

THE PERRY TOWNSHIP BOARD OF TRUSTEES
NUSIANCE ABATEMENT MEETING

held on June 10, 2020

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Meeting was called to order by Trustee Mears at 9:30 a.m.

Roll was called. Mears, Wynne, Hartshorn

Present: FO Rhonda Behnken.

Visitors: Rob Lewis

Case 2020 – 002

Property Owner: Diana F (deceased) and Ronald K Green (deceased)

Address of Violation: 10055 Little Richmond Road, Brookville OH 45309

Parcel ID L53 02812 0037 **Acreage:** 1.21 **Zoning Classification:** RA

Legal Notice published Yes Brookville Star

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OPENING ADDRESS: Rhonda Behnken Perry Township Fiscal Officer sitting in for Karen Kayler – Perry Township Zoning Administrator

THE PURPOSE OF THIS PUBLIC HEARING: To determine if a nuisance violation exist on this property, as defined in O.R.C. Section 505.87 and, as adopted in Perry Township Resolution #11-72

Nuisance Definition: A nuisance condition may be determined to exist if vegetation, garbage, refuse or other debris is kept in such a manner that causes damage, annoyance, inconvenience, blight, and/or affects the health, safety and welfare of adjacent residents or properties.

Finding of Facts:

The front and back grass needs to be mowed.

The property owners are deceased.

June 11, 2019: Nuisance Abatement hearing was held on June 11, 2019. The Trustees determined it was a nuisance.

June 2019: Perry Township Road crew mowed this property

May 2020: The Zoning Administrator saw while driving around that the property needs mowed.

May 27, 2020: Legal Notice was emailed to the Brookville Star notifying of the Nuisance Abatement Public Hearing schedule for June 10, 2020 at 9:30 AM. The notice will run June 3, 2020 for one week only.

June 1, 2020: Zoning Administrator took pictures of the property

June 4, 2020: Certified Letter sent to Tax Ease Ohio LLC (Lien Holder) at PO Box 645484, Cincinnati OH 45264 advising of the Nuisance Abatement Hearing on June 10, 2020 at 9:30 AM

OPEN FOR DISCUSSION AND REVIEW

Trustee Wynne questioned if the township heard a response from the lien holder. FO stated she had not heard of any response from the zoning administrator.

Trustee Mears questions the number of times the township has mowed. FO stated the owners have been deceased since 2013 and the township mows once or twice a year.

FO read the cost per hour for mowing by the township.

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Zoning Administrator Kate Christian stated she was going to spend pictures to Tax Lien Ohio to show the status of the property

Trustee Mears stated the township is losing money and do not know what options are available. Trustee Wynne agreed and questioned what can be done and questioned if the township could seize the property.

Trustee Hartshorn questioned if Nathaniel has been contacted on the property. FO stated Kate has reached out to Nathaniel in the past.

FO questioned if Trustee Wynne contacted anyone from the county regarding the Hicks property. Trustee Wynne did not research anymore with the Hicks property due to the fuel tanks.

FO stated Trustee Wynne is welcome to contract the county and find resolutions.

FO explained past zoning administrator Tara Rinehart researched, FO Behnken while Preston was zoning administrator and then Kate took over. FO explained you always run into a brick wall.

Trustee Mears questioned what happens if the township does not mow. FO stated residents living in the area call in and complain.

Trustee Hartshorn questioned if nothing is growing on it then it does not need to be mowed.

Trustee Mears stated if the Land Bank owns the property do they want the township to come in and apply a weed/grass application to stop growth.

Trustee Hartshorn stated it might be more cost efficient to strip the grass then to constantly mow.

Trustee Mears stated the road crew walks the property before mowing.

Trustee Wynne will make calls and see what information she can find. Trustee Mears stated to contact Kate for the history the last several years. FO stated to contact Tax Ease Ohio consistently and speak with a manager or supervisor. Trustee Wynne will contact Nathaniel and possibly have a letter sent from legal.

REQUEST FOR PUBLIC'S OPINION

Rob Lewis stated if any corporation owns a property the township cannot go in and kill the grass. The township will have issue with EPA

MOTION TO CLOSE PUBLIC POSTION OF THE HEARING

MOTION was made by Trustee Mears

Second: Trustee Hartshorn

Roll was called: Ayes- Mears, Hartshorn, Wynne

Nayes: None

DECISION OF THE BOARD OF TRUSTEES

Trustees agree the property at 10055 Little Richmond Road is a nuisance and have the road department mow

MOTION was made by Trustee Mears

Second: Trustee Hartshorn

Roll was called: Ayes- Mears, Hartshorn, Wynne

Nayes: None

With no other business at 9:45 a.m.

MOTION was made by Trustee Mears "To Adjourn"

Second by Trustee Hartshorn

Roll was called: Ayes- Mears, Hartshorn, Wynne

Nayes-None

Motion so moved

Rhonda Behnken

President, Trustee