



AGENDA

JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO BOARD OF TRUSTEES

WORK SESSION

1 BUSINESS PARK Dr., DAYTON, OHIO 45417

August 4, 2025, 6:00 PM

- I. **Welcome / Pledge of Allegiance,**
- II. **Moment of Silence-**To Honor the Military, Firefighters, Road Workers, & Sheriff Deputies as they serve our community here and abroad.
- III. **Call to Order / Roll Call:**

Oscar Young		Sheila Back		M. Michael McLaughlin
Present	Absent	Present	Absent	Present
				Absent
- IV. **Resolutions for Consideration**
 - **Resolution 25-098**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY ACCEPT THE RESIGNATION OF FIREFIGHTER/PARAMEDIC SCOTT GISL.
 - **Resolution 25-099**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY ACCEPT THE RESIGNATION OF SEASONAL ROAD WORKER JOE HARRIS.
 - **Resolution 25-100**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE REMOVAL OF VEGETATION, GARBAGE, REFUSE, AND ANY OTHER DEBRIS AND DECLARES A NUISANCE FOR THE PROPERTY LOCATED AT 6801 DAYTON LIBERTY ROAD, DAYTON, OHIO 45417.
 - **Resolution 25-101**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE REMOVAL OF VEGETATION, GARBAGE, REFUSE, AND ANY OTHER DEBRIS AND DECLARES A NUISANCE FOR THE PROPERTY LOCATED AT 1645 S. UNION ROAD, DAYTON, OHIO 45417.
 - **Resolution 25-102**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE TOWNSHIP FIRE CHIEF TO HIRE PROBATIONARY PART-TIME FIREFIGHTER/EMT BRYAN ANGLER, PROBATIONARY PART-TIME EMT ZACHARY SEARLESS-BUTZ, AND PROBATIONARY PART-TIME FIREFIGHTER LUKE BLUST.
 - **Resolution 25-103**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS SPONSORSHIP DONATION FROM NICOLE LIATOS AND VICTOR LOYA FOR JEFFERSON

TOWNSHIP DAY.

- **Resolution 25-104**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY ACCEPT
THE RESIGNATION OF LIEUTENANT / PARAMEDIC MATTHEW EAGLE.
- **Resolution 25-105**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY APPROVE
THE NETWORK REFRESH PROJECT FOR JEFFERSON TOWNSHIP ADMIN
BUILDING/STATION 60 AND STATION 59 AND TO AUTHORIZE PAYMENT
TO ELITE COMPUTERS
- **Resolution 25-106**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY
AUTHORIZE THE TOWNSHIP FIRE CHIEF TO HIRE KRISTOPHER SCHNESS,
PROBATIONARY SHIFTER CAPTAIN

v. Executive Session (If needed)

Pursuant to Ohio Revised Code section 121.22(G)(1), 121.22(G)(4) I move that we enter into an executive session: To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee.

Motion to Enter ES by Young () Back () McLaughlin ()
Second by Young () Back () McLaughlin ()
Time:

Motion to Exit ES by Young () Back () McLaughlin ()
Second by Young () Back () McLaughlin ()
Time:

VI. Adjournment

Motion to Adjourn Meeting by **Young () Back () McLaughlin ()**
Second by **Young () Back () McLaughlin ()**

Roll Call:

Oscar Young			Sheila Back			M. Michael McLaughlin		
Yes	No	Abstain	Yes	No	Abstain	Yes	No	Abstain

Time of Adjournment: _____



AGENDA

JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO BOARD OF TRUSTEES

REGULAR SESSION

1 BUSINESS PARK Dr., DAYTON, OHIO 45417

August 4, 2025, 7:00 PM

I. Welcome / Pledge of Allegiance,

II. Moment of Silence-To Honor the Military, Firefighters, Road Workers, & Sheriff Deputies as they serve our community here and abroad.

III. Call to Order / Roll Call:

Oscar Young

Present

Absent

Sheila Back

Present

Absent

M. Michael McLaughlin

Present

Absent

IV. Approval of Regular Meeting Minutes

- July 16, 2025

v. Fiscal Officer Report

Motion to Accept the Fiscal Officer Report and pay the bills

Motion to Adjourn Meeting by

Young ()

Back ()

McLaughlin ()

Second by

Young ()

Back ()

McLaughlin ()

VI. Public Comments

Speakers are to walk up to the podium. Please state your name and address. Speakers are only permitted to address Trustees one (1) time with no rebuttal provided. Speakers are limited to three (3) minutes to address the Trustees. Once your three (3) concludes, speakers will be asked to cease comments and return to their seats.

VII. Resolutions for Consideration

○ **Resolution 25-098**

THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY ACCEPT THE RESIGNATION OF FIREFIGHTER/PARAMEDIC SCOTT GISI.

○ **Resolution 25-099**

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- **Resolution 25-103**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS SPONSORSHIP DONATION FROM NICOLE LIATOS AND VICTOR LOYA FOR JEFFERSON TOWNSHIP DAY.
- **Resolution 25-104**
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- **Resolution 25-106**
THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY AUTHORIZE THE TOWNSHIP FIRE CHIEF TO HIRE KRISTOPHER SCHNESS, PROBATIONARY SHIFTED CAPTAIN

VIII. Department Reports

- Sheriff
- Public Safety Liaison
- Fire
- Zoning Coordinator
- Economic Development
- Administrator

IX. Trustees' Reports / Comments

Trustee M. Michael McLaughlin

Trustee Sheila Back

Trustee Oscar Young

x. Adjournment

Motion to Adjourn Meeting by

Young () Back () McLaughlin ()

Second by

Young () Back () McLaughlin ()

Roll Call:

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

M. Michael McLaughlin

Yes No Abstain

Time of Adjournment:

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-098**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF FIREFIGHTER/ PARAMEDIC
SCOTT GISI.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on August 4, 2025, at 7:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Oscar Young () Sheila Back () M. Michael McLaughlin()

Moved by: **Young () Back () McLaughlin ()**
Second by **Young () Back () McLaughlin ()**

WITNESSETH

WHEREAS, Scott Gisi has resigned his position with the Jefferson Township Fire Department.

WHEREAS, The Jefferson Township Board of Trustees in accordance with the Ohio Revised Code is authorized to accept this registration.

WHEREAS, The Board of Trustees agrees to accept the resignation of Scott Gisi from the Jefferson Township Fire Department with this Resolution 25-098

WHEREAS, The Board of Trustees instructs the Fire Chief to write a letter denoting the acceptance of said resignation and a letter of appreciation to be sent to the employee (Resignation on file)

NOW, THEREFORE, The Board of Trustees of Jefferson Township, Montgomery County, Ohio, hereby accepts the resignation of Firefighter/Paramedic Scott Gisi from the Jefferson Township Fire Department effective July 24, 2025.

The vote was as follows:

Oscar Young				Sheila Back				M. Michael McLaughlin			
Yes	No	Abstain		Yes	No	Abstain		Yes	No	Abstain	

Adopted: 4th day of August 2025

Signed by:

Oscar Young, President

M. Michael McLaughlin, Trustee

Sheila Back, Vice President

**Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer**

Resolution 25-098

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-099

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF SEASONAL ROAD WORKER
JOE HARRIS.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on August 4, 2025, at 7:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Oscar Young () Sheila Back () M. Michael McLaughlin()

Moved by: **Young () Back () McLaughlin ()**
Second by **Young () Back () McLaughlin ()**

WITNESSETH

WHEREAS, Joe Harris has resigned his position with the Jefferson Township Road Department.

WHEREAS, The Jefferson Township Board of Trustees in accordance with the Ohio Revised Code is authorized to accept this registration.

WHEREAS, The Board of Trustees agrees to accept the resignation of Joe Harris from the Jefferson Township Road Department with this Resolution 25-099.

WHEREAS, The Board of Trustees instructs the Road Supervisor to write a letter denoting the acceptance of said resignation and a letter of appreciation to be sent to the employee (Resignation on file).

NOW, THEREFORE, The Board of Trustees of Jefferson Township, Montgomery County, Ohio, hereby accepts the resignation of Joe Harris from the Jefferson Township Road Department effective July 18, 2025.

The vote was as follows:

Oscar Young				Sheila Back				M. Michael McLaughlin			
Yes	No	Abstain		Yes	No	Abstain		Yes	No	Abstain	

Adopted: 4th day of August 2025

Signed by:

Oscar Young, President

M. Michael McLaughlin, Trustee

Sheila Back, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer

Resolution 25-099

Page 1 of 1

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-100**

THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE REMOVAL OF VEGETATION, GARBAGE, REFUSE, AND ANY OTHER DEBRIS AND DECLARES A NUISANCE FOR THE PROPERTY LOCATED AT 6801 DAYTON LIBERTY ROAD, DAYTON, OHIO 45417.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on August 04, 2025, at 7:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Oscar Young () Sheila Back () M. Michael McLaughlin ()

Moved by: **Young () Back () McLaughlin ()**

Second by **Young () Back () McLaughlin ()**

WITNESSETH

WHEREAS, Ohio Revised Code 505.87 provides that a Board of Township Trustee may provide for the abatement and control over the removal of vegetation, garbage, refuse, and other debris from land located in the Township; and

WHEREAS, the Board of Township Trustees of Jefferson Township has determined that the unattended vegetation, garbage, refuse, and other debris on the property located at **6801 DAYTON LIBERTY ROAD, DAYTON, OHIO 45417, Auditor Parcel ID: G27 18221 0015** is a nuisance.

NOW, THEREFORE BE IT RESOLVED, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

Section 1: That the vegetation, garbage, refuse and any other debris located on the property at **6801 DAYTON LIBERTY ROAD, DAYTON, OHIO 45417, Auditor's Parcel Number: G27 18221 0015** is hereby declared to be a nuisance.

Section 2: Pursuant to O.R.C. 505.87, the owners and lien holders of record for the property shall be properly notified of this action and given seven days to abate the nuisance.

Section 3: In the event, the nuisance is not abated within the time period allowed, the public works department of the Township, or another designated party, is hereby directed to cut the vegetation and remove and discard the unattended garbage, refuse, and other debris at the property located at **6801 DAYTON LIBERTY ROAD, DAYTON, OHIO 45417, Auditor's Parcel ID: G27 18221 0015**.

Section 4: The owner of the property located at **6801 DAYTON LIBERTY ROAD, DAYTON, OHIO 45417, Auditor's Parcel ID: G27 18221 0015** shall be billed for such services, and the payment is not made within thirty (30) days.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-100

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

Section 6: This resolution shall take effect on the earliest date allowed by law.

The vote was as follows:

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

M. Michael McLaughlin

Yes No Abstain

Adopted: 4th day of August 2025

Signed by:

Oscar Young, President

M. Michael McLaughlin, Trustee

Sheila Back, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



JEFFERSON TOWNSHIP

JEFFERSON TOWNSHIP FIRE DEPARTMENT

1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

June 5th, 2025

Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery County, Ohio
1 Business Park Dr.
Dayton, Ohio 45417

Re: Residential Structure Inspection
Property Address: 6801 Dayton-Liberty Rd. Dayton, OH 45417
Parcel ID No(s): G27 18221 0015

Ms. Kayler:

On June 5th, 2025 a Certified Fire Safety Inspector (the "CFSI") with the Jefferson Township Fire Department, performed an onsite safety inspection of the above-referenced property (the "Property") pursuant to your request.

The CFSI has made the following findings and determinations concerning this Property:

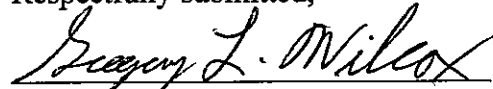
- ☒ The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- ☐ The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- ☐ The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- ☒ The Property has the following unsafe conditions in violation of Ohio Fire Code, (J) Section 110, for the following reasons:
 - ☒ Vacant structure(s) not secured against unauthorized entry (Section 110.1.1)
 - ☐ Inadequate means of egress (Section 110.1.1)
 - ☒ Dangerous to human life or the public welfare (Section 110.1.1)
 - ☒ Illegal or improper occupancy or inadequate maintenance (Section 110.1.1)
 - ☒ Fire hazard (Section 110.1.1)
 - ☒ Structural hazards (Section 110.1.2)
- ☐ No safety violations were noted

As of the date of the above-described safety inspection, the structure(s) situated on the Property appeared to be ☐ occupied ☐ unoccupied.

Property Inspected By:

- ☒ Gregory L. Wilcox CFSI
- ☒ Susan M. Halter CFSI
- ☐ Jerome A. Dotson CFSI

Respectfully submitted,



Gregory L. Wilcox, Fire Chief

1 Business Park Drive

Dayton, Ohio 45417

(937) 262-3580

Ohio Revised Code Section 3737.41

(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, demolished, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

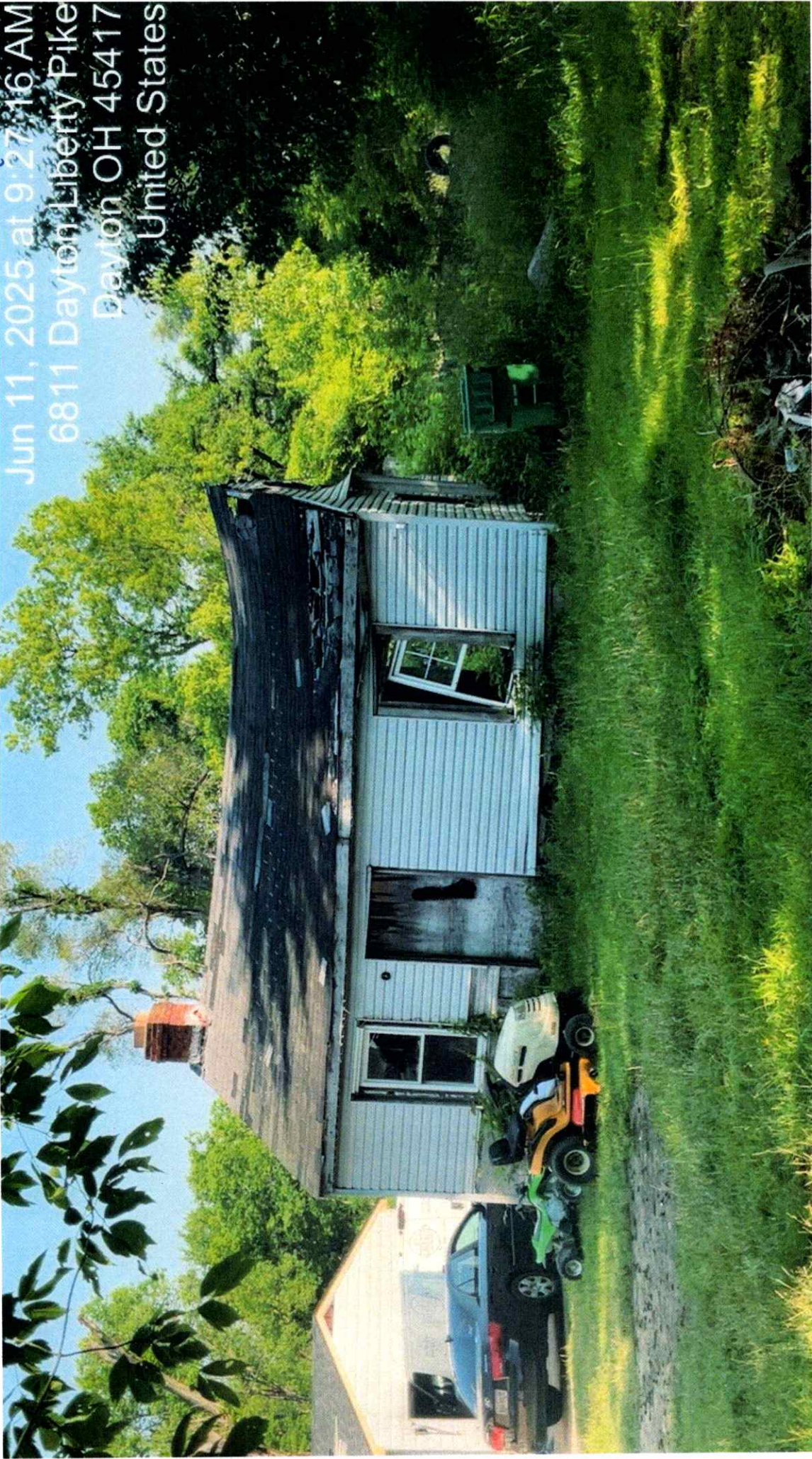
(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

**Ohio Fire Code
(J) Section 110
Unsafe Buildings**

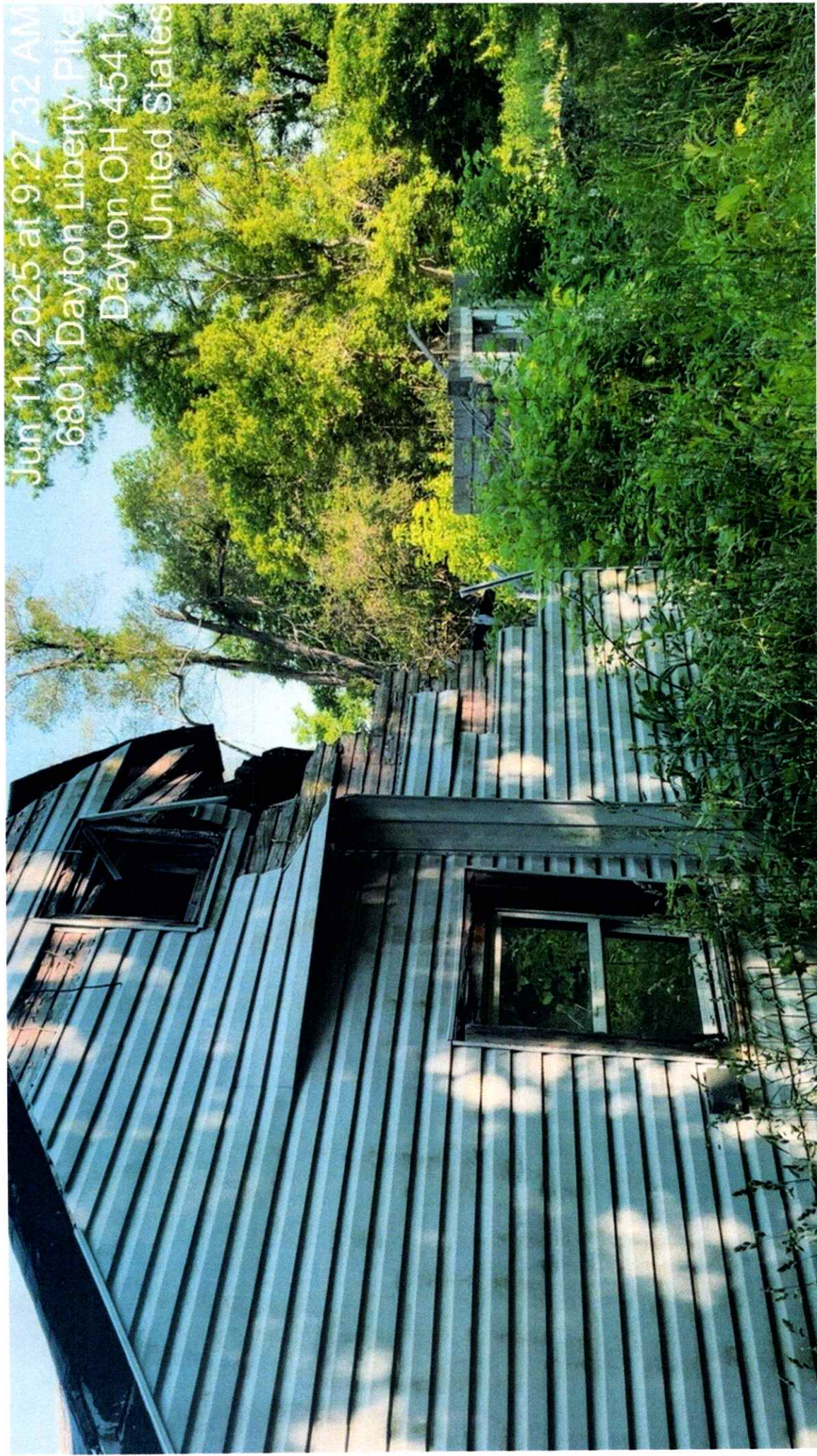
- (1) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue a citation or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this rule and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.
- (a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7--3 of the Administrative Code shall be deemed unsafe.
- (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.
- (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.
- (b) **110.1.2 Structural hazards.** When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule.

6801
Day / Lib

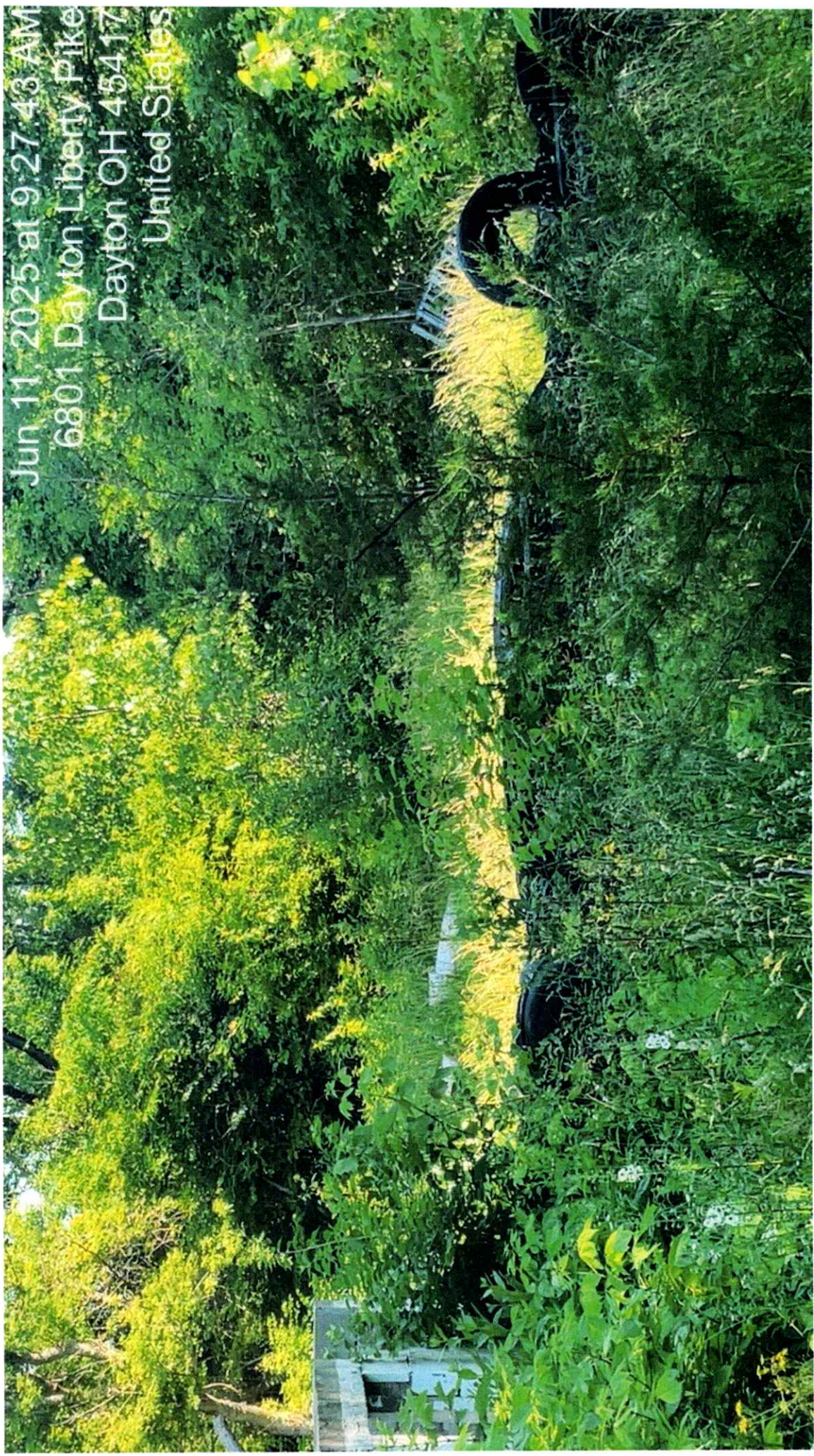
Jun 11, 2025 at 9:27:16 AM
6811 Dayton Liberty Pike
Dayton OH 45417
United States



Jun 11, 2025 at 9:27:32 AM
6801 Dayton Liberty Pike
Dayton OH 45417
United States



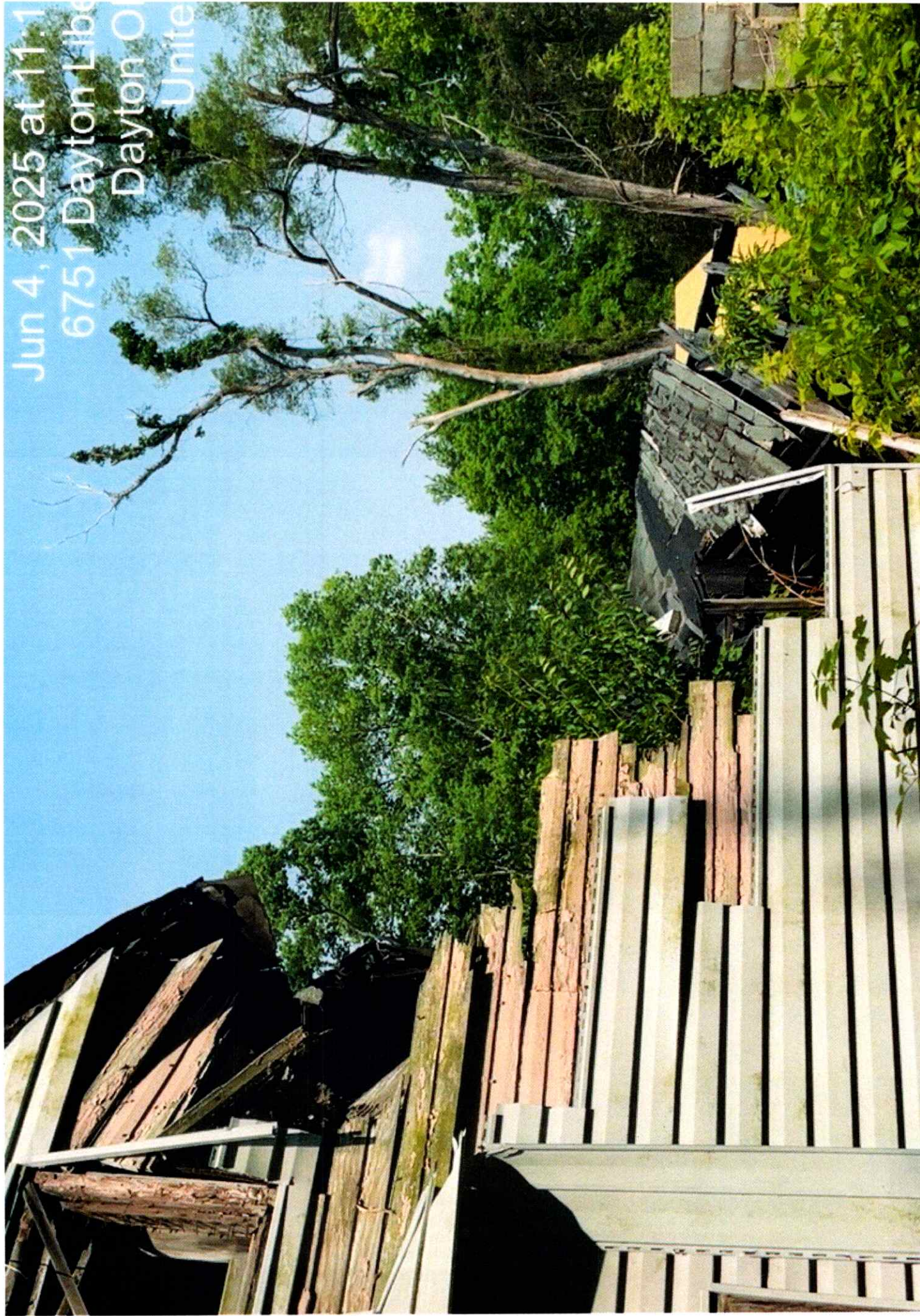
Jun 11, 2025 at 9:27:43 AM
6801 Dayton Liberty Pike
Dayton OH 45417
United States



Jun 4, 2025 at 11:0
6801 Dayton Libe
Dayton O
Unit



Jun 4, 2025 at 11:11
6751 Dayton Libe
Dayton O
Unit





Jun 4, 2025 at 11:0
6751 Dayton Libe
Dayton O
Unit



Process for Abatement and Removal of Trash, Debris, and Junk:

1. Identification of Violation:

- Township staff or officials receive a complaint or identify land within the Township that is in violation of trash, debris, or junk ordinances.
- The violation might be reported by residents, observed during routine inspections, or through other means.

2. Initial Inspection:

- Township staff conducts an initial inspection of the property to assess the extent of the violation.
- Documentation is crucial during this step, including photographs, notes, and descriptions of the violations.

3. Notification to Property Owner:

- The property owner is officially notified of the violation through a written notice.
- The notice includes details of the violation, a description of required corrective actions, and a reasonable timeframe for compliance.
- This notice is sent via regular mail and certified mail, return receipt requested, to ensure proper delivery and documentation.

4. Opportunity for Compliance:

- The property owner is given a 10-day period to comply with the notice.
- During this time, staff may communicate with the property owner to provide guidance on steps for compliance.

5. Follow-up Inspection:

- After the compliance deadline, Township staff conduct a follow-up inspection of the property.
- They assess whether the property owner has remedied the violations according to the initial notice.



Jefferson Township
Code Enforcement Department
1 Business Park Dr, Dayton OH 45417 / (614)855-4260

CODE ENFORCEMENT

Case number: CE-20250006

Municipal address: 6801 DAYTON LIBERTY RD

Legal address:

Status of inspection: Active

Case description:

Structure is deteriorated and numerous tires on property.

Violations

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
01/14/2025, 1:53 PM	Larry Minnifield	Failed Reason for failure: Violations	
01/15/2025, 10:02 AM	Larry Minnifield	Failed Reason for failure: Violations	
02/05/2025, 8:22 AM	Larry Minnifield	Failed Reason for failure: Violations	

Photos

01/15/2025 11:19 AM





NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 01/14/2025

ADDRESS: 6801 DAYTON LIBERTY RD

PARCEL NUMBER: G27 18221 0015

To Whom it May Concern:

You are hereby advised that your property, as indicated above, is in violation of the Jefferson Township Exterior Property Maintenance Code, specifically, Article 5, Section 5.08

PLEASE CORRECT THE ABOVE VIOLATION(S)

This is your Official Notice of Violation. Unless these violation(s) are corrected in 7 business days. You will be subject to the penalty as provided by the Jefferson Township Property Maintenance Code.

No person shall violate any provision or fail to conform to any of the requirements of the Exterior Property Maintenance Code or fail to comply with an order made thereunder. Violators of any section of this code shall be guilty of a misdemeanor and fined not more than five hundred (\$500). A separate offense shall be deemed committed each day during or on which a violation occurs or continues. The application of the penalty provided in subsection (B) hereof shall not be held to prevent the enforcement of the removal of prohibited conditions

Any person affected by this notice may request and shall be granted a hearing of the appeal on the manner before the Board of Zoning Appeals. Such person shall file a written appeal within ten (10) days of receipt of this notice.

If you have taken care of this issue, please disregard this letter with our sincere thanks. Please call me at 937-262-3591 Ext. 108 if you have any questions

Sincerely,

Administrative Staff

Development & Compliance Department



Invoice

Workspace of the bill

Address 6801 DAYTON LIBERTY RD
Municipality Jefferson Township (Montgomery County), Ohio
Permit number CE-20250006
Cloudpermit ID US-OH38738-CE-2025-9

Invoice details

Invoice # CE-2025-02-05
Project phase Additional bill

Payer

Item	Notes	Refundable	Quantity	Unit price	Item total
Code Enforcement 2nd Offense		No	1.0	\$250.00	\$250.00
AMOUNT DUE					\$250.00

Payment Instructions for Jefferson Township. To make a payment to Jefferson Township, please follow the steps below:

1. Payment Methods:

-Check or Money Order: Please make checks or money orders payable to Jefferson Township Board of Trustees. Ensure the amount and payee details are correct to avoid delays.

Online Payments: Payments can be made at the Township Administration Building to remit your online payment on-site with assistance.

-In-Person Payments: You may visit the Township Administration Building at 1 Business Park Drive, Dayton, Ohio 45417 during business hours to make payments in cash, by check, or by credit/debit card.

2. Mailing Payments:

For payments made by mail, please send your check or money order to:

Jefferson Township Board of Trustees 1 Business Park Drive Dayton, Ohio 45417

Please include your account number or invoice number on the memo line of your check or money order for proper allocation.

3. Due Date & Late Payments: All payments must be received by the due date stated on your invoice or billing notice. Late payments may be subject to penalties or interest as outlined in your billing statement.

4. Questions or Concerns: If you have any questions regarding your payment, or if you need assistance with online payments, please contact the Jefferson Township office at (937) 262-3591 or email info@jeffersontwp.net.

Thank you for your prompt attention to this matter. We appreciate your cooperation and support of Jefferson Township.

A convenience fee of 3.5% will be added if a bill is paid online.

NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 01/14/2025

ADDRESS: 6801 DAYTON LIBERTY RD

PARCEL NUMBER: G27 18221 0015

To Whom it May Concern:

You are hereby advised that your property, as indicated above, is in violation of the Jefferson Township Exterior Property Maintenance Code, specifically, Article 5, Section 5.08

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If you have taken care of this issue, please disregard this letter with our sincere thanks. Please call me at 937-262-3591 Ext. 108 if you have any questions

Sincerely,

Administrative Staff

Development & Compliance Department

Dec 4, 2024 at 11:06:08 AM
6801 Dayton Liberty Pike
Dayton OH 45417
United States





Invoice

Workspace of the bill		Invoice details	
Address	6801 DAYTON LIBERTY RD	Invoice #	CE-2025-01-14-1
Municipality	Jefferson Township (Montgomery County), OH, Ohio	Project phase	Additional bill
Permit number	CE-20250006		
Cloudpermit ID	US-OH38738-CE-2025-9		
Payer			

Item	Notes	Refundable	Quantity	Unit price	Item total
Code Enforcement 1st Offense		No	1.0	\$100.00	\$100.00
AMOUNT DUE					\$100.00

Payment Instructions for Jefferson Township. To make a payment to Jefferson Township, please follow the steps below:

- 1. Payment Methods:**
- Check or Money Order:** Please make checks or money orders payable to Jefferson Township Board of Trustees. Ensure the amount and payee details are correct to avoid delays.
 - Online Payments:** Payments can be made at the Township Administration Building to remit your online payment on-site with assistance.
 - In-Person Payments:** You may visit the Township Administration Building at 1 Business Park Drive, Dayton, Ohio 45417 during business hours to make payments in cash, by check, or by credit/debit card.

2. Mailing Payments:

For payments made by mail, please send your check or money order to:
Jefferson Township Board of Trustees 1 Business Park Drive Dayton, Ohio 45417
Please include your account number or invoice number on the memo line of your check or money order for proper allocation.

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Thank you for your prompt attention to this matter. We appreciate your cooperation and support of Jefferson Township.

A convenience fee of 3.5% will be added if a bill is paid online.



Jefferson Township
Code Enforcement Department
1 Business Park Dr, Dayton OH 45417 / (614)855-4260

CODE ENFORCEMENT

Case number: CE-20250006

Municipal address: 6801 DAYTON LIBERTY RD

Legal address:

Status of inspection: Active

Case description:
Structure is deteriorated and numerous tires on property.

Violations

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
01/14/2025, 1:53 PM	Larry Minnifield	Failed Reason for failure: Violations	
01/15/2025, 10:02 AM	Larry Minnifield	Failed Reason for failure: Violations	
02/05/2025, 8:22 AM	Larry Minnifield	Failed Reason for failure: Violations	
02/05/2025, 8:23 AM	Larry Minnifield	Failed Reason for failure: Violations	

Photos

01/15/2025 11:20 AM



Feb 4, 2025 at 11:10:37 AM
6835 Dayton Liberty Pike
Dayton OH 45417
United States





2025 04 10 14:02 AM
63101 Dayton Liberty Pike
Dayton OH 45417
United States



NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 04/03/2025

ADDRESS: 6801 DAYTON LIBERTY RD

PARCEL NUMBER: G27 18221 0015

To Whom it May Concern:

You are hereby advised that your property, as indicated above, is in violation of the Jefferson Township Exterior Property Maintenance Code, specifically, Article 5, Section 5.08

PLEASE CORRECT THE ABOVE VIOLATION(S)

This is your Official Notice of Violation. Unless these violation(s) are corrected in 7 business days. You will be subject to the penalty as provided by the Jefferson Township Property Maintenance Code.

No person shall violate any provision or fail to conform to any of the requirements of the Exterior Property Maintenance Code or fail to comply with an order made thereunder. Violators of any section of this code shall be guilty of a misdemeanor and fined not more than five hundred (\$500). A separate offense shall be deemed committed each day during or on which a violation occurs or continues. The application of the penalty provided in subsection (B) hereof shall not be held to prevent the enforcement of the removal of prohibited conditions

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If you have taken care of this issue, please disregard this letter with our sincere thanks. Please call me at 937-262-3591 Ext. 108 if you have any questions

Sincerely,

Administrative Staff

Development & Compliance Department



Invoice

Workspace of the bill

Address

Municipality

Permit number

Cloudpermit ID

Payer

6801 DAYTON LIBERTY RD

Jefferson Township (Montgomery County),
Ohio

CE-20250006

US-OH38738-CE-2025-9

Invoice details

Invoice #

Project phase

2025-04-03-1

Additional bill

Item	Notes	Refundable	Quantity	Unit price	Item total
Code Enforcement Final Offense		No	1.0	\$500.00	\$500.00
AMOUNT DUE					\$500.00

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2. Mailing Payments:

For payments made by mail, please send your check or money order to:

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Please include your account number or invoice number on the memo line of your check or money order for proper allocation.

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Jefferson Township
Code Enforcement Department
1 Business Park Dr, Dayton OH 45417 / (614)855-4260

CODE ENFORCEMENT

Case number: CE-20250006

Municipal address: 6801 DAYTON LIBERTY RD

Legal address:

Status of inspection: Active

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01/14/2025, 1:53 PM	Larry Minnifield	Failed Reason for failure: Violations	
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02/05/2025, 8:23 AM	Larry Minnifield	Failed Reason for failure: Violations	
04/16/2025, 10:22 AM	Larry Minnifield	Failed Reason for failure: Violations	

Photos

01/15/2025 11:20 AM



Dec 1, 2024 at 11:05:18 AM
6835 Dayton Liberty Pike
Dayton OH 45417
United States

02/05/2025 8:23 AM



Feb 4, 2025 at 11:10:37 AM
6835 Dayton Liberty Pike
Dayton OH 45417
United States

04/03/2025 9:22 AM



04/16/2025 10:24 AM



04/16/2025 10:24 AM





NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 04/16/2025

ADDRESS: 6801 DAYTON LIBERTY RD

PARCEL NUMBER: G27 18221 0015

To Whom it May Concern:

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Sincerely,

Administrative Staff

Development & Compliance Department



Invoice

Workspace of the bill

Address 6801 DAYTON LIBERTY RD
Municipality Jefferson Township (Montgomery County), Ohio
Permit number CE-20250006
Cloudpermit ID US-OH38738-CE-2025-9

Invoice details

Invoice # 2025-04-16-3
Project phase Additional bill

Payer

Item	Notes	Refundable	Quantity	Unit price	Item total
Code Enforcement Final Offense		No	1.0	\$500.00	\$500.00
AMOUNT DUE					\$500.00

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Abatement Notice

May 14, 2025

Board of Trustees Jefferson Township 1, business park Dayton, OH 45417

RE: Abatement Notice for Removal of tires and Demolition of standing Home that is dangerous.

Dear Jeny L Parish,

This notice is to inform you that the property located at 6801 Dayton Liberty RD, within Jefferson Township, remains in violation of our ordinance's removal of tires and Demolition of the home which is a dangerous structure.

As previously communicated, the Township has determined that the violations pose a nuisance to the community and must be remedied promptly.

You are hereby notified that the Township intends to proceed with the abatement process for the removal of the violations on June 3rd, 2025.

The abatement process will include the removal of all tires and demotion of the home that is a dangerous structure from the property at your expense. Please be advised that failure to comply with this notice may result in additional penalties, including costs incurred by the Township for the abatement actions.

You have seven (7) days from the date of this notice to abate the nuisance on your property. If you have any questions or wish to discuss this matter further, please contact our office at 1 Business Park , Dayton, OH 45417.

This notice is sent via certified mail, return receipt requested, to ensure proper delivery and documentation.

Sincerely,

Larry Minnifield
Jefferson Township
1 Business Park
Dayton, Ohio 45417-8014
Office 937.262.3591 ext. 108
Fax 937.835.7167
lminnifield@jeffersontwp.net
www.jeffersontwp.net

1 Business Park Drive, Dayton, Ohio 45417-8403 1937.262.35911 Fax: 937.262.35991 www.jeffersontwp.net

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-101**

THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE REMOVAL OF VEGETATION, GARBAGE, REFUSE, AND ANY OTHER DEBRIS AND DECLARES A NUISANCE FOR THE PROPERTY LOCATED AT 1645 S. UNION ROAD, DAYTON, OHIO 45417.

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on August 04, 2025, at 7:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Oscar Young () Sheila Back () M. Michael McLaughlin ()

Moved by: **Young () Back () McLaughlin ()**

Second by **Young () Back () McLaughlin ()**

WITNESSETH

WHEREAS, Ohio Revised Code 505.87 provides that a Board of Township Trustee may provide for the abatement and control over the removal of vegetation, garbage, refuse, and other debris from land located in the Township; and

WHEREAS, the Board of Township Trustees of Jefferson Township has determined that the unattended vegetation, garbage, refuse, and other debris on the property located at **1645 S. UNION ROAD, DAYTON, OHIO, Auditor's Parcel ID: G27 01610 0016** is a nuisance.

NOW, THEREFORE BE IT RESOLVED, by the Board of Trustees of Jefferson Township, Montgomery County, Ohio:

Section 1: That the vegetation, garbage, refuse and any other debris located on the property at **1645 S. UNION ROAD, DAYTON, OHIO, Auditor's Parcel ID: G27 01610 0016** is hereby declared to be a nuisance.

Section 2: Pursuant to O.R.C. 505.87, the owners and lien holders of record for the property shall be properly notified of this action and given seven days to abate the nuisance.

Section 3: In the event, the nuisance is not abated within the time period allowed, the public works department of the Township, or another designated party, is hereby directed to cut the vegetation and remove and discard the unattended garbage, refuse, and other debris at the property located at **1645 S. UNION ROAD, DAYTON, OHIO, Auditor's Parcel ID: G27 01610 0016**.

Section 4: The owner of the property located at **1645 S. UNION ROAD, DAYTON, OHIO, Auditor's Parcel ID: G27 01610 0016** shall be billed for such services, and the payment is not made within thirty (30) days.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-101

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

Section 6: This resolution shall take effect on the earliest date allowed by law.

The vote was as follows:

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

M. Michael McLaughlin

Yes No Abstain

Adopted: 4th day of August 2025

Signed by:

Oscar Young, President

M. Michael McLaughlin, Trustee

Sheila Back, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer



JEFFERSON TOWNSHIP

JEFFERSON TOWNSHIP FIRE DEPARTMENT

1 Business Park Drive
Dayton, Ohio 45417
(937) 262-3580

March 6th, 2025

Karen Kayler, Zoning Administrator
Jefferson Township, Montgomery County, Ohio
1 Business Park Dr.
Dayton, Ohio 45417

Re: Residential Structure Inspection
Property Address: 1654 S. Union Rd.
Parcel ID No(s): G27 01610 0016

Ms. Kayler:

On March 6th, 2025 a Certified Fire Safety Inspector (the "CFSI") with the Jefferson Township Fire Department, performed an onsite safety inspection of the above-referenced property (the "Property") pursuant to your request.

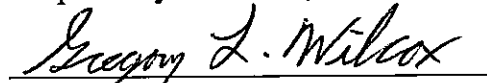
The CFSI has made the following findings and determinations concerning this Property:

- ☐ The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- ☒ The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- ☐ The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- ☒ The Property has the following unsafe conditions in violation of Ohio Fire Code, (J) Section 110, for the following reasons:
 - ☒ Vacant structure(s) not secured against unauthorized entry (Section 110.1.1)
 - ☐ Inadequate means of egress (Section 110.1.1)
 - ☒ Dangerous to human life or the public welfare (Section 110.1.1)
 - ☒ Illegal or improper occupancy or inadequate maintenance (Section 110.1.1)
 - ☒ Fire hazard (Section 110.1.1)
 - ☐ Structural hazards (Section 110.1.2)
- ☐ No safety violations were noted

As of the date of above-described safety inspection, the structure(s) situated on the Property appeared to be ☐ occupied ☐ unoccupied.

Property Inspected By: Gregory L. Wilcox CFSI and Susan M. Halter CFSI

Respectfully submitted,



Gregory L. Wilcox, Fire Chief

1 Business Park Drive

Dayton, Ohio 45417

(937) 262-3580

Ohio Revised Code Section 3737.41

(A) If the fire marshal, an assistant fire marshal, or any certified fire safety inspector, upon an examination or inspection, finds a building or other structure, which for want of proper repair, by reason of age and dilapidated condition, defective or poorly installed electrical wiring and equipment, defective chimneys, gas connections, or heating apparatus, or for any other reason, is especially liable to fire or endangers life or other buildings or property, such officer shall issue a citation and order such building or structure to be repaired, torn down, demolished, or materials removed, and all dangerous conditions remedied.

(B) If such officer finds in a building or upon any premises any combustible or explosive material, rubbish, rags, waste, oils, gasoline, or inflammable conditions of any kind, which are especially dangerous to the safety of persons or such building, premises, or property, he shall issue a citation and order such materials removed or conditions remedied.

(C) If such officer finds that any building, structure, tank, container, or vehicle used for the storage, handling, or transportation of flammable or combustible liquids, or of liquefied petroleum gas, or the pumps, piping, valves, wiring, and materials used in connection therewith, are especially dangerous to the safety of persons or such building, structure, tank, container, or vehicle, he shall issue a citation and order such condition remedied.

**Ohio Fire Code
(J) Section 110
Unsafe Buildings**

- (1) **110.1 General.** If during the inspection of a premises, the fire code official finds a building or structure or any building system, in whole or in part, constitutes a dangerous condition described in paragraphs (A)(B) or (C) of section 3737.41 of the Revised Code, the fire official shall issue a citation or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this rule and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.
- (a) **110.1.1 Unsafe conditions.** Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by paragraph (K)(311) of rule 1301:7-7-3 of the Administrative Code shall be deemed unsafe.
- (i) If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required by section 3737.41 of the Revised Code.
- (ii) If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 3737.42 of the Revised Code.
- (b) **110.1.2 Structural hazards.** When an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with paragraph (J)(1)(110.1) of this rule.



Jefferson Township
Code Enforcement Department
1 Business Park Dr, Dayton OH 45417 / (614)855-4260

CODE ENFORCEMENT

Case number: CE-20250012

Municipal address: 1654 S UNION RD

Legal address:

Status of inspection: Active

Case description:

Trash junk debris throughout the property

Violations

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
01/24/2025, 10:51 AM	Larry Minnifield	Failed Reason for failure: Violations	
02/14/2025, 9:44 AM	Larry Minnifield	Failed Reason for failure: Violations	

Photos

01/24/2025 10:54 AM





NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 02/14/2025

FRISBY PAUL DAVID
1654 S UNION RD DAYTON OH 45417 DAYTON OH 45417

ADDRESS: 1654 S UNION RD

PARCEL NUMBER: G27 01610 0016

To Whom it May Concern:

You are hereby advised that your property, as indicated above, is in violation of the Jefferson Township Exterior Property Maintenance Code, specifically, Article 5, Section 5.08

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If you have taken care of this issue, please disregard this letter with our sincere thanks. Please call me at 937-262-3591 Ext. 108 if you have any questions

Sincerely,

Administrative Staff

Development & Compliance Department



Invoice

Workspace of the bill

Address 1654 S UNION RD
Municipality Jefferson Township (Montgomery County), Ohio
Permit number CE-20250012
Cloudpermit ID US-OH38738-CE-2025-15

Invoice details

Invoice # CE-2025-02-14-3
Project phase Additional bill

Payer

FRISBY PAUL DAVID
1654 S UNION RD DAYTON OH 45417 DAYTON OH 45417

Item	Notes	Refundable	Quantity	Unit price	Item total
Code Enforcement 2nd Offense		No	1.0	\$250.00	\$250.00
AMOUNT DUE					\$250.00

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Jefferson Township
Code Enforcement Department
1 Business Park Dr, Dayton OH 45417 / (614)855-4260

CODE ENFORCEMENT

Case number: CE-20250012

Municipal address: 1654 S UNION RD

Legal address:

Status of inspection: Active

Case description:

Trash junk debris throughout the property

Violations

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
01/24/2025, 10:51 AM	Larry Minnifield	Failed Reason for failure: Violations	

Photos

01/24/2025 10:54 AM



02/14/2025 9:45 AM



02/14/2025 9:45 AM





Jefferson Township
Code Enforcement Department
1 Business Park Dr, Dayton OH 45417 / (614)855-4260

CODE ENFORCEMENT

Case number: CE-20250012

Municipal address: 1654 S UNION RD

Legal address:

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Trash junk debris throughout the property

Violations

No deficiencies or remarks noted.

Visits

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Photos

01/24/2025 10:54 AM



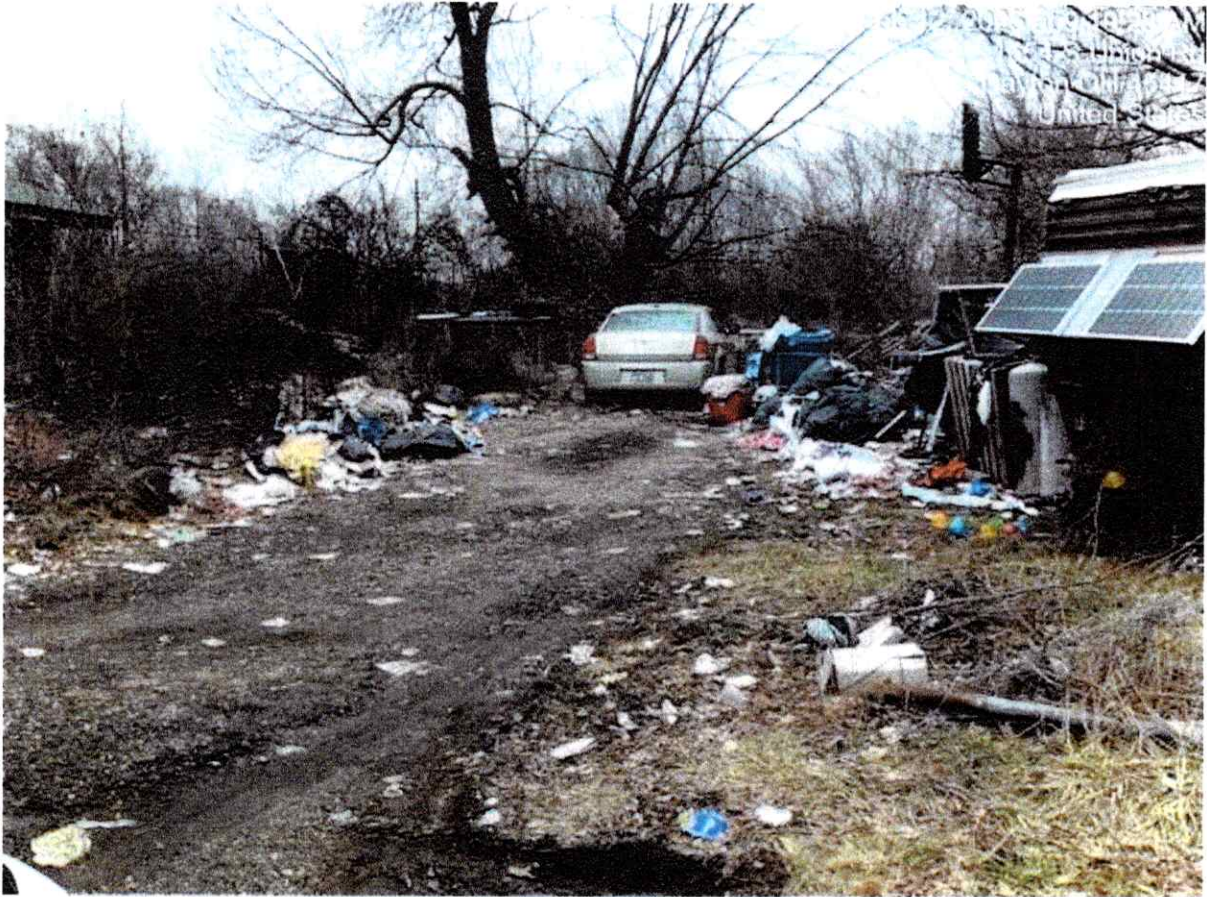
01/24/2025 10:55 AM



01/24/2025 10:57 AM



02/14/2025 9:45 AM



02/14/2025 9:45 AM





NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 03/20/2025

FRISBY PAUL DAVID
1654 S UNION RD DAYTON OH 45417 DAYTON OH 45417

ADDRESS: 1654 S UNION RD

PARCEL NUMBER: G27 01610 0016

To Whom it May Concern:

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Administrative Staff

Development & Compliance Department



NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 01/24/2025

FRISBY PAUL DAVID
1654 S UNION RD DAYTON OH 45417 DAYTON OH 45417

ADDRESS: 1654 S UNION RD

PARCEL NUMBER: G27 01610 0016

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Sincerely,

Administrative Staff

Development & Compliance Department



Invoice

Workspace of the bill

Address 1654 S UNION RD
Municipality Jefferson Township (Montgomery County), Ohio
Permit number CE-20250012
Cloudpermit ID US-OH38738-CE-2025-15

Payer

Invoice details

Invoice # CE-2025-01-24-2
Project phase Additional bill

Item	Notes	Refundable	Quantity	Unit price	Item total
Code Enforcement 1st Offense		No	1.0	\$100.00	\$100.00
AMOUNT DUE					\$100.00

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Jefferson Township
Code Enforcement Department
1 Business Park Dr, Dayton OH 45417 / (614)855-4260

CODE ENFORCEMENT

Case number: CE-20250012

Municipal address: 1654 S UNION RD

Legal address:

Status of inspection: Active

Case description:

Trash junk debris throughout the property

Violations

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
01/24/2025, 10:51 AM	Larry Minnifield	Failed Reason for failure: Violations	
02/14/2025, 9:44 AM	Larry Minnifield	Failed Reason for failure: Violations	
03/20/2025, 1:35 PM	Larry Minnifield	Failed Reason for failure: Violations	
04/16/2025, 9:55 AM	Larry Minnifield	Failed Reason for failure: Violations	

Photos

01/24/2025 10:57 AM



02/14/2025 9:45 AM



03/20/2025 2:19 PM



03/20/2025 2:19 PM



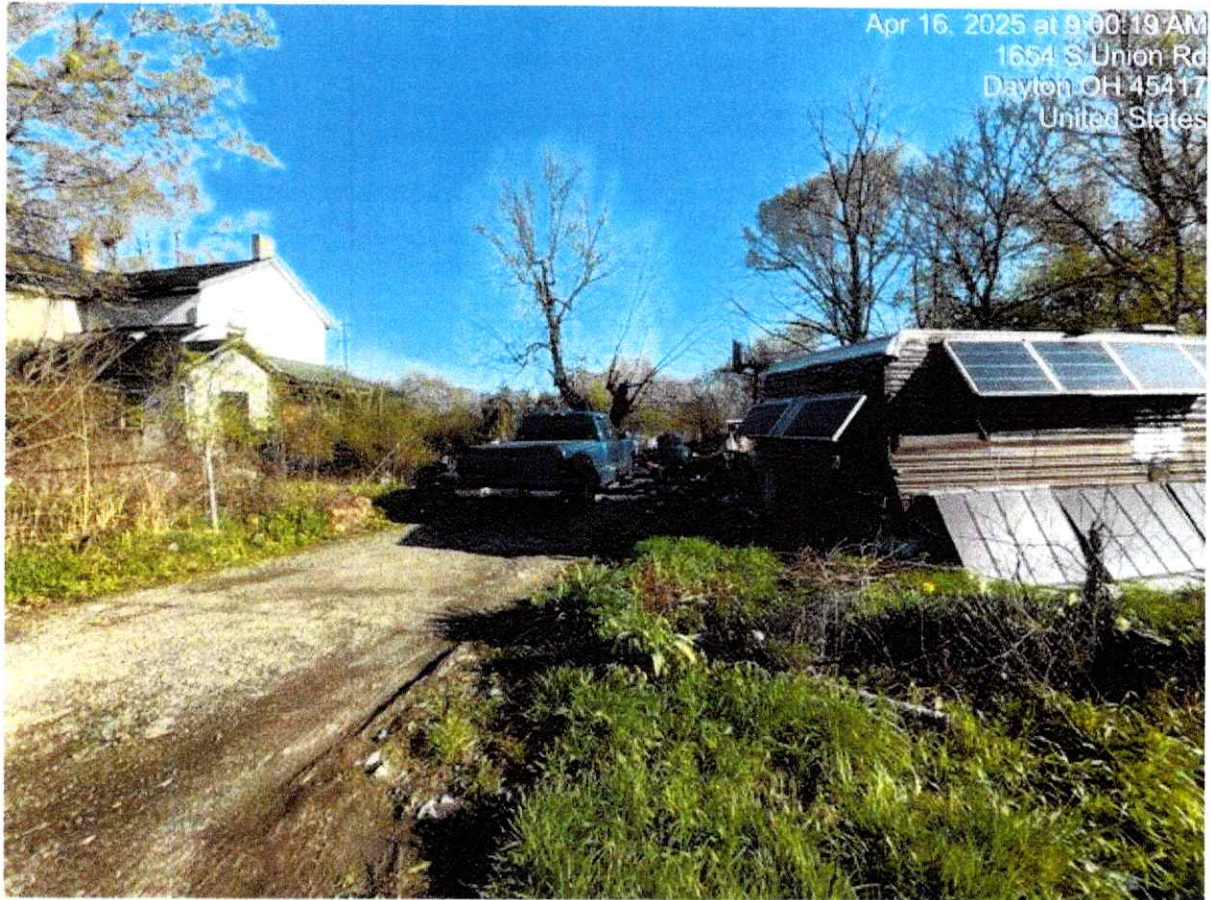
03/20/2025 2:19 PM



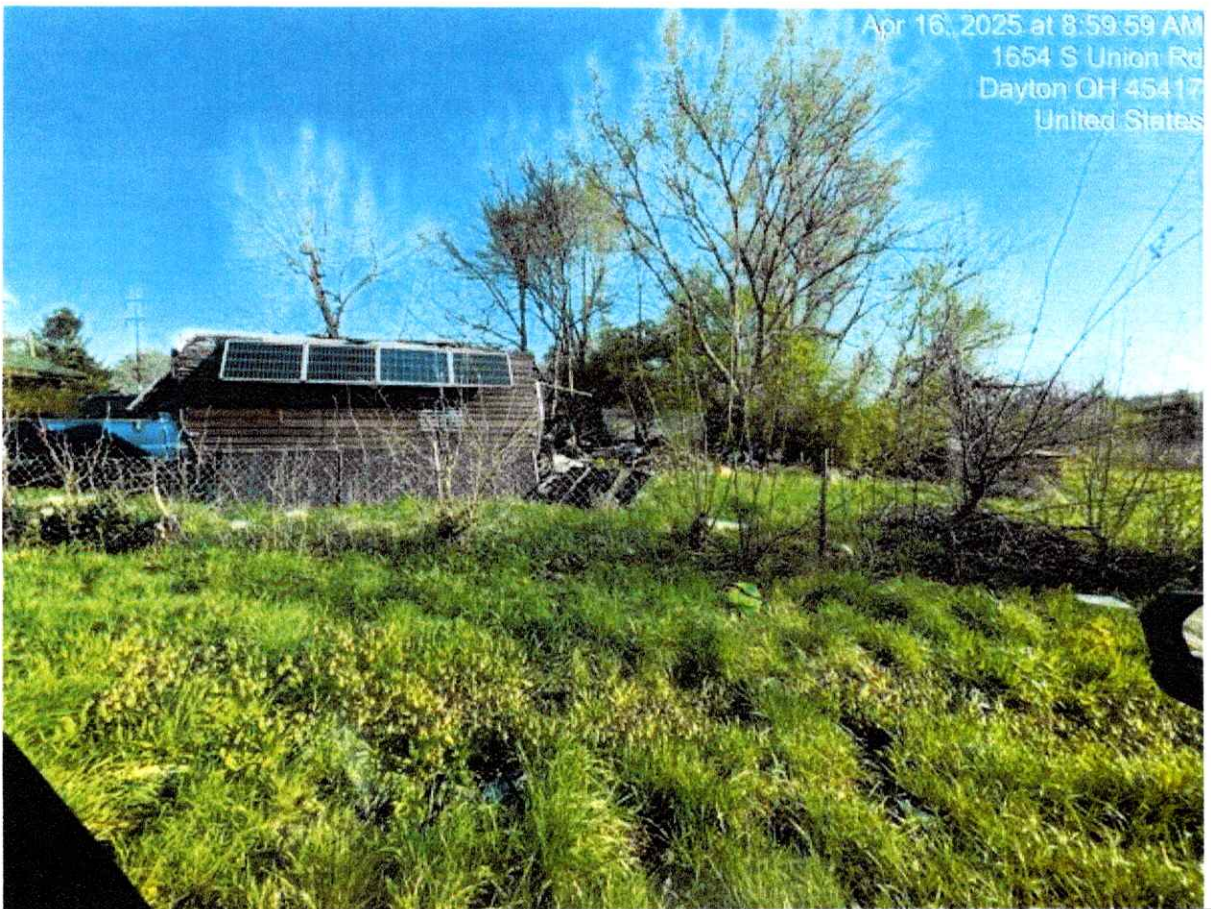
03/20/2025 2:19 PM



04/16/2025 9:56 AM



04/16/2025 9:56 AM





NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 04/16/2025

FRISBY PAUL DAVID
1654 S UNION RD DAYTON OH 45417 DAYTON OH 45417

ADDRESS: 1654 S UNION RD

PARCEL NUMBER: G27 01610 0016

To Whom it May Concern:

You are hereby advised that your property, as indicated above, is in violation of the Jefferson Township Exterior Property Maintenance Code, specifically, Article 5, Section 5.08

PLEASE CORRECT THE ABOVE VIOLATION(S)

This is your Official Notice of Violation. Unless these violation(s) are corrected in 7 business days. You will be subject to the penalty as provided by the Jefferson Township Property Maintenance Code.

No person shall violate any provision or fail to conform to any of the requirements of the Exterior Property Maintenance Code or fail to comply with an order made thereunder. Violators of any section of this code shall be guilty of a misdemeanor and fined not more than five hundred (\$500). A separate offense shall be deemed committed each day during or on which a violation occurs or continues. The application of the penalty provided in subsection (B) hereof shall not be held to prevent the enforcement of the removal of prohibited conditions

Any person affected by this notice may request and shall be granted a hearing of the appeal on the manner before the Board of Zoning Appeals. Such person shall file a written appeal within ten (10) days of receipt of this notice.

If you have taken care of this issue, please disregard this letter with our sincere thanks. Please call me at 937-262-3591 Ext. 108 if you have any questions

Sincerely,

Administrative Staff

Development & Compliance Department



Abatement Notice

May 14, 2025

Board of Trustees Jefferson Township 1, business park Dayton, OH 45417

RE: Abatement Notice for Removal of trash, junk cars and debris

Dear Paul Frisby,

This notice is to inform you that the property located at 1654 South Union, within Jefferson Township, remains in violation of our ordinance's removal of trash and junk vehicles.

As previously communicated, the Township has determined that the violations pose a nuisance to the community and must be remedied promptly.

You are hereby notified that the Township intends to proceed with the abatement process for the removal of the violations on June 3rd, 2025.

The abatement process will include the removal of all trash, debris, and junk from the property at your expense. Please be advised that failure to comply with this notice may result in additional penalties, including costs incurred by the Township for the abatement actions.

You have seven (7) days from the date of this notice to abate the nuisance on your property. If you have any questions or wish to discuss this matter further, please contact our office at 1 Business Park , Dayton, OH 45417.

This notice is sent via certified mail, return receipt requested, to ensure proper delivery and documentation.

Sincerely,

Larry Minnifield
Jefferson Township
1 Business Park
Dayton, Ohio 45417-8014
Office 937.262.3591 ext. 108
Fax 937.835.7167
lminnifield@jeffersontwp.net
www.jeffersontwp.net

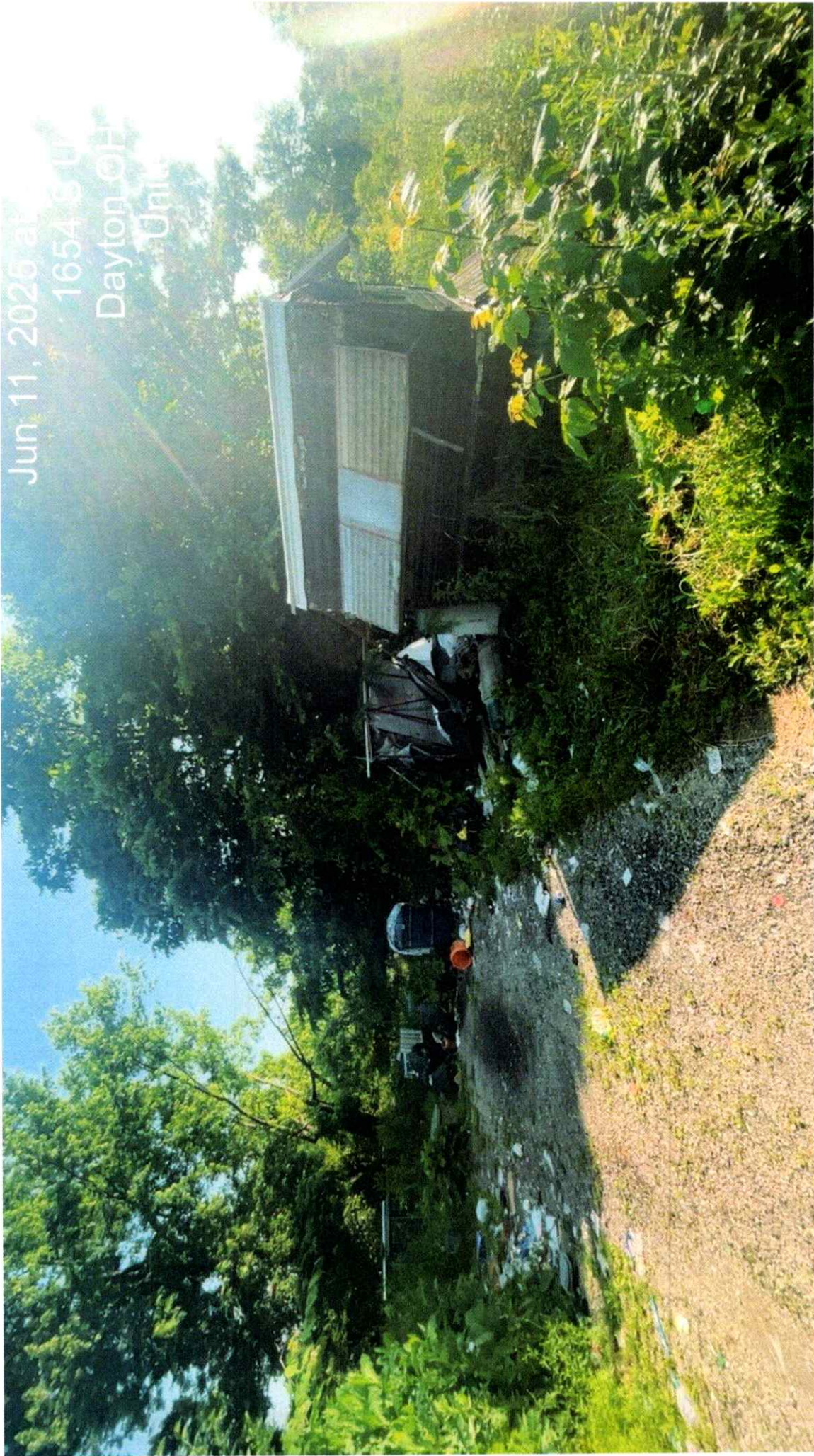
1654 J. Union

Jun 11, 2025 at

1654 S Union

Dayton, OH

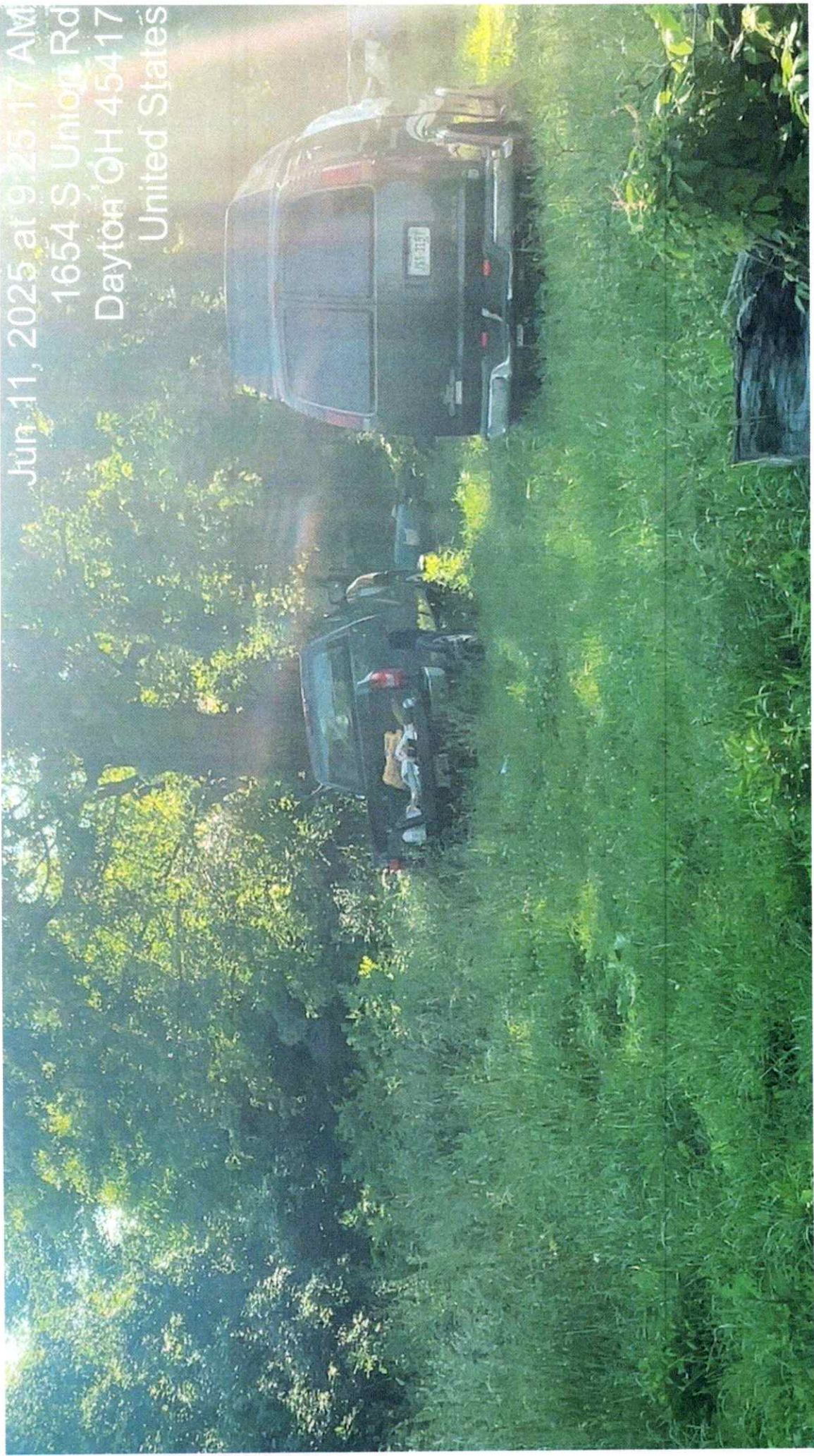
Unit



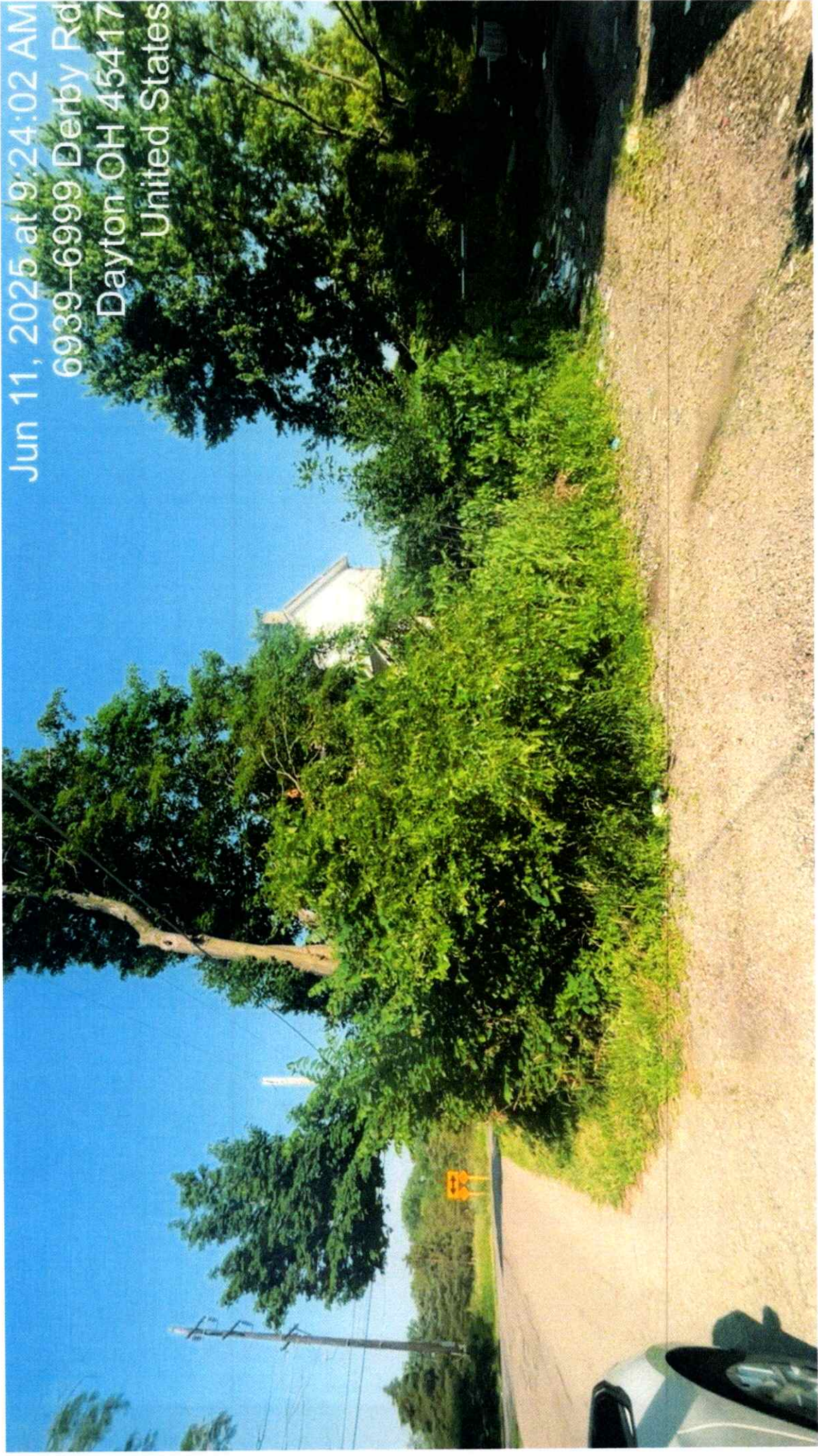
Jun 11 2023 9:00 AM
1000 Rd
Darien, CT 06412
United States



Jun 11, 2025 at 9:25:17 AM
1654 S Union Rd
Dayton OH 45417
United States



Jun 11, 2025 at 9:24:02 AM
6939--6999 Derby Rd
Dayton OH 45417
United States



CHECKLIST FOR PROCESS OF ABATEMENT AND REMOVAL OF TRASH, DEBRIS, AND JUNK

PROPERTY ADDRESS: 1654 S. Union St

OWNER: Paul Frisby

PARCEL NUMBER: G27 01610 0016

1. IDENTIFICATION OF VIOLATION. DATE: 1-24-2025 OF COMPLAINT

RECEIVED A COMPLAINT OR IDENTIFY WITHIN THE TOWNSHIP IN VIOLATION OF TRASH, DEBRIS, OR JUNK ORDINANCE.

2. INITIAL INSPECTION. DATE: 1-24-2025 OF INSPECTION

CONDUCT AN INITIAL INSPECTION DOCUMENTATION, PHOTOS, NOTES AND DESCRIPTION OF VIOLATION.

3. NOTIFICATION TO PROPERTY OWNER DATE: 1-24-2025 LETTER 1

DATE _____ OFFICIALLY NOTIFIED VIOLATION THROUGH WRITTEN NOTICE. LETTER NEEDS TO INCLUDE DETAILS OF VIOLATION, A REQUIRED CORRECTIVE ACTION AND TIMEFRAME FOR COMPLIANCE.

DATE MAILED CERTIFIED: 3-21-2025 DATE REGULAR MAIL: 3-21-2025
PUT THE GREEN SIGNATURE CARD IN FILE WHEN RETURNED. DATE RETURNED: _____

4. OPPORTUNITY TO COMPLIANCE DATE: 2-3-2025

THE PROPERTY OWNER IS GIVEN 10 DAYS TO COMPLY WITH NOTICE DATE: _____

5. FOLLOW-UP INSPECTION DATE: 2-14-2025

AFTER COMPLIANCE DEADLINE CONDUCT A FOLLOW-UP INSPECTION.

DATE: 2-14-2025 CONDUCTED FOLLOW-UP INSPECTION.

6. VERIFICATION OF COMPLIANCE DATE: 2-24-2025

IF VIOLATIONS HAVE BEEN CORRECTED THE CASE WILL BE CONSIDERED CLOSED.

7. NON-COMPLIANCE RESOLUTION DATE: 2-14-2025 LETTER 2

IF VIOLATIONS HAVE NOT BEEN CORRECTED THEN A NON-COMPLIANCE RESOLUTION WILL BE COMPLETED FOR THE TRUSTEES.

LETTER NEEDS TO INCLUDE DETAILS OF VIOLATION, A REQUIRED CORRECTIVE ACTION AND TIMEFRAME FOR COMPLIANCE.

THIS IS SENT TO THE TRUSTEES FOR APPROVAL DURING A REGULAR OR SPECIAL MEETING. DATE OF MEETING: _____

8. BOARD OF TRUSTEES APPROVAL DATE: _____

THE BOARD OF TRUSTEES REVIEWS THE NON-COMPLIANCE RESOLUTION DURING THE MEETING. IF **APPROVED** THE TOWNSHIP IS **AUTHORIZED** TO PROCEED WITH THE ABATEMENT PROCESS FOR THE REMOVAL OF TRASH, DEBRIS, AND JUNK FROM THE PROPERTY.

9. ABATEMENT NOTICE DATE: _____ LETTER 3

A FORMAL ABATEMENT NOTICE IS SENT TO THE PROPERTY OWNER INFORMING THEN THE TOWNSHIP'S INTENT TO REMOVE THE VIOLATION.

THE NOTICE INCLUDES DETAILS OF THE ABATMENT PROCESS: _____

ASSOCIATED COST: _____

FINIAL OPPORTUNITY FOR THE PROPERTY OWNER TO COMPLY VOLUNTARILY: _____

DATE MAILED CERTIFIED: _____ DATE REGULAR MAIL: _____
PUT THE GREEN SIGNATURE CARD IN FILE WHEN RETURNED. DATE RETURNED: _____

10. SEVEN-DAY NOTICE PERIOD DATE: _____

THE PROPERTY OWNER OF RECORD FOR THE PROPERTY SHALL BE PROPERLY NOTIFIED OF THIS ACTION AND IS GIVEN (7) DAYS TO ABATE THE NUISANCE.

11. ABATEMENT ACTIONS AFTER (7) DAYS DATE: _____

IF THE PROPERTY OWNER **DOES NOT** COMPLY WITHIN (7) DAYS NOTICE PERIOD, TOWNSHIP WILL PROCEED WITH THE ABATEMENT ACTIONS.

- **HIRING CONTRACTED SERVICE PROVIDERS OR PUBLIC WORKS TEAM TO REMOVE THE TRASH, DEBRIS, AND JUNK FROM PROPERTY.**
- **SECURING THE PROPERTY.**
- **IMPLEMENTING HEALTH AND SAFETY MEASURES DURING THE REMOVAL.**

12. COST RECOVERY DATE: _____

THE TOWNSHIP INCURS COSTS FOR THE ABATEMENT ACTIONS, INCLUDING REMOVAL EXPENSES, ADMINISTRATION FEES AND ANY FINES OR PENALTIES ASSOCIATED WITH THE

VIOLATION.

THE TOWNSHIP MAY IMPOSE A LIEN ON THE PROPERTY FOR THE COST INCURRED DURING THE ABATEMENT PROCESS. TOTAL AMOUNT DUE: _____

13. FINIAL INSPECTION AND CLOSURE DATE: _____

AFTER THE ABATEMENT IS COMPLETED A FINIAL INSPECTION IS DONE.
DATE: _____ OF FINIAL INSPECTION.

IF THE PROPERTY IS FOUND TO BE IN COMPLIANCE, THE CASE IS CLOSED, AND THE LEIN PROCESS IS FINALIZED. DATE LEIN IS FINALIZED: _____

14. APPEAL PROCESS DATE: _____

PROPERTY OWNERS HAVE THE RIGHT TO APPEAL TOWNSHIP DECISION RELATED TO ABATEMENT ACTIONS BY APPEARING IN FRONT OF THE BOARD OF TRUSTEES.

ADMINISTRATIVE APPEAL FEE IS \$500.00

15. DOCUMENTATION AND RECORD-KEEPING DATE: _____

THROUGHOUT THE ENTIRE PROCESS, TOWNSHIP SHALL MAINTAIN THE FOLLOWING...

DETAILED RECORDS OF ALL COMMUNICATIONS _____

NOTICES _____

INSPECTIONS _____

ABATEMENT ACTIONS _____

COSTS _____

THIS DOCUMENTATION IS ESSENTIAL FOR LEGAL COMPLIANCE, TRANSPARENCY, AND FUTURE REFERENCE.

Summary

PARID: G27 01610 0016
PARCEL LOCATION: 1654 UNION RD S

NBHD CODE: 85000000 5 of 19

Return to Search Results
Tax Year: 2024 ▾

Property Description

Tax Summary

Land

Payments List

Levy Distribution

New Levies

Special Assessments

Permits

Value History

Rental Registration

Sketch

Sales

Tax Detail

Pay Taxes

Property Photos

GIS Parcel Map

[Click here to view neighborhood map](#)

Owner

Name
FRISBY PAUL DAVID

Mailing

Name
FRISBY PAUL DAVID
Mailing Address
1654 S UNION RD
City, State, Zip
DAYTON, OH 45417

Legal

Legal Description
5-3-10
Land Use Description
R - SINGLE FAMILY, O-9.999 AC
Acres
2.15
Deed
Tax District Name
JEFFERSON TWP-JEFFERSON LSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
13-APR-05	200500033585	WAITES CLYDE O AND	FRISBY PAUL DAVID AND	
01-MAY-18	201800025286	FRISBY PAUL DAVID AND	FRISBY PAUL DAVID	

Values

	35%	100%
Land	13,290	37,970
Improvements	15,080	43,090
CAUV	0	0
Total	28,370	81,060

Building

Exterior Wall Material
STUCCO
Building Style
OLD STYLE
Number of Stories
2
Year Built
1919
Total Rms/Bedrms/Baths/Half Baths
6/3/1/0
Square Feet of Living Area
1,788
Finished Basemt Living Area (Sq. Ft.)
0
Rec Room (Sq. Ft.)
0
Total Square Footage
1,788
Basement
FULL
Central Heat/Air Cond
CENTRAL HEAT
Heating System Type
HOT AIR
Heating Fuel Type
GAS
Number of Fireplaces(Masonry)
0
Number of Fireplaces(Prefab)

Current Year Special Assessments

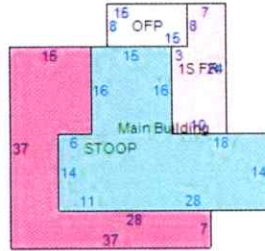
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.10
42000-J.W.A J.W.A JEFFERSON REGIONA	\$1,395.56
11777-APC FEE	\$22.58

Actions
[Printable Summary](#)
[Printable Version](#)

Reports

Non Business Credit	-\$157.64
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	-\$1,507.24

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2024	\$34,500.20	\$0.00	\$2,437.18	\$0.00	\$945.92	\$0.00	\$37,883.30



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Jefferson Township
Code Enforcement Department
1 Business Park Dr, Dayton OH 45417 / (614)855-4260

CODE ENFORCEMENT

Case number: CE-20250012

Municipal address: 1654 S UNION RD

Legal address:

Status of inspection: Active

Case description:

Trash junk debris throughout the property

Violations

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
01/24/2025, 10:51 AM	Larry Minnifield	Failed Reason for failure: Violations	

Photos

01/24/2025 10:54 AM



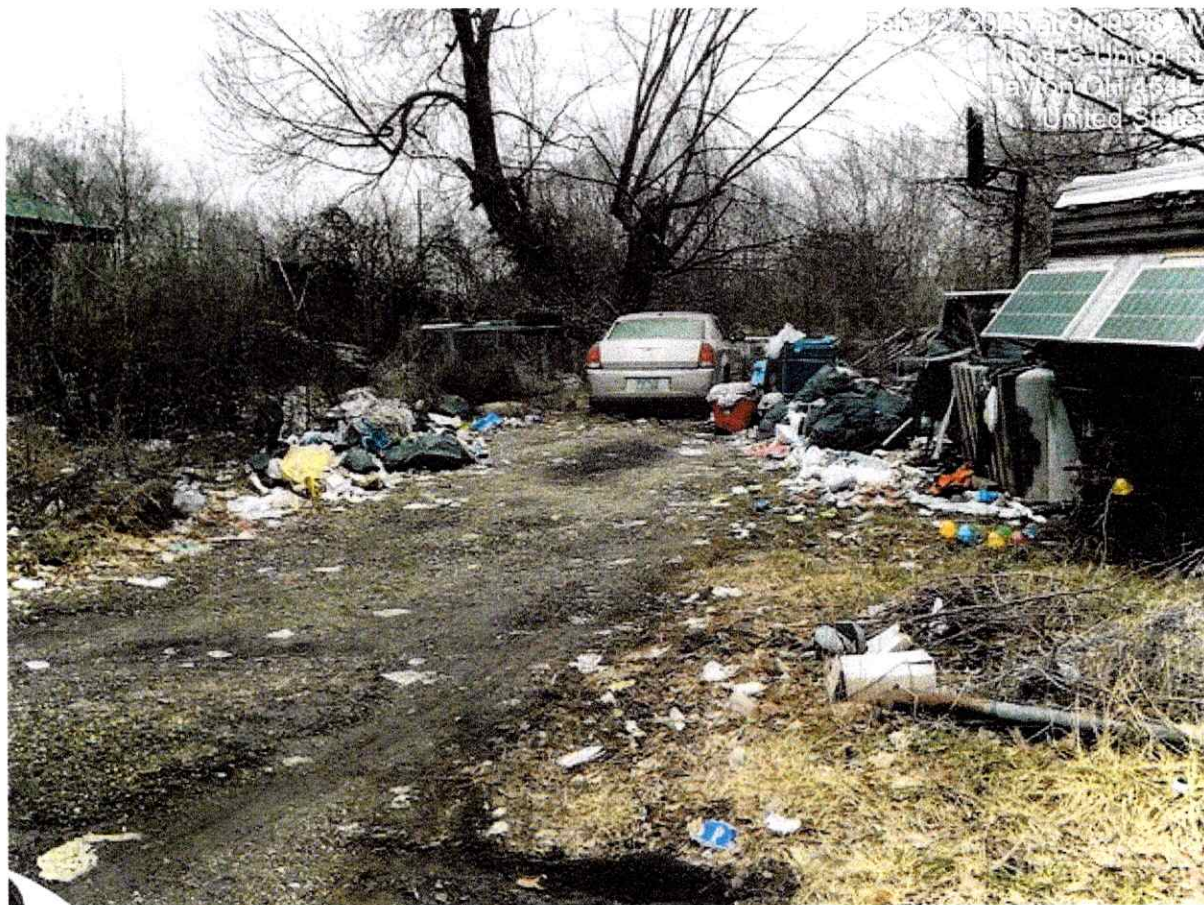
01/24/2025 10:55 AM



01/24/2025 10:57 AM



02/14/2025 9:45 AM



02/14/2025 9:45 AM



**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-102**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE TOWNSHIP FIRE CHIEF TO HIRE
PROBATIONARY PART-TIME FIREFIGHTER/EMT AND PROBATIONARY EMT.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on August 4, 2025, at 7:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Oscar Young () Sheila Back () M. Michael McLaughlin ()

Moved by: **Young () Back () McLaughlin ()**
Second by **Young () Back () McLaughlin ()**

WHEREAS, The Jefferson Township Fire Department is working diligently to maintain qualify staffing desires to provide excellent EMS and Fire Protection to the residents of Jefferson Township; and

WHEREAS, it is in the interest of the Township and its residents that the staffing level in Jefferson Township Fire Department be maintained to provide a better response to its citizens; and

WHEREAS, the Fire Chief has requested to hire the following individual and disclose the salary as they currently hold the required certification:

- | | | |
|---|---|---|
| 1. Bryan Angler
Probationary Firefighter / EMT
Part-Time / Flex Shifted
\$18.00 per hour
Effective 07/29/2025 | 2. Zachary Searles-Butz
Probationary EMT
Part-Time / Flex Shifted
\$17.00 per hour
Effective 07/29/2025 | 3. Luke Blust
Probationary Firefighter
Part-Time / Flex Shifted
\$17.00 per hour
Effective 08/11/2025 |
|---|---|---|

NOW, THEREFORE, the Board of Trustees of Jefferson Township, Montgomery County, Ohio, authorizes the Fire Chief to hire Probationary Firefighter's and EMT's to the Jefferson Township Fire Department.

The vote was as follows:

Oscar Young	Sheila Back	M. Michael McLaughlin
Yes No Abstain	Yes No Abstain	Yes No Abstain

Adopted: 4th day of August 2025

Signed by:

Oscar Young, President

M. Michael McLaughlin, Trustee

Sheila Back, Vice President

**Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer**

Resolution 25-102

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-103

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS SPONSORSHIP DONATION FROM NICOLE LIATOS,
VICTOR LOYA, AND IRVIN MCDONALD FOR JEFFERSON TOWNSHIP DAY**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on August 6, 2025, at 7:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Oscar Young () Sheila Back () M. Michael McLaughlin()

Moved by: **Young () Back () McLaughlin ()**

Second by **Young () Back () McLaughlin ()**

WITNESSETH

WHEREAS, the Jefferson Township Board of Trustees values the generous support of community partners who contribute to the success of Jefferson Township Day; and

WHEREAS, the Township has received the following sponsorship donations:

- **Nicole Liatos** – \$500.00
- **Victor Loya** - \$776.55
- **Irvin Mcdonald** - \$776.55

WHEREAS, these contributions will directly support the programming, logistics, and amenities offered at Jefferson Township Day for the benefit of the community;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, that:

Section 1. The Board of Trustees formally accepts the sponsorship donations from Nicole Liatos in the amount of \$500.00.

Section 2. The Board of Trustees formally accepts the sponsorship donations from Victor Loya in the amount of \$776.55.

Section 3. The Board of Trustees formally accepts the sponsorship donations from Irvin Mcdonald in the amount of \$776.55.

Section 4. The Board expresses its sincere appreciation for these contributions and acknowledges the donor for their commitment to Jefferson Township.

The vote was as follows:

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

M. Michael McLaughlin

Yes No Abstain

Adopted: 6th day of August 2025

Signed by:

Oscar Young, President

M. Michael McLaughlin, Trustee

Sheila Back, Vice President

**Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer**

Resolution 25-103

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-104

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY ACCEPT THE RESIGNATION OF LIEUTENANT /
PARAMEDIC MATTHEW EAGLE.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on August 4, 2025, at 7:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Oscar Young () Sheila Back () M. Michael McLaughlin()

Moved by: **Young () Back () McLaughlin ()**
Second by **Young () Back () McLaughlin ()**

WITNESSETH

WHEREAS, Matthew Eagle has resigned his position with the Jefferson Township Fire Department.

WHEREAS, The Jefferson Township Board of Trustees in accordance with the Ohio Revised Code is authorized to accept this registration.

WHEREAS, The Board of Trustees agrees to accept the resignation of Matthew Eagle from the Jefferson Township Fire Department with this Resolution 25-104.

WHEREAS, The Board of Trustees instructs the Fire Chief to write a letter denoting the acceptance of said resignation and a letter of appreciation to be sent to the employee (Resignation on file)

NOW, THEREFORE, The Board of Trustees of Jefferson Township, Montgomery County, Ohio, hereby accepts the resignation of Lieutenant Paramedic Matthew Eagle from the Jefferson Township Fire Department effective August 14, 2025.

The vote was as follows:

Oscar Young				Sheila Back				M. Michael McLaughlin			
Yes	No	Abstain		Yes	No	Abstain		Yes	No	Abstain	

Adopted: 6th day of August 2025

Signed by:

Oscar Young, President

M. Michael McLaughlin, Trustee

Sheila Back, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer

Resolution 25-104

Page 1 of 2

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-105

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY APPROVE THE NETWORK REFRESH PROJECT FOR
JEFFERSON TOWNSHIP ADMIN BUILDING/STATION 60 AND STATION 59 AND TO AUTHORIZE PAYMENT TO
ELITE COMPUTERS**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on August 4, 2025, at 7:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Oscar Young () Sheila Back () M. Michael McLaughlin()

Moved by: **Young () Back () McLaughlin ()**
Second by **Young () Back () McLaughlin ()**

WITNESSETH

WHEREAS, Jefferson Township recognizes the need to replace and upgrade outdated and malfunctioning network infrastructure at the Administration Building/Station 60 and Station 59 to ensure reliable and efficient operations; and

WHEREAS, Elite Computers has submitted **Quote #10002**, outlining the scope of work for the installation of new network switches, wireless access points, a dedicated guest network, and comprehensive cable tracing and labeling of patch panel ports; and

WHEREAS, the total cost for the proposed network refresh project, as detailed in the quote, is **Twelve Thousand Five Hundred Fifty-Eight Dollars (\$12,558.00)**; and

WHEREAS, the Board of Trustees finds this upgrade necessary to replace outdated small network switches and malfunctioning equipment that have exhibited issues such as failed or malfunctioning ports;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Jefferson Township, Montgomery County, Ohio, that:

1. The **network refresh project** for the Administration Building/Station 60 and Station 59 as outlined in **Elite Computers Quote #10002** is hereby **approved**.
2. The total expenditure of **\$12,558.00** is **authorized** to be paid to **Elite Computers** upon completion of the work.
3. The cost shall be **split evenly** between the following funds:
 - **Fund 1000-120-39-0405 (Other – Utilities, Admin Building): \$6,279.00**
 - **Fund 2111-760-740-0200 (Machinery, Equipment and Furniture, Equipment): \$6,279.00**
4. The Township Administrator is hereby **authorized to execute any necessary documents** to carry out this resolution and coordinate with Elite Computers for project implementation.

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-105

The vote was as follows:

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

M. Michael McLaughlin

Yes No Abstain

Adopted: 4th day of August 2025

Signed by:

Oscar Young, President

M. Michael McLaughlin, Trustee

Sheila Back, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer

BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 25-106

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES AUTHORIZES THE TOWNSHIP FIRE CHIEF TO HIRE
KRISTOPHER SCHNELL, PROBATIONARY SHIFTED CAPTAIN.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on August 04, 2025, at 7:00 pm at the Township Offices located at 1 Business Park Dr., Dayton, Ohio, with the following members present:

Oscar Young () Sheila Back () M. Michael McLaughlin ()

Moved by: **Young () Back () McLaughlin ()**

Second by **Young () Back () McLaughlin ()**

WITNESSETH

WHEREAS, the Jefferson Township Fire Department is working diligently to maintain qualify staffing desires to provide excellent EMS and Fire Protection to the residents of Jefferson Township; and

WHEREAS, the Board of Trustees intends to proceed with the appointment of Kristopher Schnell as a Shifted Captain position, and

WHEREAS, the Jefferson Township Trustees will set the compensation for this position at \$43,680.00 annually effective August 6, 2025; and

WHEREAS, Kristopher Schnell is a full-time employee and will receive all benefits granted to Jefferson Township full-time employees. The position is exempt status and is not eligible for overtime. Benefits include vacation leave, health, dental, eligibility for Ohio Police and Fire Pension, as well as any benefits to be determined by Trustees at a later date, and

NOW, THEREFORE, the Board of Trustees of Jefferson Township, Montgomery County, Ohio, authorize the Fire Chief to hire Probationary Shift Captain Kristopher Schnell to the Jefferson Township Fire Department.

The vote was as follows:

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

M. Michael McLaughlin

Yes No Abstain

Adopted: 4th day of August 2025

Signed by:

Oscar Young, President

M. Michael McLaughlin, Trustee

Sheila Back, Vice President

Attest to Trustees Signatures:
Charlene Chattams, Fiscal Officer

Resolution 25-106