B. Disposal of Rubbish/Garbage. Every owner, lessee, occupant, or person or entity having charge of any structure shall dispose of rubbish/garbage in a clean and sanitary manner by placing such rubbish/garbage in approved containers.
- C. Rubbish/Garbage Storage Containers. The owner of occupied premises shall supply approved covered containers for rubbish/garbage. The owner, lessee, occupant, or person or entity having charge of the premises shall be responsible for the removal of rubbish/garbage.
- D. Placement of Rubbish/Garbage Containers. All approved residential rubbish/garbage containers shall be placed at the curb or authorized alley location for pick-up unless prior arrangements have been made with the township and collector for pickup at another location. No such rubbish/garbage container shall be placed at the curb earlier than 24 hours preceding the pickup and all containers shall be removed within 24 hours after the pickup. When not at the curb for pickup, all rubbish/garbage receptacles shall either be in an enclosed building or placed behind the front building line.
 1. Multi-Family Dwelling Units. All multi-family dwelling units utilizing a dumpster for waste removal must locate the dumpster to the rear of the structure. If a multi-family unit does not use a dumpster, residents must follow the same requirements as defined in Section 5.10(D).

2. Bundling of Waste. If waste is of such nature that it cannot be put in the regulation containers, it shall be placed in a manner as specified by the Township.
3. Report of Collection Failures. Every owner, lessee, occupant, or person or entity having charge of the property is required to maintain surveillance over the garbage and rubbish (waste) storage, handling and collection on his premises. Any missed pickup must be reported to the township offices no later than one business day after the scheduled pickup.

5.11 JUNK OR INOPERABLE VEHICLE

- A. Storage of Junk or Inoperable Vehicle on Private Property. No junk, inoperable, or unlicensed vehicle shall be located on any residential property, except when stored within a completely enclosed building.
- B. Parking of Junk or Inoperable Vehicle on Public Property. No junk or inoperable vehicle shall be located on any public property for a period in excess of twenty-four hours.
- C. Impounding of Junk or Inoperable Vehicle. In addition to other remedies provided by law, the Enforcement Officer may order into storage any vehicle maintained in violation of any provision of this resolution. Prior to removal of any junk or inoperable vehicle, the Enforcement Officer shall photograph the junk or inoperable vehicle and record the make, model and serial number when available. The place of storage shall be designated by the Enforcement Officer.
- D. Disposition of Junk or Inoperable Vehicles Ordered Into Storage. Any junk or inoperable vehicle ordered into storage that remains unclaimed for a period of thirty (30) days may be disposed of at a vehicle salvage dealer or scrap metal processing facility owned by or under contract with the Township for the disposal of such vehicles, or may be sold by the Township or licensed auctioneer at a public auction, after giving notice thereof by advertisement, published once a week for two successive weeks in a newspaper of general circulation in the Township. Any monies accruing from the disposition of an unclaimed vehicle that are in excess of the expenses resulting from the removal and storage of the vehicle shall be credited to the General Fund of the Township.
- E. Towing and Storage Charge; Recovery of Impounded Vehicle. Upon proving ownership, the owner of any junk or inoperable vehicle ordered into storage pursuant to this resolution may reclaim it upon payment of all expenses or charges incurred in its removal.

To comply with this violation notice, you are required to do the following:

Clean up and remove all garbage and debris from yard

Cut tall grass and weeds and maintain landscaping beds, shrubs and trees

If you fail to correct this violation or otherwise comply with this notice within seven (7) days of this notice, Columbia Township will correct the property violation and authorize a judgment (invoice or fine) against you for the total cost.

If you do not pay the judgment (invoice or fine) within 10 days of its approval by Columbia Township, our law director will file a lien on your property.

Please call with any questions:

Columbia Township Administration
513-561-6046