

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-072**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES APPOINTS TOMMY MCGUFFEY TO THE JEFFERSON TOWNSHIP BUSINESS COMPLIANCE & APPEALS BOARD (BCAB)**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025 at 12:00 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 (X)

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

**WITNESSETH**

**WHEREAS**, the Jefferson Township Board of Trustees established the Business Compliance & Appeals Board (BCAB) to hear appeals, investigate business-related complaints, and advise the Township on regulatory and economic development matters; and

**WHEREAS**, the Board of Trustees recognizes the importance of appointing qualified individuals with the knowledge, integrity, and commitment to serve in this critical capacity; and

**WHEREAS**, Tommy McGuffey has demonstrated strong knowledge of Township operations and a commitment to community improvement, and is qualified to serve on the Business Compliance & Appeals Board;

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

1. Tommy McGuffey is hereby appointed as a voting member of the Jefferson Township Business Compliance & Appeals Board.
2. His term shall begin effective immediately and shall continue for a term of three (3) years, ending on December 31, 2027.
3. This appointment shall be recorded in the Township records and reported to the staff advisor for the BCAB for onboarding and orientation purposes.

**The vote was as follows:**

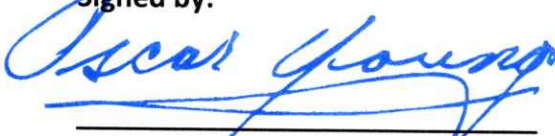
|  |  |  |
|--|--|--|
| <b>Oscar Young</b><br>Yes (✓)      No      Abstain | <b>Sheila Back</b><br>Yes (✓)      No      Abstain | <b>M. Michael McLaughlin</b><br>Yes      No      Abstain <i>Not here</i> |
|--|--|--|

**Adopted: 18<sup>th</sup> day of June 2025**

Resolution 25-072

**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-072**

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. 25-074**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF FIRE FIGHTER ANTHONY PERKINS JR.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025, at 12:00 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 (X)

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

Second by Young ( )      Back (✓)      McLaughlin ( )

**WITNESSETH**

**WHEREAS**, Anthony Perkins Jr 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 Anthony Perkins Jr from the Jefferson Township Fire Department with this Resolution 25-074.

**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 Anthony Perkins Jr from the Jefferson Township Fire Department effective June 21, 2025.

**The vote was as follows:**

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

M. Michael McLaughlin

Yes No Abstain *Not here*

**Adopted: 18<sup>th</sup> day of June 2025**

**Signed by:**

*Oscar Young*  
Oscar Young, President

*Sheila Back*  
Sheila Back, Vice President

\_\_\_\_\_  
M. Michael McLaughlin, Trustee

*Charlene E. Chattams*

**Attest to Trustees Signatures:**

Charlene Chattams, Fiscal Officer

Resolution 25-074



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-075**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES APPROVES THE PERMIT PROCESS AND REGULATIONS  
FOR NEIGHBORHOOD BLOCK PARTIES IN JEFFERSON TOWNSHIP**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025 at 12:00 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 supports neighborhood-level engagement through community-based events such as block parties; and

**WHEREAS**, the Township desires to regulate these events to ensure public safety, minimize disruption, and preserve Township resources;

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

**SECTION 1. PURPOSE** This resolution establishes regulations for the temporary closure of Township streets for neighborhood block parties, outlining the permitting process, eligibility standards, and operational requirements.

**SECTION 2. PERMIT REQUIRED** No person or organization may hold a block party on any public roadway in Jefferson Township without an approved permit issued under this resolution.

**SECTION 3. APPLICATION PROCESS**

1. A \$150 non-refundable application fee must be submitted by check payable to Jefferson Township at the time of application.
2. Applications must be received by the Township no later than four (4) weeks prior to the event.
3. Applications shall be reviewed and either approved or denied by the Jefferson Township Zoning Department.
4. Denied applications may be appealed to the Township Administrator within seven (7) calendar days of notice. The Township Administrator shall issue a decision within ten (10) business days.
5. Any further appeal may be submitted to the Jefferson Township Board of Trustees, whose decision shall be final.

Resolution 25-075

Page 1 of 11



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-075**

**SECTION 4. ELIGIBILITY CRITERIA**

1. Residency Requirement -The applicant must be a legal resident of the block where the event is proposed to occur. Proof of residency may be required. No third-party or commercial applications shall be accepted for block parties. The event must be held on a Township-maintained residential street in a permitted zoning district, with an accessible detour route available.
2. The event must be open to all residents of the affected block.
3. The applicant must notify all residents whose homes are in front of the portion of the street to be closed, using a form provided by the Township. Notification may be completed by in-person delivery, email, neighborhood message platform, or flyer drop. (Please See attachment)
4. The applicant shall submit a Notice Verification Form affirming that a good-faith effort was made to inform all affected households. Unanimous acknowledgment is not required, but failure to provide notice may result in denial of the application. Unanimous approval shall not be required. The Zoning Department shall consider timely written objections submitted by residents but will base final permit decisions solely on compliance with Township safety, zoning, and procedural standards.
5. Parking must be limited to one side of the street to allow for emergency vehicle access.
6. Barricades will be provided, installed, and removed by the Township Road Department.

**SECTION 4A. ZONING ELIGIBILITY CRITERIA**

1. Block party permits shall be limited to properties located within the following zoning districts:
  - R-1, R-2, R-3 (by right)
  - R-4, RT, and Planned Development Districts (upon Zoning Department review)
2. Block parties shall be **prohibited** in all commercial, industrial, institutional, cemetery, and floodplain districts due to safety, access, and zoning incompatibility. (See Attachment to Resolution)

**SECTION 5. EVENT RULES**

1. Events must comply with all state and local laws, including those governing noise, alcohol, litter, and public conduct.
2. No sale of alcohol is permitted unless a valid temporary state liquor license is presented.
3. Amplified music or entertainment must end by 10:00 PM.
4. The event must be held on the date and time stated in the permit; permits are not transferable.
5. The permit must be available on-site during the event.
6. The Township shall bear no liability for accidents or damages and shall be held harmless by the applicant.

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-075**

7. Private Property Protections - Permit holders and attendees shall not enter, interfere with, or use neighboring property—including lawns, driveways, mailboxes, or parked vehicles—without the express consent of the property owner. Any damage to private property resulting from the event shall be the sole responsibility of the permit holder. Jefferson Township assumes no liability for disputes or damages between neighbors

**SECTION 5A. NOISE CONTROL AND PERMIT REQUIREMENTS** All block party permits are subject to Jefferson Township's adopted noise regulations as outlined in Resolution 23-024. The approval of a block party permit does not exempt the applicant from noise limitations established in Township law.

- If the event will include amplified music, sound equipment, or other activities likely to exceed allowable decibel levels, the applicant must also obtain a Temporary Noise Permit in accordance with Resolution 23-024.
- Noise permits are limited to four per residential address per calendar year and must be applied for separately.
- All amplified sound must end by 10:00 PM unless a valid noise permit is obtained.
- A block party permit may be revoked if noise becomes a nuisance and no noise permit has been issued.
- Permit holders may be fined or cited if noise complaints are received and the event exceeds the legal limits.

**SECTION 5B. FIREWORKS**

**Fireworks are prohibited at all block parties unless expressly permitted under Ohio law.**

Under **Ohio Revised Code § 3743.45**, individuals may legally discharge consumer-grade fireworks (1.4G) only under the following conditions:

1. **Only on specific dates** designated by state law, including:
  - **New Year's Eve and New Year's Day**
  - **July 3rd, 4th, and 5th**
  - **The Friday, Saturday, and Sunday before and after July 4th**
  - **Labor Day weekend**
  - **Diwali**
2. **Only on private property, with the permission of the property owner.**  
Fireworks **cannot be discharged** on public roads, sidewalks, Township rights-of-way, or other Township-managed property, **including during a block party.**
3. **Only by persons 18 years of age or older.**  
All use must comply with local safety, noise, and time restrictions.

Resolution 25-075

Page 3 of 11

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-075**

**Important:** Block party permits issued by Jefferson Township **do not override these limitations.**  
Discharging fireworks in violation of state law or Township policy may result in:

- **Revocation of the event permit**
- **Fines up to \$1,000**
- **Citation or criminal penalties by the Montgomery County Sheriff's Office**

**SECTION 6. ENFORCEMENT AND REVOCATION**

1. Enforcement of permit terms and applicable laws shall be carried out by the Montgomery County Sheriff's Office, Township Zoning Department, and Fire/EMS as needed.
2. Any person or organization hosting a block party without an approved permit may be cited under the Jefferson Township Ordinance Code. The Montgomery County Sheriff's Office is authorized to enforce compliance with this resolution.

**SECTION 7. PERMIT DECISIONS AND APPEALS**

1. All block party applications shall be reviewed by the Zoning Department.
2. If the application meets Township standards, the Zoning Department may issue the permit.
3. Residents do not have authority to veto events, but their feedback may be considered in the review.
4. Any applicant whose permit is denied may file an appeal in writing with the Township Administrator within 7 calendar days.
5. A final appeal may be submitted to the Board of Trustees, whose decision shall be final.

**SECTION 8. ADMINISTRATIVE AUTHORITY** The Zoning Department is authorized to implement this resolution, issue permit forms, and recommend updates. All decisions are subject to the appeal process outlined in Section 7.

**SECTION 9. EFFECTIVE DATE** This resolution shall take effect immediately upon adoption.

**SECTION 10. REPEALER** This resolution supersedes and replaces Resolution 18-035 in its entirety. All prior policies, forms, and approvals related to block party permits under Resolution 18-035 are hereby null and void. This resolution shall be interpreted in conjunction with Resolution 23-024 (Noise Permit Fee and Regulations), which remains in full force and effect. Nothing in this resolution shall be construed to permit activity that violates any noise regulation adopted by the Township.

**SECTION 11. ENFORCEMENT AND PENALTIES FOR NONCOMPLIANCE**

Any person or group that organizes or conducts a block party without an approved permit shall be subject to the following penalties:



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-075**

1. A fine not to exceed \$250 for the first offense;
2. A fine not to exceed \$500 for any subsequent offense within a 12-month period;
3. Ineligibility to apply for a block party permit for up to one (1) year following a confirmed violation.

Each day or occurrence of unauthorized street closure, obstruction, or noncompliance may constitute a separate offense.

The **Montgomery County Sheriff's Office** is authorized to issue citations for any violations of this resolution, including but not limited to hosting an unauthorized block party, noncompliance with permit terms, interference with emergency access, or violation of noise and conduct provisions.

The **Montgomery County Sheriff's Office** is authorized to enforce this resolution and issue citations under both **Township authority and the Ohio Revised Code**, including but not limited to:

- **Jefferson Township Ordinance Code Section 20.12** – Prohibiting unauthorized use of non-street legal vehicles and ensuring road safety during public events;
- **Ohio Revised Code §4511.71** – Prohibiting driving or allowing vehicles on closed streets without a valid permit.  
*This is a minor misdemeanor punishable by a fine of up to \$150; a repeat violation within one year constitutes a fourth-degree misdemeanor.*
- **Ohio Revised Code §2917.14** – Prohibiting reckless obstruction of emergency services and failure to remove barriers or blockades when ordered.  
*This is a first-degree misdemeanor punishable by up to 180 days in jail and a fine up to \$1,000.*

Violations of this resolution may also be cited under Township civil authority. All fines assessed under the Jefferson Township Ordinance Code shall be payable directly to Jefferson Township, and unpaid fines may be certified as liens in accordance with ORC §505.87.

The vote was as follows:

Oscar Young  
Yes    No    Abstain

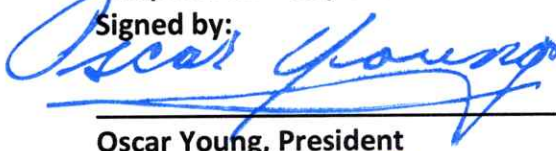
Sheila Back  
Yes    No    Abstain

M. Michael McLaughlin  
Yes    No    Abstain

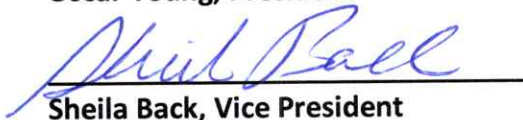
*Not here*

Adopted: 18<sup>TH</sup> day of June 2025

Signed by:



Oscar Young, President



Sheila Back, Vice President

M. Michael McLaughlin, Trustee



Attest to Trustees Signatures:  
Charlene Chattams, Fiscal Officer

Resolution 25-075

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-075**

**Zones Where Block Parties Should Be Allowed**

| Zoning District            | Name                         | Recommendation               | Rationale   |
|----------------------------|------------------------------|------------------------------|---|
| <b>R-1</b>                 | Single-Family Residential    | <b>M</b> Allow               | Low density; safe for community-based events          |
| <b>R-2</b>                 | Single-Family Residential    | <b>M</b> Allow               | Slightly higher density; suitable for gatherings      |
| <b>R-3</b>                 | Single-Family Residential    | <b>M</b> Allow               | Higher density; already allowed under current rules   |
| <b>R-4</b>                 | Two-Family and Multi-Family  | <b>M</b> Allow w/ review     | Allow where off-street parking or detour route exists |
| <b>RT</b>                  | Rural Transitional           | <b>M</b> Allow w/ conditions | Allow only if clustered housing and local road        |
| <b>Planned Development</b> | Planned Development District | <b>M</b> Allow w/ approval   | HOA or managing entity consent required               |

**Zones That Should Be Reviewed Case-by-Case**

| Zoning District                | Name               | Recommendation             | Rationale  |
|--------------------------------|--------------------|----------------------------|--|
| <b>Fairground/Event Center</b> | Special Event Area | <b>v</b> Township Use Only | Permitted only as Township-sponsored events, not private block parties |

**Zones Where Block Parties Should Be Prohibited**

| Zoning District                                 | Name                | Recommendation    | Rationale                          |
|---|---------------------|-------------------|------------------------------------|
| <b>Neighborhood Commercial/Service District</b> | Commercial District | <b>d</b> Prohibit | Business-oriented; not residential |

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-075**

| <b>Zoning District</b>                              | <b>Name</b>             | <b>Recommendation</b> | <b>Rationale</b>                   |
|---|-------------------------|-----------------------|------------------------------------|
| <b>Neighborhood Business District</b>               | Business Zone           | d Prohibit            | Potential traffic conflicts        |
| <b>Office Residential</b>                           | Transitional Commercial | d Prohibit            | Non-residential intent             |
| <b>Office and Industrial Sales/Service District</b> | Office/Industrial Mixed | d Prohibit            | Safety/liability concern           |
| <b>Light Industrial District</b>                    | Industrial              | d Prohibit            | Truck access, equipment hazards    |
| <b>Heavy Industrial</b>                             | Industrial              | d Prohibit            | Incompatible with community events |
| <b>Cemetery District</b>                            | Cemetery                | d Prohibit            | Inappropriate for gatherings       |
| <b>Regional Flood Plain</b>                         | Flood Plain             | d Prohibit            | Safety and insurance concerns      |



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-075**

**JEFFERSON TOWNSHIP BLOCK PARTY NOTICE VERIFICATION FORM**

**Applicant Information:**

- Name: \_\_\_\_\_
- Address: \_\_\_\_\_
- Phone Number: \_\_\_\_\_
- Email: \_\_\_\_\_
- Date of Event: \_\_\_\_\_
- Street(s) to be Closed: \_\_\_\_\_

**Acknowledgment of Notification**

As the applicant for a block party permit, I affirm that I have made a good-faith effort to notify all households whose homes front the portion of the street that will be closed for the event.

I provided notice to the affected residents using the following method(s):  
(Check all that apply)

- ☐ In-person delivery of a Township-provided flyer
- ☐ Email (where addresses are known)
- ☐ Door tags or flyer drop-offs
- ☐ Neighborhood messaging platforms (e.g., Nextdoor, HOA communication tools)

Total number of affected residences: \_\_\_\_\_

Number of households successfully notified: \_\_\_\_\_

Please list the addresses where notice was provided:

Please attach any screenshots, photos, or documentation used to confirm notification efforts.

**Applicant Certification**

I certify that the above information is true and complete to the best of my knowledge. I understand that failure to make a reasonable effort to notify affected residents may result in denial of the block party permit or revocation of the permit if complaints arise.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-075**

**Township Use Only**

- Date Received: \_\_\_\_\_
- Reviewed By: \_\_\_\_\_
- Application #: \_\_\_\_\_
- Comments: \_\_\_\_\_

Return completed form to: Jefferson Township Zoning Department, 1 Business Park Dr., Dayton, OH 45417  
Questions? Call (937) 262.33591 ext. 107 or email [info@jeffersontwp.net](mailto:info@jeffersontwp.net)

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-075**

**Applicant Information**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

**Block Party Information**

Neighborhood Name: \_\_\_\_\_

Street Name Block Party Held On: \_\_\_\_\_

Between: First Side Street Name: \_\_\_\_\_

Second Side Street Name: \_\_\_\_\_

Date of Event: \_\_\_\_\_ Start Time: \_\_\_\_\_ End Time: \_\_\_\_\_

Approximate Number of Participants: \_\_\_\_\_

Will there be amplified music or sound? ☐ Yes ☐ No

**Barricade Request:** The Township Road Department will provide and manage barricade placement.

- Barricade Setup Time: \_\_\_\_\_ AM/PM
- Barricade Removal Time: \_\_\_\_\_ AM/PM

**Parking Plan:**

- Parking will be limited to one side of the street: ☐ Yes ☐ No
- Describe parking and emergency access plan:

**Describe how trash and litter will be collected and removed after the event:**

---

---

---

**Please Attach Neighborhood Notification Documents**

Resolution 25-075

Page 10 of 11



**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-075**

**Applicant Certification:** I certify that:

**BLOCK PARTY RULES & CONDITIONS (ATTACHED TO APPLICATION)**

1. Applicant must be a legal resident of the block.
2. Application is being submitted no later than four (4) weeks prior to the event
3. Events are only allowed on Township-maintained roads in approved residential zoning districts.
4. A detour route must be available and approved.
  
5. Event must be open to all residents of the affected block.
6. The applicant must complete the Township's Notice Verification Form.
7. Parking is limited to one side of the street to maintain emergency access.
8. Township barricades will be provided and handled by the Road Department.
9. No sale of alcohol is permitted unless a valid state liquor license is obtained.
10. Amplified sound must end by 10:00 PM unless a valid noise permit is obtained (see Resolution 23-024).
11. The permit does not exempt the event from Township noise ordinances.
12. The Township is not liable for damage, injury, or loss related to the event.
13. Permit holders must not interfere with or trespass on neighboring private property.
14. The permit is valid only for the date and time listed.
15. A copy of the approved permit must be visible on-site at all times.
16. The application is being submitted in compliance with Resolution 25-074.
17. Failure to comply may result in immediate revocation and denial of future permits.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-076**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES REPEALS AND REPLACES RESOLUTION 24-055 TO ENACT  
THE JEFFERSON TOWNSHIP NUISANCE ABATEMENT POLICY AND AUTHORIZE ENFORCEMENT ACTIONS,  
INCLUDING COORDINATION WITH LAW ENFORCEMENT UNDER THE OHIO REVISED CODE**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025 at 12:00 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 (X)

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

**WITNESSETH**

**WHEREAS**, Jefferson Township is committed to preserving public health, safety, and welfare by identifying and abating nuisance conditions within the township; and

**WHEREAS**, Ohio Revised Code Sections **505.87**, **3767.13**, and **504.04** grant townships the authority to abate nuisances, enforce zoning and safety standards, and coordinate with law enforcement agencies to preserve public order and address unlawful occupancy; and

**WHEREAS**, the Jefferson Township Board of Trustees recognizes the need to update its nuisance abatement policy to authorize enforcement through the Montgomery County Sheriff's Office and outline penalties under the Ohio Revised Code; and

**WHEREAS**, the Board finds it necessary to **repeal the previous version of Resolution 24-055** and adopt a revised policy that clearly defines the Township's authority and enforcement process.

**WHEREAS**, this resolution shall apply to all nuisance abatement actions undertaken by Jefferson Township under the authority of ORC 505.87, including the removal of trash, debris, junk, and vegetation, as outlined in the Township's adopted 'Process for Abatement and Removal of Trash, Debris, and Junk..

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

**SECTION 1. REPEAL OF PRIOR RESOLUTION**

The previous version of Resolution 24-055 is hereby repealed in its entirety.

**SECTION 2. ADOPTION OF NUISANCE ABATEMENT POLICY**

Resolution 25-076

**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-076**

All violations of this Nuisance Abatement Policy are enforceable under the Jefferson Township Ordinance Code and the Ohio Revised Code. Authorized officials may issue Township-specific civil citations for violations of this resolution. All fines collected under this authority shall be payable directly to Jefferson Township and may be pursued through invoicing, lien certification, or civil action under ORC §505.87 and §504.04.

**JEFFERSON TOWNSHIP NUISANCE ABATEMENT POLICY**

**1. Identification of Nuisance**

Nuisances may be identified through:

- Citizen complaints
- Routine inspections by township officials
- Law enforcement referrals
- Observations by township staff

**2. Investigation and Documentation (Within 5–10 Business Days)**

Township officials shall investigate reported nuisances and collect supporting evidence, including photographs, witness statements, and staff observations.

**3. Notice of Violation (Within 5 Business Days of Investigation)**

If a nuisance is confirmed:

- A written notice shall be issued to the property owner or responsible party
- It shall include the violation(s), corrective steps, and a deadline for abatement not to exceed ten (10) days

**4. Opportunity to Remedy (Within 10–14 Days of Notice)**

The property owner shall be granted up to thirty (30) days to correct the violations. Extensions may be requested in writing and are subject to Township approval.

**5. Administrative Hearing (If Violations Persist)**

If the nuisance is not abated:

- An administrative hearing will be scheduled within thirty (30) days
- The owner may present evidence and contest the designation

• Resolution 25-076



**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-076**

**6. Unsafe or Dangerous Property Declaration**

If the property is determined to be uninhabitable or poses an immediate threat:

- The Public Health District or Fire Department may declare the structure unsafe or dangerous

**7. Trustee Vote and No Trespass Order**

Upon an unsafe designation:

- The Board of Trustees shall vote to declare the property a nuisance
- A **No Trespass Order** shall be issued, legally barring unauthorized access

**8. Squatter Removal and Law Enforcement Authority**

Upon issuance of a No Trespass Order:

- The **Montgomery County Sheriff's Office** shall be notified and is hereby authorized to:
  - Remove unauthorized occupants or squatters
  - Enforce No Trespass Orders
  - Cite violators under the **Ohio Revised Code**, including:
    - **ORC 505.87** – Authorizes townships to abate nuisances, including the removal, repair, or securing of insecure, unsafe, or structurally unsound buildings or other structures.
    - **ORC 519.24** – Permits the Township to enforce zoning resolutions and to apply to the court of common pleas for an injunction to prevent or terminate violations of such resolutions.
    - **ORC 2911.21** – Criminal Trespass (M4): Up to **30 days in jail** and a **\$250 fine**
    - **ORC 2921.31** – Obstructing Official Business (M2): Up to **90 days in jail** and a **\$750 fine**
    - **ORC 3767.13** – Maintaining a Nuisance: Civil penalties including **injunctions, daily fines, and forced closure**
  - Refer persistent violations to the Township Administrator or Legal Counsel for civil action including:
    - Injunctions
    - Court-ordered abatement
    - Liens for cost recovery
    - **Contempt charges** for noncompliance

**9. Unauthorized Structures, Mobile Homes, and Trailers:**

**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-076**

The Township reserves the right to apply this nuisance abatement process to any structure—including mobile homes, manufactured homes, trailers, sheds, or additions—installed or constructed in violation of zoning codes, building regulations, or without required permits. Upon confirmation of a violation, the Township may initiate the abatement process, including removal of said structure, and may pursue civil enforcement, fines, or liens to recover costs. Unsafe or unpermitted structures may also be declared dangerous and subject to emergency action under ORC 505.87 or 3767.13.

**10. Inclusion of Trash, Debris, and Junk Abatement Process (ORC 505.87)**

The Jefferson Township Board of Trustees hereby adopts the Township's **Process for Abatement and Removal of Trash, Debris, and Junk** as an official procedure under this Nuisance Abatement Policy. This process shall govern the enforcement of nuisance violations involving vegetation, garbage, refuse, and junk under the authority of **ORC 505.87**.

The process includes timelines for notice, inspection, hearing, voluntary compliance, Township-led abatement, lien recovery, and appeals. Township staff are authorized to follow the adopted process in all applicable cases, and all costs incurred may be certified to the Montgomery County Auditor as a lien pursuant to **ORC 505.87(E)**.

**11. Appeals Process**

Property owners may appeal:

- Any nuisance or unsafe designation
- No Trespass Orders

Appeals must be filed by the timeline listed in the policy and may proceed to the Board of Trustees or through the court system.

**10. Enforcement and Compliance Monitoring**

Jefferson Township staff shall:

- Monitor ongoing compliance
- Recommend further enforcement as needed
- Initiate legal action including civil penalties, fines, and liens

**11. Sheriff Notification Protocol**

- The Township Administrator or designee shall provide the No Trespass Order and evidence to the Sheriff

Resolution 25-076

Page 4 of 5

**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-076**

- The Sheriff shall act in accordance with this policy and all applicable laws

**SECTION 3. EFFECTIVE DATE AND DISTRIBUTION**

This resolution authorizes the issuance of citations by the Jefferson Township Administrator, Code Enforcement Officer, or contracted Montgomery County Sheriff's Deputies. Violators may be cited under:

- Jefferson Township Ordinance Code Section 20 (Local Enforcement Authority),
- ORC §505.87 (Township Nuisance Abatement),
- ORC §2911.21 (Criminal Trespass),
- ORC §2921.31 (Obstruction of Official Business),
- ORC §3767.13 (Maintaining a Nuisance), and other applicable codes.

All civil fines assessed under the Township Ordinance shall be payable to Jefferson Township.

**The vote was as follows:**

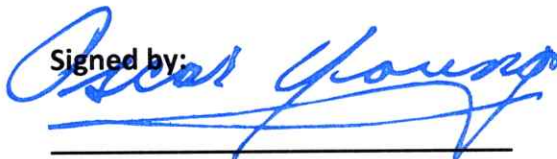
**Oscar Young**  
Yes      No      Abstain

**Sheila Back**  
Yes      No      Abstain

**M. Michael McLaughlin**  
Yes      No      Abstain      *Absent*

**Adopted: 18<sup>TH</sup> day of June 2025**

**Signed by:**




Oscar Young, President



Sheila Back, Vice President

**M. Michael McLaughlin, Trustee**



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



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

### **Res. 25-076**

#### **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.

Township staff will:

- Conduct an on-site inspection
- Take photographs and document the violation(s)
- Confirm the nature of the nuisance under **ORC 505.87**

#### **3. Notification to Property Owner:**

A written **Notice of Violation** is sent via **certified mail (return receipt requested)** and regular mail to the property owner of record.

The notice includes:

- A description of the violation
- Required corrective actions
- A 10-day deadline for compliance
- A statement that non-compliance may result in abatement by the Township, with all costs and fees assessed to the property

#### **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.

## **6. Verification of Compliance:**

- If the property owner has taken appropriate steps to address the violations, the case is considered closed.
- Staff document the compliance with photographs and written confirmation.

## **7. Non-Compliance Resolution:**

- If the property owner has not complied with the initial notice within the specified timeframe, Township staff prepare a non-compliance resolution.
- The non-compliance resolution outlines the violations, steps taken by the Township, and the recommended abatement actions.
- This resolution is sent to the Board of Trustees for approval during a scheduled meeting.

## **8. Board of Trustees Approval:**

- The Board of Trustees reviews the non-compliance resolution during the meeting.
- If approved, the Township is authorized to proceed with the abatement under **ORC 505.87**

## **9. Abatement Notice (Final Opportunity to Comply):**

- A formal abatement notice is sent to the property owner, informing them of the Township's intent to remove the violations.
- The notice includes details of the abatement process, associated costs, and a final 7-day window to voluntarily comply





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

#### 10. Seven-Day Notice Period:

- 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.

#### 11. Abatement Actions After Seven Days:

- If the property owner does not comply within the seven-day notice period, Township staff proceed with the abatement actions.
- This may involve:
  - Hiring contracted service providers or public works teams to remove the trash, debris, and junk from the property.
  - If property access is denied or obstructed, the Township may request enforcement support from the Montgomery County Sheriff's Office under ORC 2921.31 (Obstructing Official Business).
  - Appropriate safety and sanitation measures will be followed during removal

#### 12. Cost Recovery:

- The Township incurs costs for the abatement actions, including removal expenses, administrative fees, and any fines or penalties associated with the violation.

The Township will assess all direct and administrative costs related to:

- Removal and disposal
  - Staff and contractor time
  - Inspection and enforcement
- These costs will be certified to the **Montgomery County Auditor** for placement as a **lien on the property's tax duplicate**, pursuant to **ORC 505.87(E)**.

#### 13. Final Inspection and Closure:

- After the abatement actions are completed, Township staff conduct a final inspection of the property.



- If the property is found to be in compliance, the case is closed, and the lien process is finalized.

#### 14. Appeal Process:

Property owners may appeal any Township abatement order or action by:

- Filing a written appeal within **30 days** of the Board's action
- Requesting a hearing before the **Jefferson Township Property Maintenance Board** or appearing before the **Board of Trustees**.

#### 15. Documentation and Record-Keeping:

- Throughout the entire process, Township staff maintain detailed records of all communications, notices, inspections, abatement actions, and costs.
- This documentation is essential for legal compliance, transparency, and future reference.



# JEFFERSON TOWNSHIP



LIBERTY

## Jefferson Township Nuisance Abatement Policy Res. 25-076

1. **Identification of Nuisance:** Nuisances within Jefferson Township are typically identified through citizen complaints, routine inspections by township elected officials, reports from law enforcement, or observations by township employees.
2. **Investigation and Documentation (Within 5-10 Business Days):** Upon receiving a complaint or identifying a potential nuisance, township officials from both Jefferson Township conduct an investigation to assess the situation and gather evidence.
3. **Notice of Violation (Within 5 Business Days of Investigation):** If the investigation confirms the presence of a nuisance, the property owner or responsible party is issued a written notice of violation by the Jefferson Township. This notice includes:
  - a. details of the violation(s) identified,
  - b. a deadline for corrective action (no more than ten (10) days),
  - c. information on the consequences of non-compliance, and
  - d. potential consequences under the Ohio Revised Code (ORC)
4. **Opportunity to Remedy (Within 10-14 Days of Notice Issuance):** The property owner is given thirty (30) days to remedy the violations specified in the notice of violation issued by Jefferson Township.
5. **Administrative Hearing (Scheduled Within 30 Days of Notice Expiry if Violations Persist):** If the violations are not corrected within the specified timeframe and the nuisance persists, Jefferson Township may schedule an administrative hearing. During this hearing, the property owner has the opportunity to present their case, provide evidence, and argue against the designation of their property as a nuisance.
6. **Unsafe or Dangerous Property Declaration (Immediate Action by Public Health or Fire Department):** If the property is deemed to pose an immediate threat to public safety or is determined to be uninhabitable, Public Health or the Fire Department will declare the building as unsafe or dangerous under **ORC 505.87 or 3767.13**.
7. **Trustee Vote and No Trespass Order (Following Unsafe or Dangerous Property Declaration):** Once the property is declared unsafe or dangerous, the Jefferson Township Board of Trustees will

# JEFFERSON TOWNSHIP



LIBERTY

vote to designate the property as a nuisance and issue a no trespass order. This order prohibits anyone from entering the property without authorization.

8. **Squatter Removal:** With the no trespass order in place, law enforcement can remove any squatters found occupying the property. This ensures the safety of both the squatters and the community.

With a No Trespass Order in place:

- The **Montgomery County Sheriff's Office** is authorized to:
    - Remove unauthorized occupants or squatters
    - Cite individuals under the ORC, including:
      - **ORC 2911.21 – Criminal Trespass (M4)**
      - **ORC 2921.31 – Obstructing Official Business (M2)**
    - Forward unresolved issues for civil enforcement or criminal prosecution
  - If violations include **unauthorized structures**, enforcement may also proceed under:
    - **ORC 519.24 – Zoning Injunction**
    - **ORC 3767.13 – Civil Nuisance Abatement**
9. **Appeals Process (Initiated Within 30 Days of Hearing Decision):** Property owners have the right to appeal decisions made during the abatement process, including declarations of unsafe or dangerous property or the issuance of a no trespass order. This may involve appealing to the Board of Trustees or seeking relief through the courts.

Property owners may appeal:

- A nuisance or unsafe designation
  - A No Trespass Order
- Appeals may be submitted to the Board of Trustees or filed in court within **30 days**.
10. **Enforcement and Compliance Monitoring:** Jefferson Township will monitor compliance with abatement orders and take enforcement action as necessary to ensure compliance with



# JEFFERSON TOWNSHIP



LIBERTY

township regulations. This may include additional fines or legal action against non-compliant property owners.

The Township will monitor compliance and take additional action as necessary, including:

- Civil citations and court orders
- Demolition or removal of unsafe or unauthorized structures
- **Property liens** for cost recovery
- Injunctive relief under **ORC 505.87 and 519.24**

## 11. Application to Mobile Homes, Sheds, and Unpermitted Structures (ORC 505.87, 519.24, 3767.13)

This policy covers unauthorized:

- Mobile homes or trailers
- Outbuildings, additions, and structures built without permits or zoning approval
- Occupied spaces converted illegally (e.g., garages or basements)

If such structures are found:

- The Township may declare them a nuisance
- Enforcement will proceed under the same process
- Property owners may face removal, fines, or legal action

### ORC Citations for Jefferson Township Nuisance Abatement Policy

| ORC Section | Authority Granted / Use   | Type of Action                         | Penalties / Outcomes   |
|-------------|---|--|--|
| ORC 505.87  | Abatement of nuisances; removal or securing of unsafe buildings or structures | Township administrative or court order | Costs may be certified to property tax duplicate; abatement costs recoverable via lien |
| ORC 519.24  | Enforcement of zoning resolutions through injunction                          | Civil lawsuit in Common Pleas Court    | Court may issue injunctive relief; violators may face court-                           |

# JEFFERSON TOWNSHIP



LIBERTY

| ORC Section        | Authority Granted / Use  | Type of Action                      | Penalties / Outcomes  |
|--------------------|--|-------------------------------------|---|
|                    |  |                                     | ordered compliance or demolition  |
| <b>ORC 3767.13</b> | Civil action for maintaining a nuisance (unlawful or unsafe use of property)               | Civil action for nuisance abatement | Court can order closure, fines, and other remedies; applicable to repeated zoning/code violations |
| <b>ORC 2911.21</b> | Criminal Trespass – used to remove unauthorized occupants from unsafe or closed properties | Criminal citation by Sheriff        | Misdemeanor of the 4th degree – up to 30 days jail, \$250 fine                                    |
| <b>ORC 2921.31</b> | Obstructing Official Business – used if occupants interfere with enforcement               | Criminal citation by Sheriff        | Misdemeanor of the 2nd degree – up to 90 days jail, \$750 fine                                    |

**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-077**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES ADOPTS THE JEFFERSON TOWNSHIP ORDINANCE CODE  
AND ESTABLISHES LOCAL CITATION AUTHORITY**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025, at 12:00 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 (X)

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

**WITNESSETH**

**WHEREAS**, the Board of Trustees of Jefferson Township, Montgomery County, Ohio, is vested with authority under Ohio Revised Code §§ 504.04, 505.87, 519.24, and related provisions to enact local codes, enforce zoning and nuisance laws, and implement home rule regulations for the safety, welfare, and quality of life of its residents; and

**WHEREAS**, the Township has reviewed and codified all current resolutions, policies, and enforcement provisions into a unified Jefferson Township Ordinance Code consisting of Titles I through XVIII, covering general enforcement, nuisances, noise, zoning, business regulation, animal control, rental housing, graffiti, sanitation, public art, vacant property, and cultural preservation; and

**WHEREAS**, this Ordinance Code includes provisions for the issuance of Township-specific citations and civil fines, with cross-referenced guidance to applicable sections of the Ohio Revised Code, in order to retain collected fines and maintain local control over enforcement; and

**WHEREAS**, the Board seeks to formally adopt said Ordinance Code to ensure consistent application, enable lien certification and recovery of costs, and authorize its enforcement through Township staff and the Montgomery County Sheriff's Office;

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

**1. Adoption of Code**

The Jefferson Township Ordinance Code, consisting of Titles I through XVIII, is hereby adopted in full and shall serve as the Township's comprehensive municipal code effective immediately upon passage of this Resolution.

**2. Authority to Enforce**

Township officials, the Township Administrator, Code Enforcement Officer(s), and deputies of the  
Resolution 25-077



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-077**

Montgomery County Sheriff's Office acting within Township jurisdiction are hereby authorized to enforce all provisions of the Ordinance Code and issue citations thereunder.

**3. Civil and Criminal Penalties**

Violations of the Ordinance Code may be enforced through civil fines, administrative action, lien certification, and where permitted, as minor misdemeanors under Ohio law. The Township retains the authority to collect fines directly, independent of the State of Ohio.

**4. Codification and Publication**

The Township Administrator is directed to finalize, maintain, and publish the Ordinance Code for public inspection both in the Township Offices and online, and to update it annually or as directed by future Board action.

**5. Repeal of Inconsistent Resolutions**

All previously adopted resolutions that conflict with the Jefferson Township Ordinance Code are hereby repealed to the extent of the conflict, with remaining provisions preserved.

**6. Effective Date**

This Resolution and the Jefferson Township Ordinance Code shall take effect upon adoption and filing with the Fiscal Officer. A copy shall be retained in the permanent records of the Township.

The vote was as follows:

Oscar Young

Yes

No

Abstain

Sheila Back

Yes

No

Abstain

M. Michael McLaughlin

Yes

No

Abstain

Absent

Adopted: 18<sup>TH</sup> day of June 2025

Signed by:

Oscar Young, President

Sheila Back, Vice President

M. Michael McLaughlin, Trustee

Attest to Trustees Signatures:

Charlene Chattams, Fiscal Officer

# JEFFERSON TOWNSHIP ORDINANCE CODE

Effective Date: June 18, 2025

Adopted by Resolution No.: 25-077

Board of Trustees – Jefferson Township, Montgomery County, Ohio

## Contents

|  |           |
|--|-----------|
| <b>JEFFERSON TOWNSHIP ORDINANCE CODE .....</b>                                 | <b>1</b>  |
| <b>TITLE I – GENERAL PROVISIONS.....</b>                                       | <b>8</b>  |
| Section 100. Legal Authority and Purpose .....                                 | 8         |
| Section 101. Enforcement Authority .....                                       | 8         |
| Section 102. Definitions and Rule of Construction .....                        | 8         |
| Section 103. Township-Specific Citation Authority .....                        | 8         |
| Section 104. Relationship to State Law .....                                   | 9         |
| <b>TITLE II – PROPERTY MAINTENANCE AND NUISANCE ENFORCEMENT .....</b>          | <b>10</b> |
| Section 200. Purpose and Scope .....   | 10        |
| Section 201. Exterior Property Maintenance Code – Adoption and Authority ..... | 10        |
| Section 202. Nuisance Abatement Procedure (Res. 25-076).....                   | 10        |
| Section 203. Trash, Debris, and Hazardous Accumulations .....                  | 11        |
| Section 204. Inoperable, Junked, or Abandoned Vehicles.....                    | 11        |
| Section 205. Squatter Removal and Trespass Abatement .....                     | 12        |
| Section 206. Lien Authority and Cost Recovery.....                             | 12        |
| <b>TITLE III – NOISE, BLOCK PARTIES, AND PUBLIC DISTURBANCE.....</b>           | <b>13</b> |
| Section 300. Purpose and Policy Statement .....                                | 13        |
| Section 301. Noise Control Regulations.....                                    | 13        |
| Section 302. Block Party Permit Program (Res. 25-075).....                     | 14        |
| <b>TITLE IV – VEHICLE STORAGE AND PARKING.....</b>                             | <b>16</b> |
| Section 400. Purpose and Policy Statement .....                                | 16        |
| Section 401. General Parking Prohibitions (Res. 22-095).....                   | 16        |
| Section 402. Storage Containers, PODS, Dumpsters, and Trailers .....           | 16        |
| Section 403. Inoperable or Unlicensed Vehicles .....                           | 17        |



|   |           |
|---|-----------|
| Section 404. Enforcement and Penalties .....                            | 17        |
| <b>TITLE V – ZONING ENFORCEMENT .....</b>                               | <b>19</b> |
| Section 500. Purpose and Authority .....                                | 19        |
| Section 501. Zoning Inspector Authority .....                           | 19        |
| Section 502. Types of Zoning Violations .....                           | 19        |
| Section 503. Enforcement Process .....                                  | 20        |
| Section 504. Fines and Penalties .....                                  | 20        |
| Section 505. Appeals .....  | 20        |
| <b>TITLE VI – BUSINESS REGULATION .....</b>                             | <b>22</b> |
| Section 600. Purpose and Policy Statement .....                         | 22        |
| Section 601. Business License Required .....                            | 22        |
| Section 602. Application and Licensing Procedures .....                 | 22        |
| Section 603. Enforcement and Penalty Authority .....                    | 23        |
| Section 604. Appeals – Business Compliance & Appeals Board (BCAB) ..... | 23        |
| <b>TITLE VII – ANIMAL CONTROL .....</b>                                 | <b>25</b> |
| Section 700. Purpose and Scope .....                                    | 25        |
| Section 701. Definitions .....  | 25        |
| Section 702. Prohibited Conduct (Res. 22-081) .....                     | 25        |
| Section 703. Dangerous or Aggressive Animals .....                      | 26        |
| Section 704. Licensing and Registration .....                           | 26        |
| Section 705. Enforcement and Penalties .....                            | 26        |
| Section 706. Appeals .....  | 27        |
| <b>TITLE VIII – PARKS AND PUBLIC SPACES .....</b>                       | <b>28</b> |
| Section 800. Purpose and Authority .....                                | 28        |
| Section 801. Applicability .....  | 28        |
| Section 802. Prohibited Conduct in Township Parks .....                 | 28        |
| Section 803. Park Closure Authority .....                               | 29        |
| Section 804. Enforcement and Penalties .....                            | 29        |
| Section 805. Appeals .....  | 30        |

|   |           |
|---|-----------|
| <b>TITLE IX – GENERAL ENFORCEMENT, PENALTIES, AND APPEALS .....</b> | <b>31</b> |
| Section 901. Purpose and Legal Authority .....                      | 31        |
| Section 902. Enforcement Authority .....                            | 31        |
| Section 903. Enforcement Tools .....                                | 31        |
| Section 904. Penalties for Violations .....                         | 31        |
| Section 905. Cost Recovery and Liens.....                           | 32        |
| Section 906. Appeals Process.....                                   | 32        |
| Section 907. Enforcement Consistency .....                          | 33        |
| <b>TITLE X – STORMWATER AND DRAINAGE REGULATION .....</b>           | <b>34</b> |
| Section 1000. Purpose and Authority .....                           | 34        |
| Section 1001. Prohibited Acts.....                                  | 34        |
| Section 1002. Enforcement and Remediation.....                      | 34        |
| Section 1003. Penalties and Cost Recovery .....                     | 35        |
| Section 1004. Appeals.....  | 35        |
| <b>TITLE XI – PUBLIC HEALTH AND SANITATION .....</b>                | <b>35</b> |
| Section 1100. Purpose and Authority .....                           | 35        |
| Section 1101. Prohibited Conditions .....                           | 36        |
| Section 1102. Complaint and Investigation Procedure .....           | 36        |
| Section 1103. Enforcement, Abatement, and Penalties .....           | 37        |
| Section 1104. Appeals.....  | 37        |
| <b>TITLE XII – GRAFFITI ABATEMENT AND PUBLIC ART POLICY.....</b>    | <b>38</b> |
| Section 1200. Purpose and Intent .....                              | 38        |
| Section 1201. Definitions.....                                      | 38        |
| Section 1202. Prohibited Acts.....                                  | 38        |
| Section 1203. Enforcement and Penalties .....                       | 38        |
| Section 1204. Public Art Projects .....                             | 39        |
| Section 1205. Appeals.....  | 39        |
| <b>TITLE XIII – CONSTRUCTION AND CONTRACTOR STANDARDS.....</b>      | <b>40</b> |
| Section 1300. Purpose and Authority .....                           | 40        |

|   |           |
|---|-----------|
| Section 1301. Applicability.....                              | 40        |
| Section 1302. Required Conduct and Site Standards.....        | 40        |
| Section 1303. Prohibited Conduct.....                         | 41        |
| Section 1304. Enforcement and Penalties .....                 | 41        |
| Section 1305. Appeals.....                                    | 42        |
| <b>TITLE XIV – SPECIAL USE PERMITS .....</b>                  | <b>42</b> |
| Section 1400. Purpose and Authority.....                      | 42        |
| Section 1401. Activities Requiring a Special Use Permit ..... | 42        |
| Section 1402. Permit Application and Conditions .....         | 43        |
| Section 1403. Enforcement and Penalties .....                 | 43        |
| Section 1404. Appeals.....                                    | 44        |
| <b>TITLE XV – VACANT PROPERTY REGISTRATION .....</b>          | <b>44</b> |
| Section 1500. Purpose and Authority.....                      | 44        |
| Section 1501. Applicability.....                              | 44        |
| Section 1502. Registration Requirements .....                 | 44        |
| Section 1503. Registration Fees .....                         | 45        |
| Section 1504. Property Standards and Requirements.....        | 45        |
| Section 1505. Enforcement and Penalties .....                 | 46        |
| Section 1506. Appeals.....                                    | 46        |
| <b>TITLE XVI – RENTAL PROPERTY REGISTRATION .....</b>         | <b>46</b> |
| Section 1600. Purpose and Authority.....                      | 46        |
| Section 1601. Applicability.....                              | 46        |
| Section 1602. Registration Requirements .....                 | 47        |
| Section 1603. Registration Fees .....                         | 47        |
| Section 1604. Enforcement and Penalties .....                 | 47        |
| Section 1605. Appeals.....                                    | 48        |
| <b>TITLE XVII – HISTORIC AND CULTURAL PRESERVATION.....</b>   | <b>49</b> |
| Section 1700. Purpose and Intent .....                        | 49        |
| Section 1701. Definitions.....                                | 49        |

|   |           |
|---|-----------|
| Section 1702. Voluntary Designation Process .....   | 49        |
| Section 1703. Effects of Designation.....   | 50        |
| Section 1604. Prohibited Conduct.....   | 50        |
| Section 1705. Enforcement and Penalties .....   | 50        |
| Section 1706. Appeals.....  | 51        |
| <b>TITLE XVIII – RIGHT-OF-WAY MANAGEMENT AND ROADWAY SAFETY .....</b>   | <b>51</b> |
| Section 1800. Purpose and Legal Authority.....  | 51        |
| Section 1801. Definitions.....  | 51        |
| Section 1802. Unauthorized Uses and Obstructions Prohibited.....  | 51        |
| Section 1803. Right-of-Way Permit Requirement .....   | 52        |
| Section 1804. Inspection, Restoration, and Damage Recovery.....   | 52        |
| Section 1805. Civil Penalties and Enforcement .....   | 53        |
| Section 1806. Emergency Authority and Immediate Abatement .....   | 53        |
| Section 1807. Property Owner Responsibilities.....  | 53        |
| Section 1808. Appeals.....  | 53        |
| <b>TITLE XVIII – GENERAL ENFORCEMENT, PENALTIES, AND APPEALS .....</b>  | <b>55</b> |
| Section 1900. Purpose and Legal Authority.....  | 55        |
| Section 1901. Citation Authority .....  | 55        |
| Section 1902. Enforcement Tools and Remedies .....  | 55        |
| Section 1903. Civil Penalties.....  | 56        |
| Section 1904. Lien and Cost Recovery Authority .....  | 56        |
| Section 1905. Appeals Process .....   | 57        |
| Section 1906. Criminal Penalties – Minor Misdemeanors .....   | 57        |
| Section 1907. Consistency with Ohio Law .....   | 58        |
| The Jefferson Township Ordinance Code shall not conflict with the Ohio Constitution or preemptive provisions of the Ohio Revised Code. Where a conflict exists, the Code shall be interpreted to provide the maximum level of local control permitted by law..... | 58        |
| <b>TITLE XX – LOCAL TRAFFIC AND PARKING REGULATIONS .....</b>   | <b>59</b> |
| 20.01 Purpose and Legal Authority .....   | 59        |
| 20.02 Definitions .....   | 59        |

|   |    |
|---|----|
| 20.03 Prohibited Parking and Obstructions .....               | 59 |
| 20.04 Special Traffic Restrictions During Events .....        | 59 |
| 20.05 Commercial Vehicle Restrictions .....                   | 60 |
| 20.06 Civil Penalties .....                                   | 60 |
| 20.07 Enforcement .....                                       | 60 |
| 20.08 – Excessive Noise and Engine Braking Restrictions ..... | 60 |
| 20.08.01 Purpose .....  | 60 |
| 20.08.02 Prohibited Activities.....                           | 61 |
| 20.08.03 Presumption of Violation .....                       | 61 |
| 20.08.04 Exceptions .....                                     | 61 |
| 20.08.05 Enforcement and Penalties .....                      | 61 |
| 20.08.06 Posting .....  | 61 |
| 20.09 – Unauthorized Signage and Pavement Markings .....      | 62 |
| 20.09.01 Purpose .....  | 62 |
| 20.09.02 Prohibited Activities.....                           | 62 |
| 20.09.03 Immediate Removal .....                              | 62 |
| 20.09.04 Civil Penalties .....                                | 62 |
| 20.09.05 Permitted Exceptions .....                           | 63 |
| 20.10 – Utility Access and Drainage Obstruction.....          | 63 |
| 20.11.01 Purpose .....  | 63 |
| 20.10.02 Prohibited Activities.....                           | 63 |
| 20.10.03 Civil Penalties .....                                | 63 |
| 20.10.04 Township Right to Abate .....                        | 64 |
| 20.11 – Non-Street Legal Vehicle Restrictions.....            | 64 |
| 20.12.01 Purpose .....  | 64 |
| 20.11.02 Definitions .....                                    | 64 |
| 20.11.03 Prohibited Activities.....                           | 64 |
| 20.11.04 Exceptions .....                                     | 64 |
| 20.11.05 Civil Penalties and Enforcement .....                | 65 |

# **TITLE I – GENERAL PROVISIONS**

## **Section 100. Legal Authority and Purpose**

This Ordinance Code is adopted under the statutory authority granted to Jefferson Township by the Ohio Revised Code, including but not limited to Sections 504.05, 505.17, 505.87, 505.871, 505.173, 511.32, 519.24, and 955.221. The purpose of this Code is to promote the health, safety, comfort, and welfare of the residents of Jefferson Township by establishing clear, enforceable regulations pertaining to property standards, public conduct, business operations, and land use.

This Code shall be construed to complement the Ohio Revised Code and shall not preclude enforcement of state laws where applicable.

## **Section 101. Enforcement Authority**

The provisions of this Code shall be enforced by:

- The Montgomery County Sheriff's Office acting under contract with Jefferson Township,
- The Jefferson Township Code Enforcement Officer and/or Zoning Inspector,
- The Township Administrator or designee, and
- Any other agent duly authorized by the Board of Trustees.

Enforcement personnel are empowered to issue citations, warnings, orders to abate, or initiate court actions where applicable.

## **Section 102. Definitions and Rule of Construction**

All terms used in this Code shall have the meanings ascribed in the Jefferson Township Zoning Code, Exterior Property Maintenance Code, or Ohio Revised Code, as applicable. In the event of a conflict, the interpretation most favorable to effective enforcement and public welfare shall prevail. Specific definitions may be added by resolution of the Board of Trustees.

## **Section 103. Township-Specific Citation Authority**

Jefferson Township formally establishes the use of **Township-specific citations** as a valid and preferred enforcement tool for any violation occurring within the unincorporated area of the Township. The following shall apply:

1. **Citation Identification:** All citations issued under this Code must clearly identify the applicable section of the Jefferson Township Ordinance Code being violated. If the violation also constitutes a breach of the Ohio Revised Code, the corresponding ORC section may be listed for reference; however, the Township Code shall govern enforcement, penalty, and fund allocation.
2. **Purpose:** This provision is designed to ensure that citations are processed as Township violations, thereby retaining fines and penalties for the benefit of Jefferson Township residents through the Township's General Fund or any other authorized fund.
3. **Court Processing:** Citations shall be directed to the Montgomery County Municipal Court, Western Division, and shall request classification as local violations. Officers and



prosecutors are encouraged to affirm the Township's enforcement right under ORC §504.05.

4. **Citation Format:** The Township shall maintain a standardized citation form listing:
  - The Jefferson Township Ordinance Code section violated,
  - The corresponding ORC section (if applicable),
  - The nature of the offense,
  - The civil penalty amount or misdemeanor classification,
  - Any corrective actions required.
5. **Revenue Allocation:** Unless otherwise directed by court order or statute, fines and penalties collected under this Code shall be returned to Jefferson Township to support continued enforcement, code administration, and community services.

#### **Section 104. Relationship to State Law**

Nothing in this Code shall be interpreted to override, contradict, or supersede any valid provision of the Ohio Revised Code. Where state law grants concurrent authority or sets a higher minimum standard, such law shall apply in addition to this Code. The Township retains all home rule rights provided under ORC Chapter 504 and shall exercise such rights to enact more restrictive or responsive measures when local circumstances warrant.

## **TITLE II – PROPERTY MAINTENANCE AND NUISANCE ENFORCEMENT**

### **Section 200. Purpose and Scope**

The purpose of this Title is to preserve the safety, appearance, and integrity of properties within Jefferson Township and to prevent conditions that constitute a public nuisance, diminish property values, or threaten public health and welfare. This Title applies to all residential, commercial, and vacant properties located in the unincorporated areas of Jefferson Township.

This Title incorporates the standards set forth in the Jefferson Township Exterior Property Maintenance Code (2024 Edition) and supplements them with enforcement procedures authorized under ORC §§ 505.87, 505.871, 505.173, and 3767.13.

### **Section 201. Exterior Property Maintenance Code – Adoption and Authority**

Jefferson Township hereby adopts by reference the **Exterior Property Maintenance Code**, as approved by resolution and maintained by the Code Enforcement Department. This Code establishes minimum standards for:

- Structural integrity of buildings and outbuildings,
- Maintenance of yards and open spaces,
- Prohibited accumulations of garbage, debris, and junk,
- Conditions that promote rodent or insect infestation,
- Storage of inoperable or unlicensed vehicles,
- General upkeep of properties so as not to pose a nuisance or blight.

Violations may be enforced by notice, citation, or abatement under this Code.

### **Section 202. Nuisance Abatement Procedure (Res. 25-076)**

#### **A. Complaint and Investigation**

Upon receipt of a complaint or observation of a potential nuisance condition, the Township shall initiate an investigation within five (5) to ten (10) business days.

#### **B. Issuance of Notice**

If a violation is confirmed, the property owner or responsible party shall receive written notice within five (5) business days. The notice shall include:

- A description of the violation(s),
- Legal authority under which action is being taken (Jefferson Township Code and/or ORC),
- A deadline for voluntary correction (typically thirty [30] calendar days),
- Information regarding appeal and hearing options.

#### **C. Failure to Comply**

If the owner fails to comply:

- The Township may enter the premises to abate the violation at the owner's expense;
- A lien may be placed against the property under ORC §505.87;
- Civil citations may be issued for each day the violation remains uncorrected;
- Unsafe or hazardous structures may be declared unfit and subject to emergency removal.

#### **D. Administrative Hearings**

The Township may offer an administrative hearing, either upon request of the owner or initiated by the Township, to determine appropriate enforcement action or confirm legal standing.

#### **E. Law Enforcement Involvement**

If the nuisance condition involves illegal activity, unauthorized occupants, or threats to public safety, the Montgomery County Sheriff's Office is authorized to take appropriate legal action. Citations may be issued under:

- ORC §2911.21 – Criminal Trespass,
- ORC §2921.31 – Obstruction of Official Business,
- ORC §3767.13 – Maintaining a Nuisance.

### **Section 203. Trash, Debris, and Hazardous Accumulations**

No owner, occupant, or responsible party shall allow the accumulation of refuse, garbage, scrap materials, or personal property in a manner that constitutes a nuisance.

If the property is not voluntarily cleared, Jefferson Township is authorized to remove such materials and charge the property owner a service rate of **\$200 per hour** (Res. 24-130), plus administrative and disposal costs. These costs may be certified to the Montgomery County Auditor as a tax lien under ORC §505.87(E).

### **Section 204. Inoperable, Junked, or Abandoned Vehicles**

#### **A. Definitions**

1. **Inoperable Vehicle:** A vehicle that cannot be legally operated due to mechanical failure or lack of registration.
2. **Junk Vehicle** (ORC §505.173): A vehicle that is three or more years old, extensively damaged, inoperable, and not legally plated.
3. **Abandoned Vehicle** (ORC §505.871): A vehicle left unattended for more than 48 hours on public property or 72 hours on private property without permission.

#### **B. Enforcement**

Vehicles meeting these definitions may be:

- Tagged with a 14-day removal notice,
- Towed at owner's expense,
- Subject to Township citation and lien for recovery.

### **C. Appeals**

Vehicle owners may appeal removal orders to the Township's Property Maintenance Appeals Board within ten (10) calendar days of notice. Pending appeal does not delay towing in emergency cases.

### **Section 205. Squatter Removal and Trespass Abatement**

When an unoccupied or abandoned structure is entered or inhabited without the property owner's legal consent:

- The Township may issue a **No Trespass Order** against all unknown occupants;
- The Sheriff may remove persons unlawfully occupying the premises;
- Criminal charges may be pursued in cooperation with the Prosecutor's Office;
- These actions are authorized under ORC §§ 2911.21 and 505.87.

### **Section 206. Lien Authority and Cost Recovery**

All costs incurred by the Township in the enforcement of this Title, including inspections, abatement, removal, disposal, and legal proceedings, may be certified to the County Auditor as a lien on the property, in accordance with ORC §§ 505.87 and 3767.13. Liens shall bear interest as permitted by law.

# **TITLE III – NOISE, BLOCK PARTIES, AND PUBLIC DISTURBANCE**

## **Section 300. Purpose and Policy Statement**

Jefferson Township is committed to preserving the peaceful enjoyment of residential and commercial areas. Excessive noise, unauthorized block parties, and unregulated public disturbances threaten quality of life, interfere with lawful activity, and may endanger public safety. The provisions of this Title are adopted to ensure predictable, fair, and enforceable standards for controlling sound levels and gathering permits, while retaining the Township's ability to impose penalties that return fines to the Township.

## **Section 301. Noise Control Regulations**

### **A. Prohibited Conduct**

No person or entity shall cause, permit, or allow amplified sound, music, or other disruptive noises that:

- Are plainly audible at a distance of fifty (50) feet or more from the property line between the hours of **11:00 PM and 7:00 AM**, or
- Unreasonably disturb or interfere with the peace, comfort, or repose of persons in the vicinity at any time.

### **B. Permit Authorization (Res. 23-024)**

The Township may issue a **Noise Permit** authorizing amplified sound during specified hours. A permit is valid for up to eight (8) consecutive hours and must be requested at least ten (10) business days in advance. The following conditions apply:

- A **\$50.00 application fee** and **\$150.00 permit fee** are required.
- Each residence or business may receive no more than four (4) permits per calendar year.
- Blanket permits may be authorized for commercial properties with valid D liquor permits (e.g., bars and venues), for May–October operations only.

### **C. Violations and Penalties**

1. First-time violations may result in a warning or civil citation with a fine of **up to \$250**.
2. Repeat violations within a twelve-month period may be subject to a **fine up to \$500**.
3. Permit holders found in violation may have their permit revoked immediately.

### **D. Emergency Authority**

The Township Administrator or Sheriff's Office may order the immediate cessation of any amplified sound if it:

- Threatens public health or safety,
- Incites violence or disorderly conduct,



- Violates any standing court orders or township conditions.

#### **E. Cross-Reference to State Law**

This section shall be interpreted in harmony with ORC §3704.03(K) regarding local regulation of noise pollution. However, violations cited under this Section shall be enforced as **Township offenses**, with fines retained by Jefferson Township.

### **Section 302. Block Party Permit Program (Res. 25-075)**

#### **A. Permit Required**

No person or group shall conduct a street closure or organized public event in a residential neighborhood without first obtaining a **Block Party Permit** from Jefferson Township. Applications must be submitted no fewer than **four (4) weeks in advance** and are subject to the following criteria:

- Applicant must be a resident of the street/block where the event is proposed;
- All events must occur between 8:00 AM and 10:00 PM;
- Permit is valid for a single day and non-transferable.

#### **B. Zone Eligibility**

Block party permits are only issued for properties zoned **R-1, R-2, R-3, R-4, RT, and PD**. Permits may not be granted in commercial, industrial, or institutional zones unless specifically authorized by the Board of Trustees.

#### **C. Permit Requirements**

The permit application must include:

- A completed traffic control and parking plan,
- A waste/trash removal plan,
- A list of responsible contacts for the event,
- Signed acknowledgment of compliance with the Township's noise regulations (Section 301),
- Evidence of notification to adjacent property owners.

#### **D. Prohibited Activities**

- The use of **fireworks or pyrotechnics** is prohibited without a separate permit compliant with ORC §3743.45;
- Events may not include amplified sound without a separate noise permit;
- Alcohol may not be sold unless the applicant possesses a valid liquor permit.

#### **E. Penalties for Unauthorized Events**

- **First offense:** \$250 fine issued to the event organizer or property owner;
- **Repeat offense** (within 24 months): \$500 fine and **one-year ineligibility** to apply for future permits;

- Violations may also result in immediate closure or dispersal of the event.

#### **F. Law Enforcement and Citation Authority**

The Montgomery County Sheriff's Office is authorized to enforce this section and may issue citations under both the Township Code and the following provisions of the Ohio Revised Code:

- ORC §4511.71 – Obstructing a public road without authorization;
- ORC §2917.14 – Misconduct at a gathering;
- ORC §505.17 – Local authority to regulate use of Township streets.

#### **G. Appeals**

Any applicant denied a permit or cited for violation may appeal in writing within ten (10) business days to the Township Administrator. If unresolved, a hearing may be requested before the Board of Trustees.

## **TITLE IV – VEHICLE STORAGE AND PARKING**

### **Section 400. Purpose and Policy Statement**

Unregulated vehicle storage and inappropriate parking contribute to neighborhood blight, obstruct emergency services, and interfere with the safe use of Township roadways. This Title is adopted under the authority of ORC §505.17 and related provisions to regulate the parking of vehicles, storage containers, trailers, and other equipment on public and private property within the Township.

These regulations are necessary for preserving the safety and appearance of Jefferson Township and are enforceable by citation, removal, and administrative penalty.

### **Section 401. General Parking Prohibitions (Res. 22-095)**

It is a violation of this Code for any person to cause or permit a vehicle, trailer, or other equipment to be parked or left standing in any of the following manners:

#### **A. In Fire Lanes or Emergency Access Routes**

No person shall stop, stand, or park a vehicle in any designated fire lane or within fifteen (15) feet of a fire hydrant.

#### **B. Obstructing Public Roads or Intersections**

Vehicles shall not block driveways, obstruct intersections, or impede the clear flow of traffic. No parking is allowed within thirty (30) feet of a stop sign or traffic signal.

#### **C. Cul-de-sacs and Narrow Streets**

Parking is prohibited in designated cul-de-sacs, turnaround zones, or other areas where emergency vehicle access may be impaired.

#### **D. Extended Parking on Public Right-of-Way**

No vehicle may remain parked in one location on a public street or public right-of-way for more than **seventy-two (72) consecutive hours**. After this period, a notice of violation may be issued and the vehicle may be towed.

#### **E. Commercial Vehicles and Equipment**

Commercial trucks, trailers, or machinery may not be parked overnight (10 PM to 6 AM) in residential zones without a valid temporary parking permit issued by the Township.

### **Section 402. Storage Containers, PODS, Dumpsters, and Trailers**

#### **A. Permit Requirement**

Temporary storage containers (e.g., PODS), dumpsters, and unhitched trailers may not be placed on any residential property, driveway, or public street for more than **fourteen (14) consecutive days** without a Township permit.

## **B. Application Process**

- Permits are valid for up to thirty (30) days.
- A fee may be charged based on location and impact on public right-of-way.
- Extensions may be granted for active construction or insurance-related recovery efforts.

## **C. Violation and Removal**

Unauthorized storage containers or equipment shall be subject to immediate removal. Property owners shall be responsible for all costs, including Township service rates and administrative penalties.

## **Section 403. Inoperable or Unlicensed Vehicles**

### **A. Prohibited Conditions**

Vehicles that are inoperable, unlicensed, or visibly damaged shall not be stored in public view for more than ten (10) consecutive days unless housed in a fully enclosed garage or screened enclosure.

### **B. Notice and Enforcement**

Such vehicles may be tagged and, if not remedied, removed under the process outlined in Title II, Section 204. This section shall be interpreted in conjunction with the Township's adopted Junk Vehicle Ordinance (Res. 22-122) and ORC §505.173.

## **Section 404. Enforcement and Penalties**

### **A. Township Citation Required**

All violations under this Title shall be cited under the **Jefferson Township Ordinance Code**, and may also include a corresponding Ohio Revised Code citation where necessary for legal reference. The primary enforcement shall remain local, and fines shall be directed to Jefferson Township.

### **B. Fine Schedule**

- First violation: Warning or civil fine up to **\$150.00**
- Second violation (within 12 months): **\$250.00**
- Third or repeat violations: Up to **\$500.00** and/or vehicle removal

### **C. Towing Authority**

The Township may authorize towing of any vehicle that:

- Obstructs emergency access,
- Poses a hazard to public safety,
- Remains in violation beyond posted warnings.

Towing costs shall be recoverable from the vehicle owner and/or certified to the County Auditor as a lien where applicable.

**D. Right to Appeal**

Persons receiving citations under this Title may file a written appeal within ten (10) business days to the Township Administrator. In contested cases, the matter shall be reviewed by the Board of Trustees or an appointed hearing officer.

## **TITLE V – ZONING ENFORCEMENT**

### **Section 500. Purpose and Authority**

The Jefferson Township Zoning Code governs land use, density, design standards, and property utilization within the unincorporated areas of the Township. This Title provides for the enforcement of zoning regulations pursuant to ORC §§ 519.23, 519.24, and 504.05, and ensures the Township retains local control over its development and neighborhood character.

The Township may use civil citations, administrative orders, and injunctive proceedings to enforce zoning violations. Where applicable, zoning enforcement shall also incorporate provisions of the Township's Property Maintenance and Business Licensing Codes.

### **Section 501. Zoning Inspector Authority**

The Jefferson Township Zoning Inspector, appointed by the Board of Trustees, shall be the primary enforcement authority for violations of the Zoning Code. The Zoning Inspector may:

- Enter and inspect premises upon reasonable notice,
- Issue notices of violation and orders to correct,
- Refer unresolved matters to the Township Administrator and/or legal counsel for further action,
- Recommend administrative hearings or appeals.

The Zoning Inspector may also work in coordination with the Township Code Enforcement Officer and the Montgomery County Sheriff's Office as needed.

### **Section 502. Types of Zoning Violations**

Violations subject to enforcement under this Title include, but are not limited to:

1. **Unpermitted Use:** Any land or structure used in a manner not permitted by the applicable zoning district.
2. **Over-occupancy:** Exceeding density limitations, including operating multiple dwelling units where only one is permitted.
3. **Illegal Signage:** Installation or display of signs not permitted by the zoning resolution, including flashing signs, oversized signs, or signage in restricted districts.
4. **Setback and Lot Coverage Violations:** Construction that fails to meet required front, side, or rear yard setbacks, or exceeds lot coverage limits.
5. **Failure to Comply with Conditional Use Approvals:** Deviating from site plans, conditions, or representations made during the conditional use approval process.
6. **Unauthorized Group Homes or Congregate Living Facilities:** Establishing a group home or similar operation without proper spacing or approval in accordance with ORC §5123.19 and local density limits adopted in the Zoning Resolution.



## **Section 503. Enforcement Process**

### **A. Notice of Violation**

The Zoning Inspector shall issue a written Notice of Violation, delivered by mail and/or posting on the property. The notice shall include:

- The specific zoning provision violated,
- Required corrective action,
- A reasonable timeline for compliance (not to exceed 30 days unless extended in writing),
- Information about the right to appeal.

### **B. Citation Authority**

If the violation is not resolved within the stated time, the Township may issue a **Zoning Citation** under this Code. The citation shall include:

- A reference to the violated section of the Zoning Resolution and this Code,
- A fine amount as provided in Section 504 below,
- Notice of hearing rights and lien authority.

### **C. Civil Action and Injunctive Relief**

In addition to citation, the Township may initiate legal action in Montgomery County Common Pleas Court to compel compliance and/or recover fines, costs, and attorney fees under ORC §519.24.

## **Section 504. Fines and Penalties**

### **A. Fine Schedule**

- First Offense: Up to \$150 per violation
- Second Offense (same property): Up to \$250
- Ongoing Violations: \$150 per day until abated

### **B. Lien Authority**

Unpaid fines may be certified to the Montgomery County Auditor as a lien upon the property in accordance with ORC §505.87 and applicable Township procedures.

### **C. Township Retention of Fines**

All fines collected pursuant to zoning citations shall be payable to Jefferson Township. Citations must reference the Township Code section being enforced. Where an ORC section is listed, it is for legal reference only.

## **Section 505. Appeals**

### **A. Zoning Appeals Board**

Persons cited for zoning violations may file a written appeal within ten (10) business days of the citation. Appeals shall be heard by the **Jefferson Township Board of Zoning Appeals (BZA)** in accordance with procedures outlined in the Zoning Resolution.

**B. Appeal Outcomes**

The BZA may affirm, reverse, or modify the enforcement action. If affirmed, the Township may continue with enforcement and lien recovery.

**C. Further Appeals**

Decisions of the BZA may be appealed to the Montgomery County Court of Common Pleas under ORC Chapter 2506.

## **TITLE VI – BUSINESS REGULATION**

### **Section 600. Purpose and Policy Statement**

Jefferson Township adopts this Title to ensure that all business activity within the Township's unincorporated areas operates in a manner consistent with local ordinances, land use regulations, and public expectations of safety and accountability. Business regulation supports:

- Equitable economic development,
- Transparent zoning and licensing enforcement,
- Public health and safety,
- Township revenue retention through local citations.

This Title is enacted pursuant to ORC §504.04 and the Township's home rule powers.

### **Section 601. Business License Required**

#### **A. Applicability**

All businesses operating within Jefferson Township must obtain an annual **Township Business License**. This includes:

- Commercial, home-based, and mobile businesses,
- Rental property owners and managers,
- Service providers and contractors,
- Nonprofit entities with compensated staff or recurring operations.

#### **B. License Display**

The current business license must be posted in a conspicuous location at each licensed site and made available upon request to Township staff or law enforcement.

#### **C. Separate Licenses**

Each business location, unit, or division operating in separate facilities or under separate names must be licensed individually.

### **Section 602. Application and Licensing Procedures**

#### **A. Submission Requirements**

Applicants must submit a complete application with:

- Contact information,
- Zoning compliance documentation,
- Fire inspection and health clearance (if applicable),
- Business type classification,
- Applicable fees.

## **B. Review Process**

The Township Administrator or designee shall review and approve licenses based on:

- Zoning compatibility,
- Fire and safety conditions,
- No outstanding violations,
- Good standing with any past Township enforcement action.

## **C. Conditional Licensing**

Conditional licenses may be granted with specific compliance deadlines. Failure to meet those conditions may result in immediate revocation.

# **Section 603. Enforcement and Penalty Authority**

## **A. Violations**

It is a violation of this Code to:

- Operate without a license,
- Fail to comply with zoning or property maintenance rules,
- Provide false information on the application,
- Violate a condition of a license approval.

## **B. Available Remedies**

- Civil citations and monetary penalties,
- Suspension or revocation of the license,
- Referral to law enforcement for nuisance or obstruction,
- Lien certification for unpaid fines (ORC §505.87).

## **C. Fine Schedule**

- Operating without license: \$250/day
- Violation of license terms: \$150/day
- Obstruction or interference: \$500/incident

# **Section 604. Appeals – Business Compliance & Appeals Board (BCAB)**

## **A. Establishment of BCAB**

Pursuant to **Resolution 25-047**, the Jefferson Township **Business Compliance & Appeals Board (BCAB)** is established to review appeals, resolve enforcement disputes, and hear concerns related to business regulation.

## **B. Board Composition**

The BCAB shall consist of **five (5) members** appointed by the Board of Trustees. The **Economic Development Coordinator** shall serve as a non-voting staff advisor.

### **C. Jurisdiction**

The BCAB shall have authority to:

- Hear appeals of license denial, suspension, or revocation,
- Review disputes involving fines or enforcement,
- Recommend waiver or reduction of penalties,
- Adopt rules of procedure under the Ohio Open Meetings Act.

### **D. Filing an Appeal**

A written appeal must be submitted within **ten (10) business days** of the enforcement action or decision. The BCAB shall hold a hearing within **thirty (30) days**, providing reasonable notice to the business.

### **E. Decisions and Finality**

The BCAB may uphold, modify, or reverse the Township's enforcement action. Its decision shall be final unless appealed to the Board of Trustees or a court of competent jurisdiction.



## **TITLE VII – ANIMAL CONTROL**

### **Section 700. Purpose and Scope**

This Title is enacted to promote the humane treatment of animals, protect the public from dangerous or uncontrolled animals, and ensure compliance with applicable state and local regulations. It focuses on responsible ownership, proper restraint, and neighborhood safety. Jefferson Township reserves the right to establish and enforce animal regulations more restrictive than those provided by the Ohio Revised Code.

This Title shall apply to all domestic animals located within the unincorporated areas of Jefferson Township.

### **Section 701. Definitions**

For the purpose of this Title:

- **Tethering:** The act of fastening an animal to a stationary object or stake, usually by a chain, rope, or cord.
- **Adequate Shelter:** A structure that provides protection from the elements, is sanitary, and allows the animal to stand, sit, and lie down comfortably.
- **Extreme Weather Conditions:** Includes heat advisories, wind chill warnings, thunderstorms, snow emergencies, and temperatures below 32°F or above 90°F.
- **Animal Control Officer:** Any law enforcement officer, Township official, or authorized agent designated to enforce this Code.

### **Section 702. Prohibited Conduct (Res. 22-081)**

#### **A. Excessive Tethering Prohibited**

No person shall tether a dog or other domestic animal for more than **six (6) consecutive hours in a 24-hour period.**

#### **B. Weather Restrictions**

No person shall tether any animal outdoors during:

- Any weather advisory, watch, or warning issued by the National Weather Service,
- Temperatures below 32°F or above 90°F,
- Periods of extended rain, sleet, hail, or snow.

#### **C. Unsanitary or Unsafe Tethering**

Tethering is prohibited if:

- The tether is too short to allow reasonable movement (less than 15 feet),
- The animal lacks access to clean water, food, or shade,
- The tether is attached using choke or prong collars,
- The tether allows the animal to cross onto adjacent properties or public rights-of-way.

#### **D. Neglect or Cruelty**

No owner shall withhold food, water, shelter, or necessary veterinary care from a domestic animal under their care. Any act constituting neglect, cruelty, or abandonment shall be reported to the Montgomery County Animal Resource Center and may be prosecuted under state law.

### **Section 703. Dangerous or Aggressive Animals**

#### **A. Notification and Containment**

Owners of animals declared dangerous or aggressive must:

- Post signage on the premises notifying of a dangerous dog,
- Maintain the animal in a secure enclosure or under leash control at all times,
- Comply with all additional restrictions under ORC §955.22.

#### **B. Incident Reporting**

Bites or attacks shall be reported immediately to both the Montgomery County Animal Resource Center and Jefferson Township. Investigations shall be conducted jointly, with Jefferson Township retaining the right to impose Township-level penalties.

### **Section 704. Licensing and Registration**

All dogs three (3) months of age or older must be licensed annually with Montgomery County. Proof of valid registration may be requested by Township personnel during any investigation or enforcement action.

Failure to register an animal or present evidence of vaccination may result in citation under Township Code and/or ORC §955.01.

### **Section 705. Enforcement and Penalties**

#### **A. Citation Authority**

The Montgomery County Sheriff's Office, Township Administrator, and other authorized enforcement agents are empowered to:

- Issue civil citations for violations of this Title,
- Investigate reports of animal cruelty or neglect,
- Remove animals in immediate danger with proper legal process.

#### **B. Fines**

- First offense: Warning or civil fine up to **\$100**
- Second offense: Fine up to **\$250**
- Third or repeated offense: Fine up to **\$500**, possible referral to County Prosecutor

#### **C. Criminal Prosecution**

In severe cases, criminal charges may be pursued under:

- ORC §959.13 – Cruelty to Animals,
- ORC §955.22 – Dangerous Dog Restrictions,

- ORC §955.221 – Local animal control ordinances.

**D. Lien Authority and Cost Recovery**

All fines and associated costs, including the cost of rescue, boarding, or veterinary care incurred by the Township, may be recovered through billing or certified as a lien against the property.

**Section 706. Appeals**

Any individual cited under this Title may appeal the citation within **ten (10) business days** by filing a written request for administrative review with the Township Administrator. If unresolved, a hearing may be scheduled before the Board of Trustees.

## **TITLE VIII – PARKS AND PUBLIC SPACES**

### **Section 800. Purpose and Authority**

This Title establishes rules for the use, enjoyment, and protection of public parks and open spaces owned or maintained by Jefferson Township. The purpose of these regulations is to:

- Ensure public safety and sanitation,
- Protect Township property and recreational assets,
- Promote equitable access to shared spaces,
- Prevent disorderly conduct and vandalism,
- Establish a Township-specific enforcement structure.

This Title is adopted under ORC §§ 511.32, 504.04, and 505.17, and may be enforced independently of or in addition to state criminal statutes.

### **Section 801. Applicability**

This Title applies to all parks, green spaces, trails, and recreational facilities under the jurisdiction or control of Jefferson Township, including but not limited to:

- Blairwood Park,
- Richardson Park,
- Township-operated fields and courts,
- Public pavilions, shelters, and walking paths,
- Park-adjacent parking areas.

### **Section 802. Prohibited Conduct in Township Parks**

Unless expressly authorized in writing by the Township Administrator or Board of Trustees, the following acts are prohibited in any Jefferson Township park or open space:

#### **A. After-Hours Presence**

Entering or remaining in a park after posted hours or when the park is closed to the public.

#### **B. Alcohol, Drugs, and Smoking**

Possession or consumption of alcohol or controlled substances is prohibited. Smoking, vaping, or use of tobacco products is prohibited within 50 feet of any playground, field, or youth gathering area.

#### **C. Vandalism and Littering**

Damaging, defacing, or removing Township property, including benches, signs, landscaping, or recreational equipment. Littering or failure to dispose of trash properly is also prohibited.

#### **D. Unauthorized Vehicles**

Motorized vehicles are prohibited beyond designated parking areas unless used for official Township business or emergency services.

#### **E. Unpermitted Events**

Organizing an event with more than 25 attendees without prior written approval. Events involving amplified sound, commercial activity, or exclusive use of Township space must obtain a facility reservation or special event permit.

#### **F. Disorderly Conduct or Fighting**

Engaging in behavior that causes alarm, nuisance, or danger to other park patrons. This includes fighting, verbal threats, harassment, or public indecency.

#### **G. Firearms and Fireworks**

Unless expressly permitted by law, the possession or use of fireworks, firearms, or weapons in any Township park is prohibited.

#### **H. Animals**

Pets must be on leash at all times. Owners must clean up waste immediately. Animals showing aggressive behavior or uncontrolled barking shall be removed from the park immediately.

### **Section 803. Park Closure Authority**

The Township Administrator, Sheriff's Office, or authorized agent may order the temporary closure of any park or section of a park when conditions present a hazard to public safety, during emergency repairs, or during special events. Temporary closures shall be posted at park entrances and announced publicly where feasible.

### **Section 804. Enforcement and Penalties**

#### **A. Township Citation Authority**

Violations of this Title may be cited using the Jefferson Township Code citation form. Citations may also reference applicable ORC sections for clarity, but enforcement and fines shall proceed under Township authority.

#### **B. Fines**

- First violation: Warning or civil fine up to **\$100**
- Second violation: Fine up to **\$250**
- Repeat or egregious violations: Fine up to **\$500** and park access suspension

#### **C. Immediate Removal**

Any person engaging in prohibited conduct may be ordered to leave the park immediately. Refusal to comply may result in arrest for criminal trespass under ORC §2911.21 or obstruction under ORC §2921.31.



#### **D. Restitution**

Any individual responsible for vandalism, damage, or unauthorized use of park facilities may be ordered to pay restitution to cover repair or replacement costs. These may be billed directly or certified as a lien.

#### **E. Trespass Orders**

The Township Administrator or Sheriff may issue written **No Trespass Orders** barring specific individuals from returning to the park for up to one year, subject to appeal.

### **Section 805. Appeals**

Individuals cited or removed from a Township park may file a written appeal within **ten (10) business days** of the incident. Appeals shall be reviewed by the Township Administrator or designee. In cases of trespass orders or suspensions longer than thirty (30) days, the individual may request a hearing before the Board of Trustees.

# **TITLE IX – GENERAL ENFORCEMENT, PENALTIES, AND APPEALS**

## **Section 901. Purpose and Legal Authority**

This Title establishes the Township's authority and processes for enforcing the provisions of the Jefferson Township Ordinance Code. It ensures the Township can take consistent, fair, and legally defensible action against violations while retaining revenue and maintaining public trust.

Authority is derived from:

- **ORC §504.04** – Home rule powers,
- **ORC §505.87** – Abatement and lien procedures,
- **ORC §519.24** – Zoning enforcement,
- **ORC §§2929.28 and 2901.02** – Misdemeanor and fine classification,
- **ORC §3707.48** – Public health and nuisance remedies.

## **Section 902. Enforcement Authority**

The following individuals are authorized to issue citations, orders, or enforcement actions under this Code:

- Township Administrator or designee,
- Code Enforcement Officer,
- Zoning Inspector,
- Fire Chief or public safety designee,
- Deputies of the Montgomery County Sheriff's Office (by agreement).

## **Section 903. Enforcement Tools**

The Township may use any of the following tools:

- A. **Notice of Violation (NOV)** – A written warning with a correction deadline.
- B. **Civil Citation** – A formal enforcement tool triggering immediate fines.
- C. **Administrative Order** – A directive to take corrective action or cease illegal activity.
- D. **Stop Work Order** – Posted on sites where work is being performed illegally or unsafely.
- E. **Emergency Abatement** – Immediate corrective action by the Township for dangerous conditions (e.g., open sewers, fire hazards, blocked ROWs).

## **Section 904. Penalties for Violations**

## A. Civil Fines

Unless otherwise specified in another Title:

| Offense Type                              | Penalty            |
|---|--------------------|
| First Violation                           | Up to \$150        |
| Second Violation (same issue/property)    | Up to \$250        |
| Repeat/Willful Violation                  | Up to \$500        |
| Per-Day Fines (for unresolved violations) | \$50–\$150 per day |

Each day a violation continues may constitute a separate offense.

## B. Criminal Penalties – Minor Misdemeanors

The Township may classify a violation as a **minor misdemeanor** under ORC §2901.02 and §2929.28 when:

- It endangers public safety,
- Is willful or obstructive,
- Repeats after prior enforcement.

**Penalty:** Up to **\$150 fine**, plus court costs. No jail time.

Violations may be referred to the Montgomery County Prosecutor or prosecuted in Municipal Court.

## Section 905. Cost Recovery and Liens

Any fines, abatement costs, contractor services, or administrative fees unpaid after 30 days shall be:

- **Certified to the Montgomery County Auditor** as a tax lien against the property (ORC §505.87), or
- Collected through civil litigation in Small Claims or Common Pleas Court.

Lienable costs include:

- Grass cutting, nuisance cleanup, debris removal, signage repair, and infrastructure restoration.

## Section 906. Appeals Process

Any person or entity receiving a citation, order, or denial under this Code may appeal:

- **Step 1:** Submit a written appeal within **10 business days** to the Township Administrator.
- **Step 2:** The Administrator will review and issue a decision within **10 business days**.
- **Step 3:** If unresolved, the individual may request a hearing before the **Board of Trustees**, which must occur within **30 days** of request.
- **Step 4:** Final Township decisions may be appealed to the Montgomery County Court of Common Pleas under ORC Chapter 2506.

### **Section 907. Enforcement Consistency**

Each Title of the Jefferson Township Ordinance Code may contain specific enforcement provisions or fines. Where none are listed, the standards in this Title shall apply. Enforcement personnel are directed to use the **least severe penalty necessary to achieve compliance**, escalating only when voluntary correction fails or public safety is compromised.

# **TITLE X – STORMWATER AND DRAINAGE REGULATION**

## **Section 1000. Purpose and Authority**

The purpose of this Title is to protect public and private property, roadways, and waterways from damage caused by improper stormwater discharge, drainage obstruction, or erosion. This Title is enacted under the Township's home rule authority and in accordance with ORC §§ 504.04, 505.07, 505.17, and 6111.01–6111.05, which authorize local regulation of stormwater activity and environmental maintenance.

This Title shall apply to all properties, drainage systems, and stormwater infrastructure located within the unincorporated areas of Jefferson Township.

## **Section 1001. Prohibited Acts**

No property owner, occupant, contractor, or other responsible party shall:

### **A. Obstruct Natural or Designed Drainage**

Block, reroute, or significantly alter a drainage ditch, swale, culvert, or stormwater conveyance system in a way that increases flooding risk or alters the flow of water onto adjacent properties or public roads.

### **B. Dump Into Stormwater Infrastructure**

Deposit any materials—including yard waste, trash, oils, chemicals, concrete, paint, or construction debris—into any ditch, storm drain, culvert, creek, or basin maintained or recognized by the Township or County.

### **C. Illegally Connect or Discharge to Storm System**

Connect sump pumps, roof drains, or wastewater lines into the stormwater system without Township or County approval, or discharge water in a manner that causes erosion, undermines infrastructure, or constitutes a public nuisance.

### **D. Neglect Maintenance of On-Site Drainage**

Fail to maintain detention basins, ditches, retention systems, or stormwater features required under zoning or construction approvals.

## **Section 1002. Enforcement and Remediation**

### **A. Notice of Violation**

If a violation is suspected or observed, the Township shall issue a written notice with:

- Description of the condition,
- Applicable Township Code section,
- Corrective actions required,



- Timeline for compliance (typically 10–30 days depending on severity).

#### **B. Abatement by Township**

If the responsible party fails to act, the Township may:

- Enter the property,
- Remove the obstruction or illegal material,
- Repair drainage infrastructure,
- Recover all costs from the responsible party.

#### **C. Emergency Action**

In cases of immediate threat to public health, safety, or infrastructure, the Township may abate without notice and bill the responsible party afterward.

### **Section 1003. Penalties and Cost Recovery**

#### **A. Civil Fines**

- First offense: Up to **\$250**
- Second offense: Up to **\$500**
- Repeat or intentional dumping: Up to **\$1,000**

#### **B. Lien and Billing Authority**

All costs incurred by the Township (labor, equipment, contractor services, disposal fees) may be invoiced to the property owner or certified to the Montgomery County Auditor as a lien in accordance with ORC §505.87.

#### **C. Referral to EPA or County**

In serious or repeated cases, the Township may refer the matter to the Ohio EPA, Montgomery County Environmental Services, or the Montgomery Soil and Water Conservation District for further investigation or enforcement under state and federal regulations.

### **Section 1004. Appeals**

Any property owner cited or billed under this Title may file a written appeal within **ten (10) business days** of notice. The appeal will be reviewed by the Township Administrator. If unresolved, a hearing may be scheduled before the Board of Trustees or its designee.

## **TITLE XI – PUBLIC HEALTH AND SANITATION**

### **Section 1100. Purpose and Authority**

This Title is adopted to address threats to public health, safety, and general welfare arising from unsanitary, uninhabitable, or hazardous conditions on private or public property. It provides Jefferson Township with enforcement authority in alignment with ORC §§ 505.73, 3707.01–

3707.99, and 504.04, and allows collaboration with Public Health – Dayton & Montgomery County when conditions warrant joint intervention.

The Township shall have authority to issue local citations, abate public health nuisances, and recover costs where conditions fall outside the direct scope of zoning or criminal enforcement, but still create significant public concern.

### **Section 1101. Prohibited Conditions**

The following shall be considered violations of this Title if observed on residential, commercial, or vacant land in Jefferson Township:

#### **A. Infestation**

The presence of rats, mice, cockroaches, fleas, bedbugs, or other vermin in sufficient number to indicate uncontrolled reproduction or spread, whether indoors or outdoors.

#### **B. Human Waste or Biohazards**

The storage, disposal, or presence of human waste, used diapers, bodily fluids, or biomedical waste outside of approved containment systems.

#### **C. Standing Water or Mosquito Breeding Conditions**

The accumulation of standing water in pools, containers, tires, or other surfaces likely to breed mosquitoes, especially during high-risk months (April–October).

#### **D. Food or Organic Waste Accumulation**

Spoiled food, animal carcasses, or organic material left in open containers or on the ground in a manner that attracts scavengers or creates odor.

#### **E. Indoor Hoarding Conditions**

Where a residence or structure accumulates material in such excess that it:

- Blocks exits or creates fire hazards,
- Renders plumbing or kitchen systems unusable,
- Creates conditions injurious to the resident or others.

#### **F. Neglected Septic or Water Systems**

Broken or unmaintained septic tanks, collapsed wells, or visibly leaking wastewater systems not corrected within thirty (30) days of notice.

### **Section 1102. Complaint and Investigation Procedure**

#### **A. Authority to Inspect**

Township officials may initiate investigations based on:

- Citizen complaints,
- Law enforcement referrals,

- Observation during code or zoning inspections,
- Reports from Public Health – Dayton & Montgomery County.

#### **B. Notice to Correct**

If a violation is confirmed, the Township shall issue written notice to the responsible party identifying:

- Nature of the public health risk,
- Required corrective actions,
- Deadline for compliance (typically 7 to 14 days unless emergency exists).

#### **C. Joint Health Authority Referral**

In cases where violations may fall under County Health District jurisdiction, the Township may:

- Coordinate a joint site visit,
- Issue separate notices for zoning, property maintenance, or public health issues,
- Request inspection reports or orders from the County Health Commissioner.

### **Section 1103. Enforcement, Abatement, and Penalties**

#### **A. Township Action**

If the responsible party fails to comply with notice, Jefferson Township may:

- Contract for cleanup or remediation,
- Remove materials or infested items,
- Seal or condemn structures in coordination with building and health officials.

#### **B. Civil Penalties**

- Minor violation: Fine up to **\$150**
- Moderate or repeat violation: Fine up to **\$500**
- Willful or severe violation creating a community hazard: Fine up to **\$1,000**

#### **C. Criminal Referral**

In extreme cases, criminal charges may be pursued under ORC §3707.48 (refusal to obey health orders), §2927.24 (contamination of public water), or §2927.11 (desecration or abuse of a corpse), as applicable.

#### **D. Lien and Cost Recovery**

All Township remediation costs may be invoiced to the responsible party or certified to the Montgomery County Auditor as a lien against the property.

### **Section 1104. Appeals**

Any property owner receiving a citation or abatement order under this Title may file a written appeal within **ten (10) business days**. Emergency actions are not delayed by appeal. If

unresolved by the Township Administrator, the appeal may be reviewed by the Board of Trustees or a designated hearing officer.

## **TITLE XII – GRAFFITI ABATEMENT AND PUBLIC ART POLICY**

### **Section 1200. Purpose and Intent**

Jefferson Township adopts this Title to deter the unauthorized defacing of property through graffiti, tagging, and other forms of vandalism, while also encouraging community-oriented public art. This dual approach promotes neighborhood beautification, civic pride, and property value protection. The Township seeks to balance enforcement with opportunities for artistic expression in designated areas.

This Title is authorized under ORC §§ 504.04, 505.17, and 2909.07 and shall apply to all public and private property within the unincorporated Township boundaries.

### **Section 1201. Definitions**

- **Graffiti:** Any unauthorized marking, etching, painting, drawing, tag, or inscription on public or private surfaces, whether made with spray paint, permanent marker, adhesive, or other material.
- **Public Art:** Murals, installations, or sculptures installed with permission of the property owner and formal recognition from Jefferson Township.
- **Tagging:** The act of applying graffiti, typically as a form of vandalism or unauthorized marking.

### **Section 1202. Prohibited Acts**

#### **A. Graffiti Application**

It shall be unlawful for any person to apply graffiti to any building, wall, sign, sidewalk, fence, bench, vehicle, or other surface visible to the public without the express written consent of the property owner and Township authorization where required.

#### **B. Graffiti Materials Possession**

No minor (under age 18) shall possess spray paint, permanent markers, or graffiti paraphernalia in public areas unless accompanied by a parent, legal guardian, or employer.

#### **C. Failure to Remove Graffiti**

Property owners who fail to remove graffiti within **ten (10) calendar days** of written notice may be subject to Township abatement and lien for costs incurred.

### **Section 1203. Enforcement and Penalties**

#### **A. Civil Penalties**

- First offense (tagger or vandal): Civil citation up to **\$250**
- Second offense: Up to **\$500**
- Property owner failing to remove graffiti: Cost of removal plus **\$150** civil fine

#### **B. Criminal Referral**

Intentional defacement may also be referred to law enforcement for prosecution under ORC §2909.07 (criminal mischief), particularly where damage exceeds \$500.

#### **C. Restitution and Community Service**

As a condition of settlement or in lieu of prosecution, individuals responsible for graffiti may be ordered to:

- Pay for cleanup and repair,
- Participate in approved community service, including graffiti abatement or park maintenance.

#### **D. Township Abatement**

If graffiti is not removed after proper notice, the Township may enter the property and remove it at the owner's expense, in accordance with nuisance abatement procedures under Title II.

### **Section 1204. Public Art Projects**

#### **A. Application Process**

Property owners, artists, or organizations seeking to install public-facing artwork must submit a written proposal to the Township Administrator, including:

- Artwork description and dimensions,
- Materials to be used,
- Installation method and location,
- Artist or group credentials.

#### **B. Approval Criteria**

The Township Administrator may approve projects that:

- Do not depict obscenity, violence, or political propaganda,
- Are compatible with neighborhood character,
- Promote community engagement or beautification.

#### **C. Maintenance Agreement**

Approved public art installations must be accompanied by a maintenance and graffiti prevention plan. Failure to maintain the artwork may result in removal or revocation of permission.

### **Section 1205. Appeals**

Any person cited for a violation under this Title or denied a public art application may appeal in writing within **ten (10) business days**. The Township Administrator or Board of Trustees may uphold, modify, or reverse the decision after a hearing.

## **TITLE XIII – CONSTRUCTION AND CONTRACTOR STANDARDS**

### **Section 1300. Purpose and Authority**

This Title establishes minimum conduct and compliance standards for contractors and construction activity within Jefferson Township. Its purpose is to:

- Prevent negligent or damaging construction practices,
- Ensure proper cleanup and public safety during building activity,
- Protect Township rights-of-way and property,
- Strengthen zoning and permit compliance.

This Title is adopted under ORC §§ 504.04, 505.17, and 5571.16, and supplements zoning, property maintenance, stormwater, and business registration requirements.

### **Section 1301. Applicability**

This Title applies to:

- General contractors, subcontractors, builders, developers, and tradespersons,
- Residential and commercial construction, renovations, or demolitions,
- Work on Township infrastructure, easements, or rights-of-way,
- Any unpermitted or unlicensed activity connected to construction, grading, site clearing, or utility excavation.

### **Section 1302. Required Conduct and Site Standards**

#### **A. Business License Required**

All contractors performing work in Jefferson Township must hold a valid Township Business License under Title VI. No subcontractor may operate independently of a licensed prime contractor.

#### **B. Zoning and Permitting Compliance**

Work must comply with:

- Approved zoning permits,
- Required building permits from Montgomery County or other state agencies,
- Conditions of prior Board or Planning Commission approvals.



### **C. Job Site Standards**

Contractors must:

- Maintain a clean, debris-free site,
- Prevent mud and materials from spilling onto public roads,
- Provide temporary fencing or safety barriers if excavation, trenching, or demolition is involved,
- Prevent blockage of stormwater flow and maintain ditch or culvert integrity.

### **D. Hours of Operation**

Construction is permitted between:

- **7:00 AM to 8:00 PM Monday through Saturday**
  - **10:00 AM to 6:00 PM on Sundays**
- Work outside these hours requires special permission from the Township Administrator.

## **Section 1303. Prohibited Conduct**

It shall be a violation of this Code to:

- Begin work without proper licenses or permits,
- Cause repeated nuisance complaints from dust, noise, or traffic disruption,
- Damage or block ditches, drains, sidewalks, or roadways without proper repair,
- Leave structures partially demolished or exposed without site stabilization,
- Fail to remove dumpsters, debris, or construction materials within **five (5) business days** after project completion.

## **Section 1304. Enforcement and Penalties**

### **A. Civil Citations and Fines**

- First offense: Fine up to **\$250**
- Second offense or failure to correct within timeline: Up to **\$500**
- Unlicensed work or deliberate damage: Up to **\$1,000 per occurrence**

### **B. Stop Work Orders**

The Township may issue a Stop Work Order for any active site where:

- Contractors operate without a license or permit,
- Safety conditions exist,
- Repeated violations occur without correction.

### **C. Lien and Cost Recovery**

Where Township crews or contractors are used to repair damage caused by construction activity (e.g., ditch repair, debris cleanup), costs shall be billed to the responsible party or certified as a lien under ORC §505.87.

#### **D. Contractor Disqualification**

Contractors with two or more unresolved violations in a 12-month period may be barred from performing work in Jefferson Township for up to one year.

#### **Section 1305. Appeals**

Citations, stop work orders, or disqualification decisions may be appealed in writing within **ten (10) business days** to the Township Administrator. If unresolved, a hearing before the Board of Trustees may be requested.

### **TITLE XIV – SPECIAL USE PERMITS**

#### **Section 1400. Purpose and Authority**

This Title is adopted to manage and regulate temporary uses of property or public space that fall outside of standard zoning, business licensing, or event permits. These include mobile commerce, public solicitations, short-term outdoor sales, and public demonstrations.

The purpose is to:

- Protect neighborhood integrity and public safety,
- Avoid traffic obstruction or crowding,
- Ensure lawful and respectful public expression,
- Establish enforcement and cost recovery mechanisms for unauthorized activity.

This Title is enacted under ORC §§ 504.04, 505.17, and 4511.711 and may be enforced independently or in conjunction with the Sheriff's Office and Montgomery County agencies.

#### **Section 1401. Activities Requiring a Special Use Permit**

No person shall engage in the following activities within Jefferson Township without first securing a **Special Use Permit** from the Township Administrator:

##### **A. Food Trucks and Mobile Vendors**

Operation of food trucks, carts, or trailers in commercial or residential areas for any time period longer than one (1) hour, or in a location not pre-approved for regular operations.

##### **B. Door-to-Door Sales and Peddling**

Any door-to-door solicitation, canvassing, or sales effort that involves monetary exchange, advertising distribution, or collecting donations. Political canvassing is protected speech and does not require a permit.

##### **C. Outdoor Merchandise Sales**

Seasonal tents, pop-up shops, or yard sales exceeding three (3) consecutive days or more than three (3) times per year at a single address.

#### **D. Demonstrations or Rallies**

Organized gatherings of more than ten (10) people on public sidewalks, open space, or Township-owned property for purposes of protest, religious observance, or political activity require notice and, if involving amplified sound or public access obstruction, a permit.

#### **E. Temporary Structures on Public Property**

Installation of tents, canopies, stages, or trailers on public land for commercial or recreational use, including vendor fairs, promotional events, or performances.

### **Section 1402. Permit Application and Conditions**

#### **A. Application Requirements**

Applicants must provide:

- Name, contact, and organization (if any),
- Description of the activity,
- Proposed date(s), location(s), and timeframes,
- Expected attendance or public interaction,
- Waste and parking plan, if applicable,
- Evidence of insurance if activity is commercial or high-risk.

#### **B. Review and Approval**

The Township Administrator may approve, deny, or conditionally approve applications based on:

- Public safety risk,
- Conflicts with zoning or existing permits,
- Community disruption or nuisance potential.

#### **C. Permit Conditions**

Permits may include:

- Time limits,
- Noise and crowd control standards,
- Clean-up or security requirements,
- Location restrictions.

### **Section 1403. Enforcement and Penalties**

#### **A. Civil Fines**

- Operating without permit: **\$250 per day**
- Violating terms of a permit: **\$150 per violation**
- Obstructing or endangering the public: Up to **\$500 per incident**

#### **B. Immediate Revocation and Removal**

The Township or Sheriff's Office may order immediate cessation or removal of any special use activity if:

- It poses a safety hazard,
- It creates a public nuisance,
- The terms of the permit are materially violated.

#### **C. Cost Recovery**

If Township staff or contractors are required to clean, secure, or dismantle any unauthorized temporary use, those costs may be billed or certified as a lien.

### **Section 1404. Appeals**

Any person or organization cited or denied a permit may appeal the decision in writing within **ten (10) business days**. The Township Administrator will review and may convene a hearing with the Board of Trustees.

## **TITLE XV – VACANT PROPERTY REGISTRATION**

### **Section 1500. Purpose and Authority**

This Title is adopted to identify and manage vacant or abandoned properties within Jefferson Township. These properties are more likely to deteriorate, attract illegal dumping or squatting, and burden nearby property owners. This Title provides Jefferson Township with the legal authority to require registration, impose maintenance standards, and recoup enforcement costs.

This Title is enacted under ORC §§ 504.04, 505.87, and 715.26, and is intended to supplement the Township's nuisance, zoning, and property maintenance codes.

### **Section 1501. Applicability**

This Title applies to:

- Any residential, commercial, or industrial structure that remains **vacant, unsecured, or unoccupied for more than 90 consecutive days**, regardless of ownership status;
- Any property subject to a **mortgage foreclosure**, tax delinquency process, or recorded abandonment;
- Any property **deemed unfit for occupancy** by Township or County officials.

This requirement is separate from and in addition to any Business License or Rental Registration obligations under Title VI and XVII.

### **Section 1502. Registration Requirements**

#### **A. Registration Timeline**

Property owners or mortgage holders must register any qualifying property within:

- **Thirty (30) days** of becoming vacant, or
- **Thirty (30) days** of a foreclosure filing, whichever is sooner.

#### **B. Information Required**

The Vacant Property Registration Form must include:

- Owner and property manager contact information,
- Parcel number and address,
- Estimated date of vacancy,
- A plan for securing and maintaining the property,
- A 24-hour emergency contact.

#### **C. Annual Renewal**

Registration is valid for one calendar year and must be renewed annually until the property is reoccupied, sold, or demolished.

### **Section 1503. Registration Fees**

#### **A. Initial Fee**

- Residential: **\$150** per structure
- Commercial or Multi-Unit: **\$300** per structure

#### **B. Annual Renewal Fees**

- Increase by \$100 per year, up to a maximum of \$500 annually

#### **C. Waiver or Deferral**

The Township Administrator may waive or defer the fee for:

- Active insurance claim repairs,
- Probate or estate-related delays (with documentation),
- Compliance with demolition or rehab orders.

### **Section 1504. Property Standards and Requirements**

Registered vacant properties must:

- Be **secured** against unauthorized entry (e.g., locked doors, intact windows, no open crawl spaces),
- Display visible and weatherproof contact signage,
- Maintain lawn height under 10 inches,
- Remove debris, trash, graffiti, and signs of vandalism,

- Prevent standing water, pest infestation, or exterior deterioration.

Failure to meet these standards may result in citations under the Township Property Maintenance Code (Title II).

## **Section 1505. Enforcement and Penalties**

### **A. Civil Fines**

- Failure to register: Up to **\$250** per violation
- Failure to maintain: Up to **\$150/day** of noncompliance
- Obstruction of Township inspection: Up to **\$500**

### **B. Abatement and Cost Recovery**

If the Township abates grass, boards windows, or remediates nuisance conditions, the full cost will be invoiced or certified to the County Auditor as a lien under ORC §505.87.

### **C. Lien Priority**

Vacant property registration fees and enforcement costs shall constitute a lien of equal standing with other Township assessments.

## **Section 1506. Appeals**

Any property owner receiving a citation or fee under this Title may file a written appeal within **ten (10) business days** of notice. Appeals shall be reviewed by the Township Administrator, with final decisions appealable to the Board of Trustees.

# **TITLE XVI – RENTAL PROPERTY REGISTRATION**

## **Section 1600. Purpose and Authority**

Jefferson Township adopts this Title to regulate rental housing through mandatory property registration. This ensures that rental units are safe, code-compliant, and properly managed, while supporting neighborhood stability, housing quality, and effective communication with landlords.

This program is authorized under Resolution 25-043 and ORC §§ 504.04 and 505.23, and is enforced in coordination with Township Zoning, Property Maintenance, and Business License Codes.

## **Section 1601. Applicability**

This Title applies to all residential rental properties within Jefferson Township, including:

- Single-family homes,
- Duplexes and multi-unit dwellings,

- Accessory dwelling units or outbuildings rented separately,
- Landlord-occupied homes with tenant units.

**Exemptions:** Owner-occupied homes with only family members as tenants (non-rent paying) are exempt.

## **Section 1602. Registration Requirements**

### **A. Initial Registration**

Rental properties must be registered annually, effective April 1, 2025. Owners must file:

- A completed Rental Property Registration Form,
- Contact information for owner and manager,
- Business License application or reference number,
- Certification of zoning and property maintenance compliance.

### **B. Updates Required**

Owners must report changes in ownership, management, or contact information within **30 days** of the change.

### **C. Business License Linkage**

The Rental Property Registration Program is tied to the Jefferson Township Business License. One Business License includes the registration fee for **one** rental parcel.

- **Each additional rental parcel** owned by the same entity requires a **\$50** registration fee per parcel annually.

## **Section 1603. Registration Fees**

- **Initial property (via Business License):** \$100.00/year
- **Each additional rental parcel:** \$50.00/year

Fees are due annually and are non-refundable. Late renewals are subject to fines.

## **Section 1604. Enforcement and Penalties**

### **A. Citations and Fines**

Failure to register a rental property or update ownership records shall result in:

- **First Notice:** \$100 per unregistered property
- **Second Notice:** \$250 per property
- **Third Notice:** \$500 per property
- **Fourth Notice and beyond:** \$1,000 per property, assessed every **30 days** of non-compliance

**Maximum penalty:** \$1,000 per property, per 30-day period.



**B. Revocation of License**

Failure to register or repeated violations of zoning or maintenance codes may result in **revocation of Business License**, rendering the property ineligible for legal rental operations.

**C. Lien and Cost Recovery**

Unpaid fines may be added to the property's tax bill or certified to the Montgomery County Auditor in accordance with ORC §505.87.

**Section 1605. Appeals**

Any property owner receiving a fine or enforcement notice under this Title may appeal in writing to the **Business Compliance & Appeals Board (BCAB)** within **30 days** of the notice. The BCAB may uphold, reduce, or waive the penalty based on documented compliance efforts or hardship.

# **TITLE XVII – HISTORIC AND CULTURAL PRESERVATION**

## **Section 1700. Purpose and Intent**

Jefferson Township adopts this Title to recognize and preserve historically and culturally significant buildings, landscapes, and community sites that reflect the heritage of its residents, including sites important to African American, Indigenous, immigrant, rural, and working-class communities. The Township seeks to:

- Prevent destruction or defacement of historic assets,
- Encourage educational and tourism-related use of historic places,
- Leverage preservation for grant funding and community planning,
- Support cultural identity and storytelling across generations.

This Title is enacted under ORC §§ 504.04 and 149.41–149.43, and allows Jefferson Township to designate and protect significant sites, while engaging the public in preservation planning.

## **Section 1701. Definitions**

- **Historic Resource:** Any structure, district, site, or landscape at least 50 years old that is associated with a significant historical event, figure, architectural style, or cultural development.
- **Cultural Landmark:** A place deemed to have symbolic or storytelling value to a specific community group, including houses of worship, cemeteries, schools, and gathering spaces.
- **Designation:** The formal act of recognizing a property or area as protected under this Title.

## **Section 1702. Voluntary Designation Process**

### **A. Who May Apply**

Property owners, local historians, nonprofit organizations, or Township officials may request that a site be considered for historic or cultural designation.

### **B. Submission Requirements**

The application must include:

- A narrative summary of the site's significance,
- Supporting documents (e.g., photos, deeds, news clippings),
- Proposed boundaries or structures to be protected,
- Owner consent (for private property).

### **C. Review Process**

Applications shall be reviewed by the Township Administrator or a designated **Historic and**

**Cultural Recognition Committee**, and a recommendation shall be presented to the Board of Trustees for vote.

### **Section 1703. Effects of Designation**

Once designated, the following may apply:

#### **A. Preservation Incentives**

Designated sites may qualify for:

- Priority in local grant submissions,
- Special signage or markers,
- Tax or permit incentives for preservation or restoration.

#### **B. Protection from Demolition**

No designated structure may be demolished or substantially altered without 30-day notice to the Township and opportunity for public comment.

#### **C. Educational Use**

Designated sites may be included in Township-led walking tours, online exhibits, or educational partnerships with schools and cultural organizations.

### **Section 1604. Prohibited Conduct**

It shall be a violation of this Title to:

- Willfully destroy, deface, or remove signage from a designated historic or cultural site,
- Demolish a designated structure without required notice,
- Submit fraudulent information to obtain designation status.

Violators are subject to enforcement under Section 1605.

### **Section 1705. Enforcement and Penalties**

#### **A. Fines**

- First violation: Up to **\$250**
- Intentional demolition or vandalism: Up to **\$1,000** and potential criminal referral under ORC §2909.05 (vandalism)

#### **B. Restitution**

Where damage is done to a designated site, the Township may require restoration or impose a lien for any abatement or repair costs.

### **C. Revocation of Designation**

The Board of Trustees may revoke designation if the site is destroyed, misrepresented, or no longer meets criteria, after a public hearing.

### **Section 1706. Appeals**

Applicants denied designation or parties cited for violations under this Title may file a written appeal within **ten (10) business days**. The Board of Trustees shall hold a hearing and issue a final decision within **30 days**.

## **TITLE XVIII – RIGHT-OF-WAY MANAGEMENT AND ROADWAY SAFETY**

### **Section 1800. Purpose and Legal Authority**

Jefferson Township exercises full control over all public rights-of-way (ROW) within its unincorporated limits. This Title governs all work, access, maintenance, and obstructions within the ROW to:

- Prevent degradation of Township infrastructure;
- Protect public health and safety;
- Preserve clear flow of vehicular traffic, emergency access, and stormwater systems;
- Establish uniform permitting, inspection, and penalty enforcement.

This Title is adopted under Ohio Revised Code §§ 504.04, 505.17, 5571.02, 5589.01, 4511.07, and 3767.20. No portion of the right-of-way shall be used, altered, or occupied without Township authorization.

### **Section 1801. Definitions**

- **Right-of-Way (ROW):** Includes the entire width of land owned or controlled by the Township for road, drainage, pedestrian, or utility use, including ditches, curbs, sidewalks, and shoulders.
- **Encroachment:** Any unpermitted use, construction, or obstruction within the ROW, whether permanent or temporary.
- **Permittee:** An individual, business, or utility provider granted written permission by the Township to conduct activity within the ROW.

### **Section 1802. Unauthorized Uses and Obstructions Prohibited**

It shall be a violation of this Code to:

**A. Install anything in the ROW** (e.g. fencing, rocks, landscaping, retaining walls, decorative items, or signage) without written Township approval;

**B. Deposit or push debris, soil, snow, or yard waste into any ditch, road surface, culvert, catch basin, or drain inlet;**

**C. Drive over or alter Township ditches, curbs, or green space without written authorization;**

**D. Construct or replace driveways or culverts in any manner that affects drainage or traffic flow without inspection and permit;**

**E. Park vehicles, trailers, or equipment in the ROW, including shoulders or ditches, for more than one hour without a special use permit.**

### **Section 1803. Right-of-Way Permit Requirement**

#### **A. Mandatory Permits**

Any person or entity engaging in construction, excavation, utility installation, or driveway work within the ROW must first obtain a **Right-of-Way Permit** from the Township.

#### **B. Application Requirements**

Applications must include:

- A detailed site plan,
- Project timeline,
- Utility locate verification,
- Liability insurance and indemnification agreement,
- Applicable fees as determined by the Township Administrator.

#### **C. Work Without a Permit**

Work commenced without a permit is subject to **immediate stop work orders, fines, and mandatory restoration** at the violator's expense.

### **Section 1804. Inspection, Restoration, and Damage Recovery**

#### **A. Inspection Required**

All ROW work must be inspected:

- **Before construction begins,**
- **During key phases, and**
- **After completion.**

#### **B. Restoration Timeline**

All disturbed areas must be **restored within seven (7) calendar days** of project completion. This includes reseeding, grading, and proper drainage flow.

#### **C. Damage Liability**

Any damage to Township infrastructure — including signs, ditches, sidewalks, hydrants, or road

base — must be repaired immediately. If not, the Township may complete the work and bill the responsible party.

## **Section 1805. Civil Penalties and Enforcement**

### **A. Citations**

Township Officials may issue civil citations for any ROW violation. Each day a violation continues shall constitute a separate offense.

### **B. Civil Penalties**

| <b>Offense</b>                         | <b>Fine</b>                 |
|--|-----------------------------|
| First Violation                        | \$250                       |
| Second Violation (same party/property) | \$500                       |
| Major Damage or Unauthorized Work      | Up to \$1,000 + repair cost |

### **C. Lien and Recovery**

Unpaid fines and costs will be certified to the Montgomery County Auditor as a tax lien on the property under ORC §505.87. Collection actions may also proceed through civil court.

## **Section 1806. Emergency Authority and Immediate Abatement**

The Township reserves the right to remove or correct any dangerous ROW condition or obstruction without prior notice if it presents an **immediate threat to public safety**, infrastructure integrity, or emergency access. Full cost recovery will follow.

## **Section 1807. Property Owner Responsibilities**

Adjacent property owners are required to:

- Keep ditches and culverts clear of obstructions;
- Mow grass and weeds in the ROW;
- Remove illegal structures, trash, and signage from the ROW upon notice;
- Maintain visibility of mailboxes and address markings.

## **Section 1808. Appeals**

### **A. Appeal Rights**

Citations, stop work orders, or permit denials may be appealed in writing within **ten (10) business days** of issuance.

### **B. Hearing Process**

The Township Administrator will review the appeal. A hearing before the Board of Trustees may be requested if the matter remains unresolved.

# **TITLE XVIII – GENERAL ENFORCEMENT, PENALTIES, AND APPEALS**

## **Section 1900. Purpose and Legal Authority**

This Title consolidates the Township's authority to enforce all provisions of the Jefferson Township Ordinance Code. Its purpose is to:

- Establish consistent enforcement standards across all code titles,
- Ensure local citations are legally binding and recoverable,
- Preserve Township control over fines and lien processes,
- Provide fair and transparent appeal rights for all affected parties.

This Title is enacted under Jefferson Township's home rule authority (ORC Chapter 504), and in accordance with ORC §§ 505.87, 519.24, 3707.48, 504.05, and other applicable provisions referenced in specific Titles.

## **Section 1901. Citation Authority**

### **A. Who May Issue Citations**

The following personnel are authorized to issue citations and Notices of Violation under this Code:

- Township Administrator,
- Code Enforcement Officer,
- Zoning Inspector,
- Fire Chief (for life safety and occupancy),
- Montgomery County Sheriff's Deputies operating under Township agreement.

### **B. Citation Format and Requirements**

All citations shall include:

- The specific section of the Township Code violated,
- The date of issuance and deadline for compliance,
- Fines or penalties assessed,
- Right to appeal and procedure.

**NOTE:** Where applicable, a reference to a parallel ORC provision may be included for legal clarity, but **all fines must be issued under the Township Code** to ensure they are payable to Jefferson Township.

## **Section 1902. Enforcement Tools and Remedies**

The Township may use the following enforcement tools:



**A. Notice of Violation (NOV)**

An NOV shall be issued for first-time or minor offenses. It shall include a deadline for voluntary correction.

**B. Civil Citation**

If the violation continues after the NOV deadline or poses significant risk, a formal Township citation may be issued, triggering fines and appeal rights.

**C. Administrative Order**

For repeat offenders or urgent matters, the Township Administrator may issue a written Administrative Order requiring immediate compliance, with daily fines assessed for delay.

**D. Emergency Action**

In the case of life-threatening conditions or public safety emergencies, the Township may act immediately to abate, repair, or secure the situation, with notice provided afterward.

**E. Stop Work Order**

For unlicensed construction, zoning violations, or contractor misconduct, a Stop Work Order may be issued and physically posted on-site.

**Section 1903. Civil Penalties**

Unless otherwise stated in a specific Title, general civil penalties are as follows:

- **First Violation:** Up to \$150
- **Second Violation (same issue/property):** Up to \$250
- **Repeat or willful violations:** Up to \$500
- **Per-day fines:** May be assessed when conditions continue after a formal order or notice (typically \$50–\$150/day, depending on Title)

All fines issued under this Code are recoverable through civil court action or as liens certified to the Montgomery County Auditor under ORC §505.87.

**Section 1904. Lien and Cost Recovery Authority**

**A. Lienable Costs**

Costs that may be recovered through property tax liens include:

- Civil fines,
- Contractor or Township crew abatement services,
- Legal fees,
- Administrative processing.

**B. Lien Certification Procedure**

The Township Administrator shall submit unpaid costs to the Fiscal Officer for placement on the tax duplicate. A written itemization shall be provided to the property owner.

### **C. Right to Contest**

Before lien certification, the property owner shall receive 14 days' notice and the right to appeal under Section 1805.

## **Section 1905. Appeals Process**

### **A. Standard Appeal Procedure**

Any citation, NOV, stop work order, license denial, or permit revocation may be appealed in writing within **ten (10) business days** of issuance. The appeal must state the reasons for contest and be filed with the Township Administrator.

### **B. Administrative Review**

The Administrator shall review the appeal and may hold an informal hearing. A written decision shall be issued within **10 business days**.

### **C. Board of Trustees Hearing**

If not resolved, the appellant may request a formal hearing before the **Board of Trustees**, which must occur within **30 days**. The Board's decision is final.

### **D. Judicial Review**

Final administrative decisions may be appealed to the Montgomery County Court of Common Pleas under ORC Chapter 2506.

## **Section 1906. Criminal Penalties – Minor Misdemeanors**

### **A. Classification**

Any violation of the Jefferson Township Ordinance Code may, at the discretion of the enforcing officer or the Township Administrator, be classified as a **minor misdemeanor** under ORC §2929.28 and ORC §2901.02 if:

1. The offense poses a risk to public health, safety, or welfare,
2. The violation is repeated or willful after notice, or
3. The conduct involves vandalism, obstruction, or public endangerment.

### **B. Penalty**

Pursuant to Ohio law, a minor misdemeanor is punishable by:

- A fine not to exceed \$150, and
- Court costs, with no jail time or probation.

### **C. Referral Procedure**

When a Township official or law enforcement officer determines criminal classification is appropriate, the matter may be referred to:

- The Montgomery County Prosecutor,
- The Municipal Court, or

- Processed by **citation directly to court** through the Montgomery County Sheriff's Office.

#### **D. Criminal Violation Examples**

The following may be subject to criminal citation as a minor misdemeanor:

- Refusal to comply with an abatement or stop work order,
- Unlawful dumping or storm drain obstruction,
- Vandalism to public signs, art, or park property,
- Operating a business or rental property after license revocation,
- Harassment or threats against Township enforcement personnel.

#### **E. Escalation Authority**

Where criminal conduct rises above minor misdemeanor standards (e.g., resisting enforcement, repeated violent behavior, illegal dumping over \$1,000 in value), referral may be made for prosecution under applicable felony or higher misdemeanor statutes in the Ohio Revised Code.

#### **Section 1907. Consistency with Ohio Law**

The Jefferson Township Ordinance Code shall not conflict with the Ohio Constitution or preemptive provisions of the Ohio Revised Code. Where a conflict exists, the Code shall be interpreted to provide the maximum level of local control permitted by law.

# **TITLE XX – LOCAL TRAFFIC AND PARKING REGULATIONS**

## **20.01 Purpose and Legal Authority**

This section is enacted to protect Jefferson Township residents and infrastructure through the regulation of traffic flow and parking behavior. The goals are to:

- Promote public safety and emergency access,
- Preserve road integrity and clear drainage,
- Prevent nuisance vehicle activity, and
- Ensure citation revenue benefits the Township directly.

This section is authorized under **ORC §§ 504.04, 505.17, and 4511.07.**

## **20.02 Definitions**

- **Right-of-Way (ROW):** The publicly owned land encompassing streets, shoulders, sidewalks, drainage ditches, and green strips.
- **Standing Vehicle:** A vehicle stopped but not engaged in passenger pickup/drop-off or active loading/unloading.
- **Obstruction:** Any object or condition impeding safe movement of vehicles, pedestrians, or stormwater.

## **20.03 Prohibited Parking and Obstructions**

It shall be unlawful to park, stop, or leave standing a vehicle:

1. In any Township-posted or striped "No Parking" zone;
2. Within ten (10) feet of a fire hydrant or marked fire lane;
3. In front of or within three (3) feet of any driveway, mailbox, or sidewalk;
4. On grass, drainage ditches, unpaved shoulders, or other unapproved areas of the ROW;
5. Within Township parks or at entrance gates without permission;
6. On Township streets between **2:00 AM and 6:00 AM** without a valid permit;
7. For over 48 continuous hours in the same public spot;
8. In cul-de-sacs or on narrow roads in a way that restricts turnaround access;
9. In any manner that interferes with snow removal, storm drainage, trash collection, or utility access.

## **20.04 Special Traffic Restrictions During Events**

For Township-sanctioned events (e.g. Jefferson Township Day, parades, block parties), the Township may:

- Enact temporary "No Parking" zones,

- Establish resident-only or emergency access routes,
- Erect barricades, cones, or signage as needed.

Vehicles violating event restrictions may be **ticketed or towed without prior warning**, with notice posted in advance by signage or public bulletin.

## **20.05 Commercial Vehicle Restrictions**

**A. Idling:** No commercial vehicle may idle for more than **15 minutes** in a residential area.

**B. Overnight Parking:** No trailer, dump truck, or commercial vehicle exceeding 1.5 tons may park overnight on public streets or shoulders unless performing active, permitted work.

**C. Work Zone Parking:** Commercial vehicles must use cones/signage when parked in a way that affects pedestrian or traffic flow. Vehicles blocking ROWs without a permit may be removed.

## **20.06 Civil Penalties**

| <b>Violation</b>                  | <b>Fine</b>          |
|-----------------------------------|----------------------|
| First Offense                     | \$50                 |
| Second Offense (within 12 months) | \$100                |
| Third or More                     | \$150 per occurrence |
| Fire Lane / Hydrant Violation     | \$250 + Tow          |

Each additional day a violation remains unresolved may result in additional citations.

## **20.07 Enforcement**

Township citations under this section may be issued by:

- The Township Administrator,
- Code Enforcement Officer,
- Montgomery County Sheriff's Deputies under contract.

All fines shall be issued under **Township authority** and paid to **Jefferson Township**.

## **20.08 – Excessive Noise and Engine Braking Restrictions**

### **20.08.01 Purpose**

This section is adopted to reduce noise pollution, preserve residential peace, and ensure the safe operation of vehicles on Township roads. Excessive engine noise is disruptive to public health, welfare, and the enjoyment of private and public property.

### **20.08.02 Prohibited Activities**

It shall be a violation of this section for any person operating a motor vehicle within Jefferson Township to:

- A. Operate a vehicle with an excessively loud or modified exhaust system**, including straight pipes or muffler-delete systems, in a manner that causes unnecessary or unusual noise;
- B. Play music, alarms, or audio systems from a vehicle at a volume plainly audible more than 75 feet** from the vehicle while stopped, parked, or traveling on public roads or rights-of-way;
- C. Use engine compression braking systems ("Jake Brakes") on any Township road except in emergency situations** or where permitted by signage.

### **20.08.03 Presumption of Violation**

- A vehicle producing **sharp, repeated popping or roaring sounds**, or
- A driver using an engine brake while approaching a stop sign or speed zone, or
- A stereo system plainly audible from adjacent properties, homes, or sidewalks

...shall constitute **prima facie evidence** of a violation.

### **20.08.04 Exceptions**

This section shall not apply to:

- Authorized emergency vehicles using sirens or horns in the performance of duty;
- Vehicles involved in emergency braking to avoid collision;
- Agricultural equipment operating legally under ORC 4511.215.

### **20.08.05 Enforcement and Penalties**

- **First Offense:** \$100
- **Second Offense** (within 12 months): \$250
- **Third or More:** \$500 + possible referral to court

Violations may be cited by Township-authorized officers or Montgomery County Sheriff's Deputies.

### **20.08.06 Posting**

Signs stating "**ENGINE BRAKING PROHIBITED**" shall be installed at appropriate Township entry points. Signage shall be sufficient notice for purposes of enforcement.

## **20.09 – Unauthorized Signage and Pavement Markings**

### **20.09.01 Purpose**

This section ensures that all signage and markings within Jefferson Township rights-of-way (ROW) maintain safety, visibility, and aesthetic standards. Unauthorized signs, paint, stickers, or physical obstructions create confusion, visual clutter, and interfere with traffic flow and emergency response.

### **20.09.02 Prohibited Activities**

It shall be unlawful for any person, business, or organization to:

- A. Erect, post, or place any sign, flyer, or banner** on public utility poles, stop signs, streetlights, fences, or trees located in the public right-of-way without written Township permission;
- B. Paint or apply markings on any curb, sidewalk, or pavement** in a public ROW without written authorization from the Township;
- C. Use balloons, flags, or banners** tied to ROW structures (e.g., signs, hydrants, trees) for promotional or private purposes;
- D. Leave yard sale, lost pet, or political signs** in the ROW more than **48 hours after the event or election has concluded.**

### **20.09.03 Immediate Removal**

The Township may remove any unauthorized signs or markings without notice. Property owners, residents, or businesses responsible may be billed for:

- Sign removal labor,
- Damage repair to poles, trees, or signs,
- Traffic obstruction fines if safety is impacted.

### **20.09.04 Civil Penalties**

| <b>Violation Type</b>               | <b>Penalty</b>            |
|-------------------------------------|---------------------------|
| Unauthorized sign in ROW            | \$100                     |
| Unauthorized pavement/curb painting | \$250 + restoration costs |
| Repeat offenses (within 12 months)  | \$500 per violation       |

Each separate item posted or marked shall constitute an individual violation.



## 20.09.05 Permitted Exceptions

The following are not violations:

- Temporary signage placed by the Township or public utility companies,
- Event signage authorized under Township-issued permits,
- Signs installed by emergency responders, County Engineers, or ODOT.

## 20.10 – Utility Access and Drainage Obstruction

### 20.11.01 Purpose

This section is enacted to preserve public infrastructure by preventing individuals from blocking access to critical utilities or interfering with drainage systems. Obstructions delay emergency repairs, cause flooding, and damage roads and private property.

### 20.10.02 Prohibited Activities

No person shall, without written Township permission:

**A. Park, place, or store any vehicle, dumpster, container, or material over or within 10 feet of:**

- Manhole covers
- Storm drains or inlets
- Culverts or ditches
- Water valves or shutoff points
- Utility access panels

**B. Block or fill any ditch, swale, or culvert in a Township ROW with soil, leaves, landscaping, snow, debris, or construction materials in a way that prevents drainage.**

**C. Redirect water flow or alter roadside grading in a way that causes pooling, flooding, or shoulder erosion on public land or a neighbor's property.**

### 20.10.03 Civil Penalties

| Violation Type                             | Penalty                               |
|--|---------------------------------------|
| Obstructing utility access or storm drains | \$150                                 |
| Deliberate filling/blocking of ditch       | \$250 + full cost of Township cleanup |
| Repeat or willful offense                  | \$500 per violation + lienable costs  |

Each day an obstruction exists is a separate violation.

#### **20.10.04 Township Right to Abate**

The Township may remove or clear any obstruction that:

- Creates a hazard,
- Blocks emergency or utility work, or
- Interferes with drainage or safety.

Abatement costs will be billed to the responsible party or certified as a lien under ORC §505.87.

### **20.11 – Non-Street Legal Vehicle Restrictions**

#### **20.12.01 Purpose**

This section is adopted to promote roadway safety, reduce nuisance behavior, and protect pedestrians by prohibiting the use of unlicensed or unsafe vehicles on public roads and Township rights-of-way.

#### **20.11.02 Definitions**

- **Non-Street Legal Vehicle** includes but is not limited to:
  - ATVs, mini-bikes, dirt bikes, go-karts, motorized scooters (not ADA devices), golf carts (unless licensed under ORC), and any vehicle not registered with the BMV for on-road use.

#### **20.11.03 Prohibited Activities**

No person shall:

**A. Operate any non-street legal vehicle** on Township streets, sidewalks, shoulders, trails, ditches, or parks, whether paved or unpaved;

**B. Permit a child under 16 years of age** to operate a non-street legal vehicle in the right-of-way or in any public space;

**C. Use any vehicle lacking required lights, plates, or safety features** as defined under ORC §4511.01 et seq. on public roads within the Township.

#### **20.11.04 Exceptions**

This section does not apply to:

- Emergency vehicles or Township-authorized maintenance equipment,
- ADA-compliant personal mobility devices,
- Farm equipment lawfully operating under ORC §4511.215,

- Golf carts licensed by the BMV and inspected by the County Sheriff in accordance with state law.

### 20.11.05 Civil Penalties and Enforcement

| Violation Type                    | Penalty   |
|-----------------------------------|---|
| First offense                     | \$100   |
| Second offense (within 12 months) | \$250   |
| Third or more                     | \$500 per offense + impoundment (if applicable) |

Vehicles may be impounded or towed at the owner's expense. Repeat violations may be referred for criminal prosecution.

### 20.12 – Block Party Regulations and Traffic Control Permits

Neighborhood block parties within Jefferson Township are regulated by **Resolution 25-075**, which outlines the permitting process, street closure protocols, resident notification requirements, and enforcement measures.

Key provisions include:

- A mandatory permit with a \$150 fee,
- Four-week advance application submission,
- Zoning eligibility restrictions (permitted in residential districts only),
- Emergency access requirements,
- Required compliance with the Township Noise Ordinance (Resolution 23-024), and
- Clear enforcement powers for the Montgomery County Sheriff's Office.

All residents intending to hold a block party on any public street must follow the process and criteria detailed in **Resolution 25-075**, which is incorporated by reference into this Code.

Violation of the block party permit process or hosting a non-permitted event may result in:

- **Civil fines up to \$500,**
- **Revocation of the event, and**
- **Ineligibility for future permits.**

### 20.13 Appeals

Cited individuals may submit a written appeal within **ten (10) business days**. Appeals will be reviewed by the Township Administrator. A further appeal may be requested before the Board of Trustees.

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-078**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DECLARES THE PROPERTY SITUATED AT 6801 DAYTON-LIBERTY ROAD, DAYTON, OHIO 45417, PARCEL ID G27 18221 0015, INSECURE AND UNSAFE IN ACCORDANCE WITH OHIO REVISED CODE SECTION 505.86 AND SCHEDULING A PUBLIC HEARING TO DETERMINE WHETHER THIS DANGEROUS PROPERTY SHOULD BE SECURED, REPAIRED, OR DEMOLISHED AND REMOVED.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025, at 12:00 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 ( )

*Assent*

**WITNESSETH**

**WHEREAS**, the Jefferson Township Board of Trustees have received numerous complaints of abandoned, structurally defective, and unsecured structures in the Township; and

**WHEREAS**, the Jefferson Township Board of Trustees finds that abandoned, structurally defective, and unsecured structures within Jefferson Township are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

**WHEREAS**, the Jefferson Township Board of Trustees has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and unsecured structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

**WHEREAS**, Ohio Revised Code Section 505.86(B) authorizes the Jefferson Township Board of Trustees to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or building or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

Resolution 25-078

Page 1 of 3

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-078**

WHEREAS, the Jefferson Township Fire Chief Gregory Wilcox, as a Fire Code Official for the Township, has inspected the property located at 6801 Dayton-Liberty Road, Dayton, Ohio 45417, Parcel ID G27 18221 0015, and has determined that this property is in violation of Ohio Fire Code, (J) Section 110 "Unsafe Buildings," as evidenced by his inspection report attached hereto as Exhibit A and photographs of the property attached hereto as Exhibit B.

**NOW THEREFORE BE IT RESOLVED**, The Jefferson Township Board of Trustees, Montgomery County Ohio:

**SECTION 1:** The property situated at **6801 Dayton-Liberty Road, Dayton, Ohio 45417, Auditor's Parcel Number: G27 18221 0015** is hereby declared insecure, unsafe, dangerous to life and health, and unfit for human habitation.

**SECTION 2:** A public hearing will be conducted on the 1<sup>st</sup> day of July, 2025, at 7:00 p.m. before the Jefferson Township Board of Trustees to determine whether the Township will require the securance, repair or demolition and removal of the dangerous, unsafe Property identified herein. At the public hearing, the Board will take evidence, under oath, as to the Jefferson Township Fire Department's inspection findings and report, the condition of the Property, and any other evidence presented by any Property owner, lienholder, or other interested parties with standing. The Zoning Coordinator is hereby directed to send notice of this public hearing to the Property owner(s), lienholders of record, if any, and all other interested parties with standing.

**SECTION 3:** After the public hearing, the Board will memorialize its decision, order, and intentions concerning this Property by formal Resolution.

**SECTION 4:** It is hereby found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**BE IT FURTHER RESOLVED** that this Resolution shall be in full force and effect immediately upon its adoption.

**The vote was as follows:**

**Oscar Young**  
☒ Yes    ☐ No    ☐ Abstain

**Sheila Back**  
☒ Yes    ☐ No    ☐ Abstain

**M. Michael McLaughlin**  
Yes    No    Abstain

*Absent*

Resolution 25-078

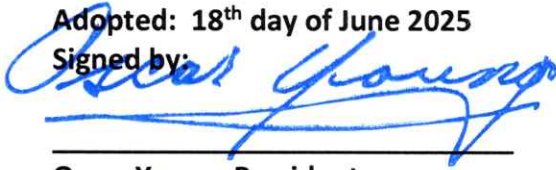
Page 2 of 3



**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-078**

Adopted: 18<sup>th</sup> day of June 2025

Signed by:



Oscar Young, President



Sheila Back, Vice President

M. Michael McLaughlin, Trustee *ABS*



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 5<sup>th</sup>, 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 5<sup>th</sup>, 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:

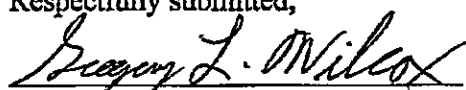
- ☒ The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- ☐ The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- ☐ The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- ☒ The Property has the following unsafe conditions in violation 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.

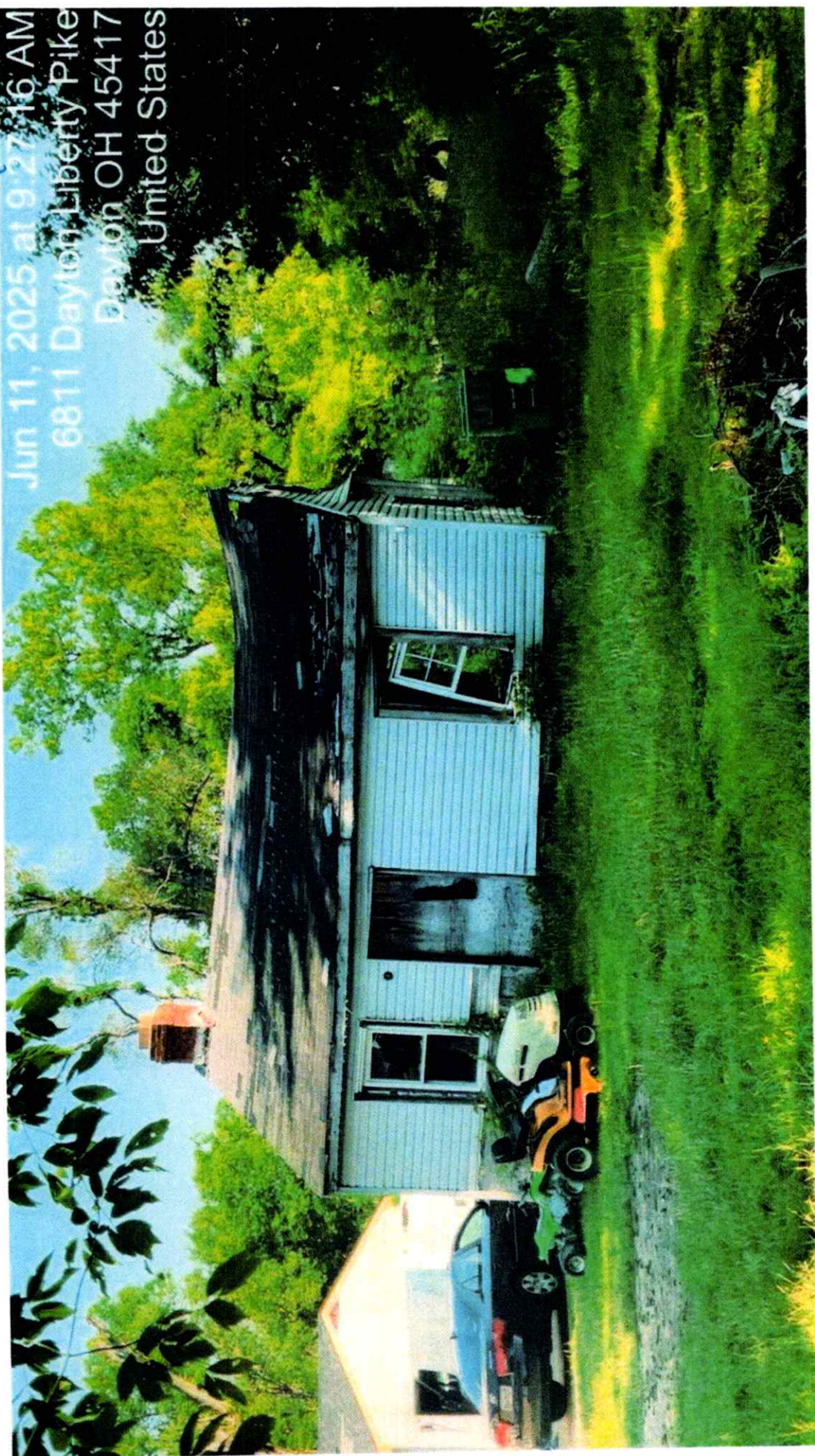
**(i)** If the fire code official finds an unsafe condition as described in this paragraph that is especially liable to fire or endangers life or other buildings or property, such fire code official shall issue a citation and order that the responsible person take all necessary remedial actions as required 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.

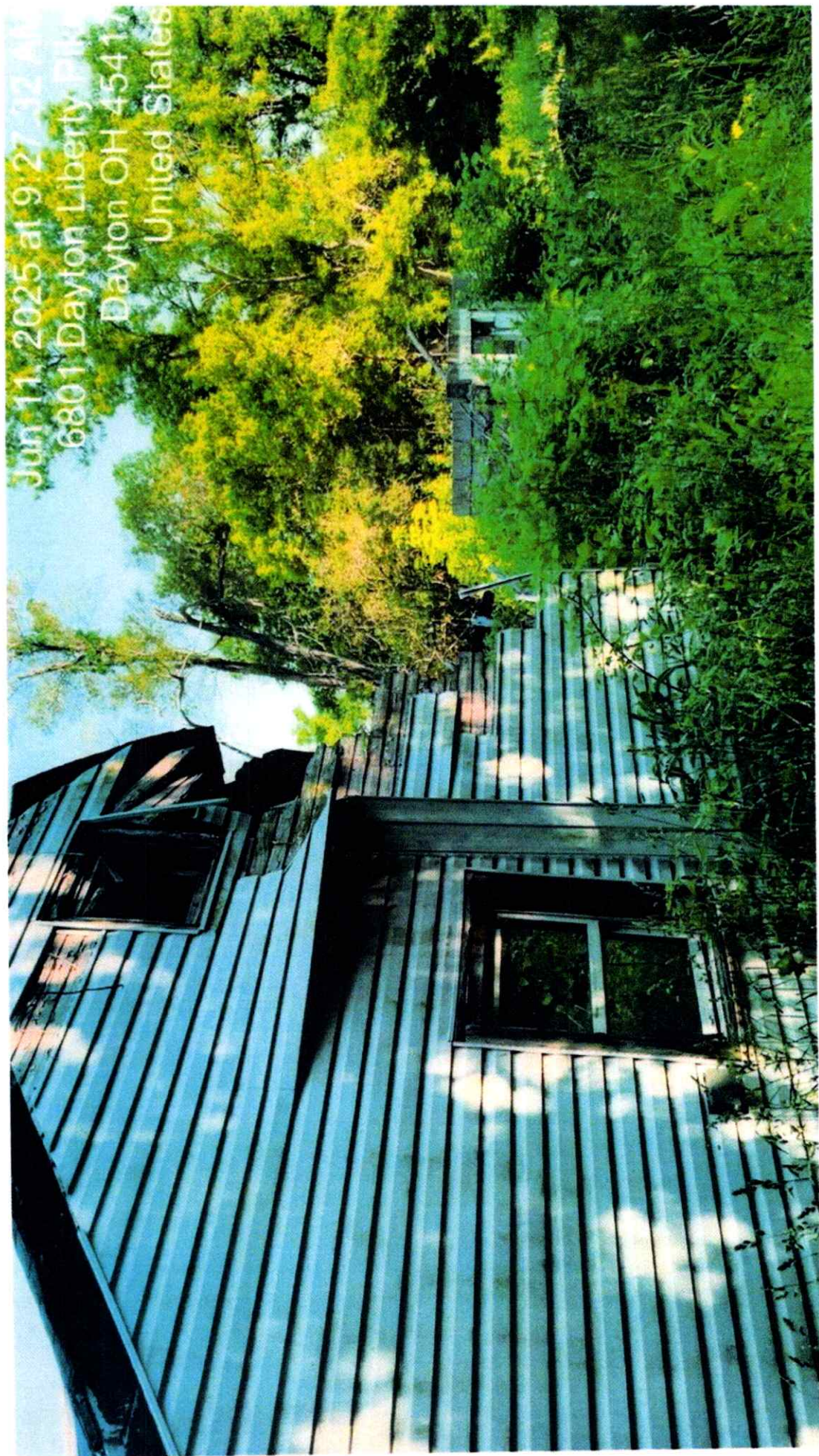
6801  
Day / Lib

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



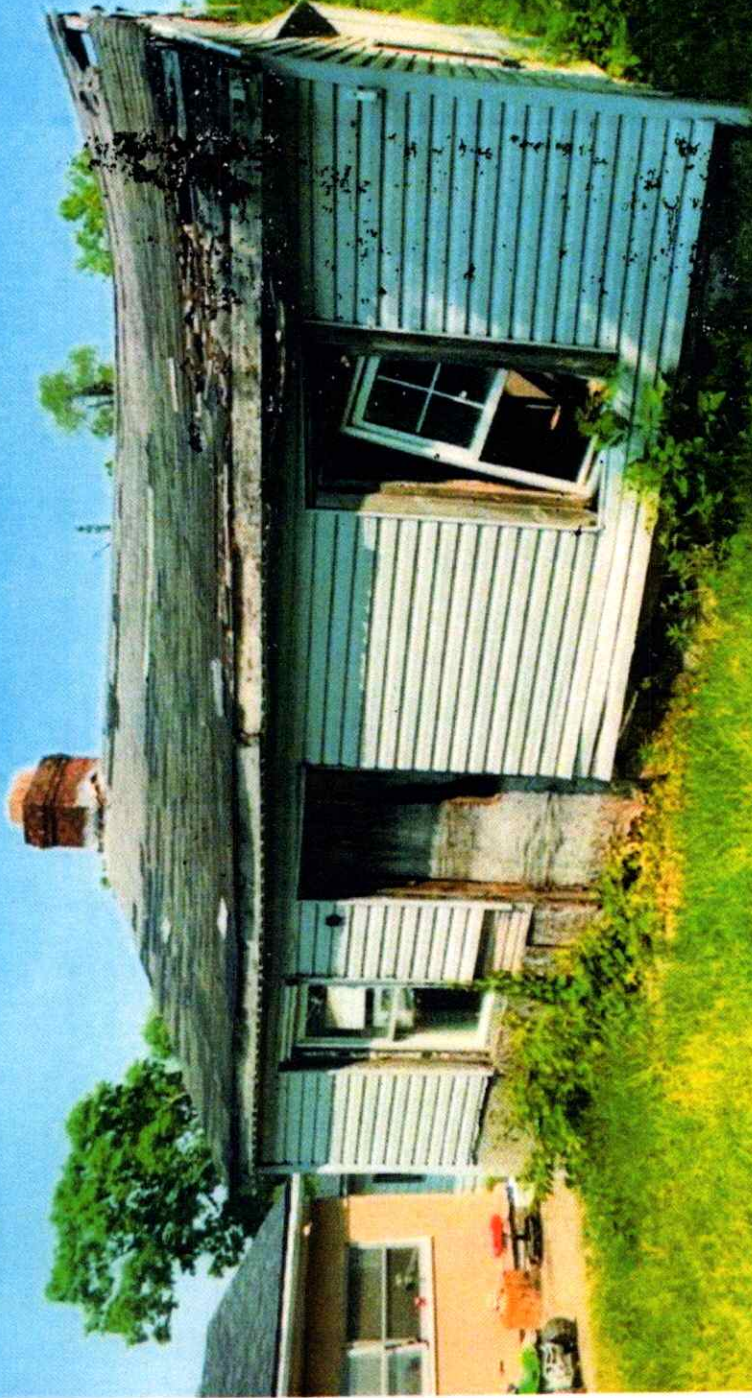


Jun 11, 2025 at 9:27:43 AM  
6801 Dayton Liberty Pike  
Dayton OH 45417  
United States



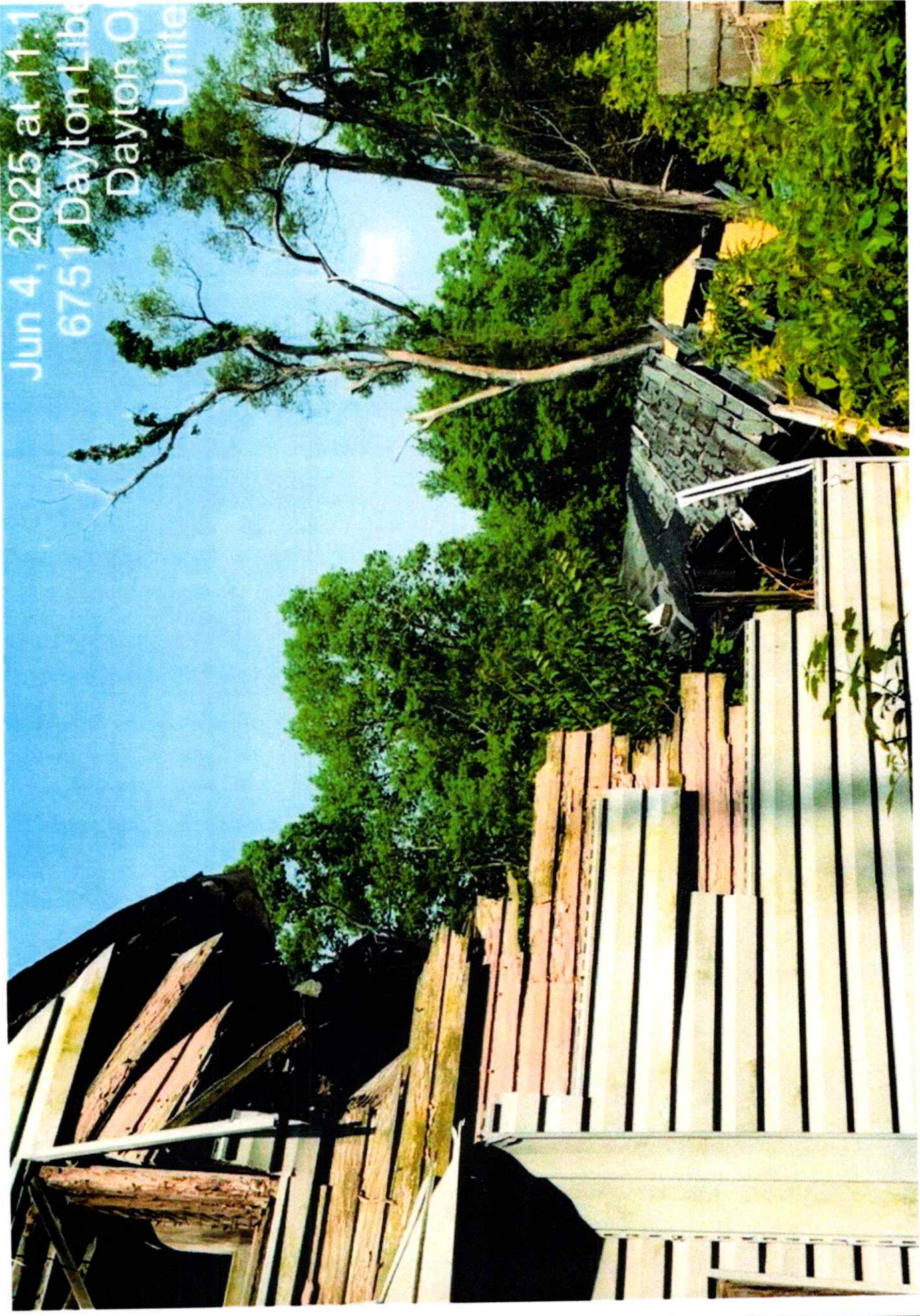


Jun 4, 2025 at 11:0  
6801 Dayton Lib  
Dayton O  
Unite



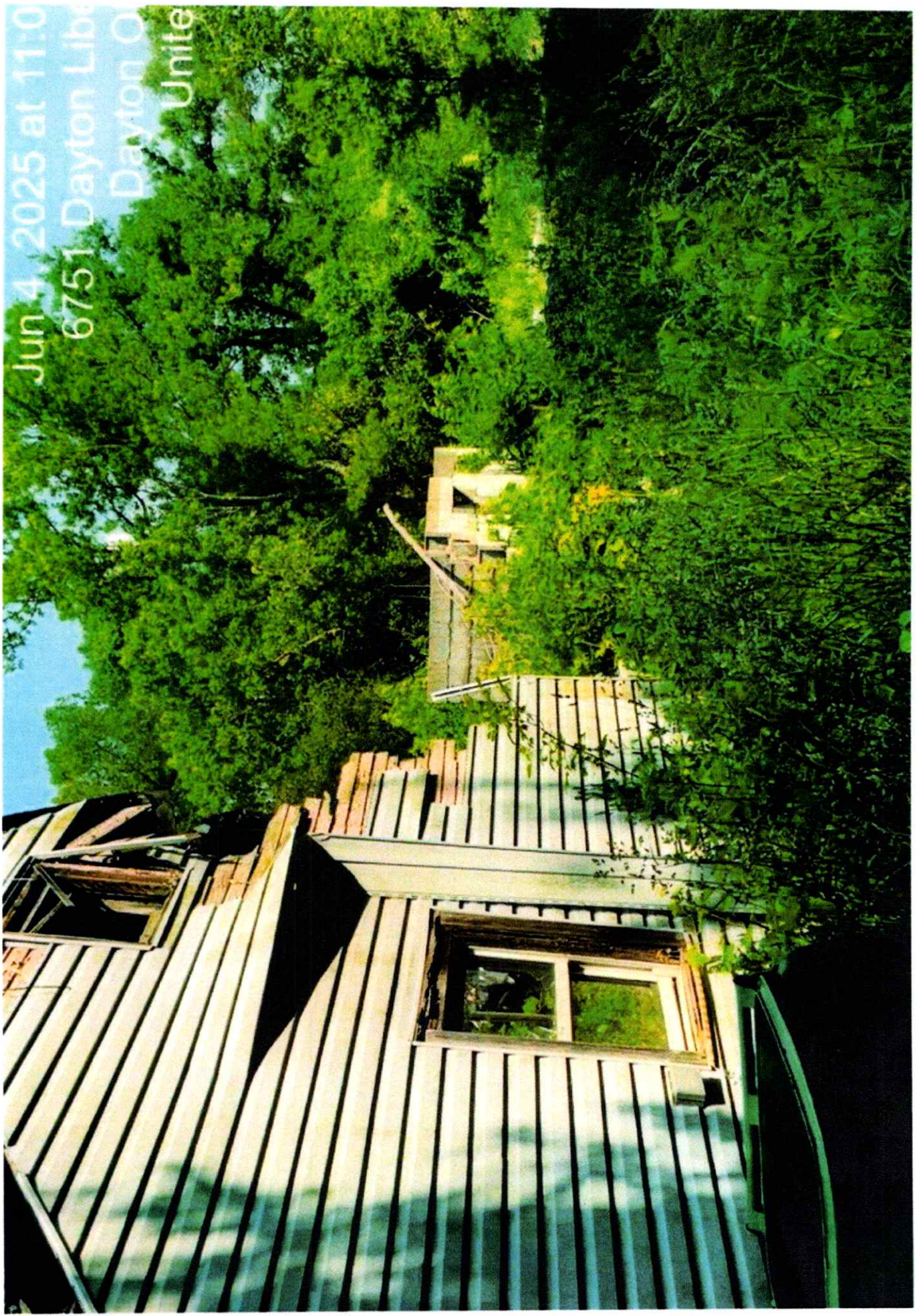


Jun 4, 2025 at 11:11  
6751 Dayton Lib  
Dayton O  
Unit





Jun 4, 2025 at 11:0  
6751 Dayton Lib  
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<br>Reason for failure: Violations |                 |
| 01/15/2025, 10:02 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 02/05/2025, 8:22 AM  | Larry Minnifield | Failed<br>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](mailto: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

### 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

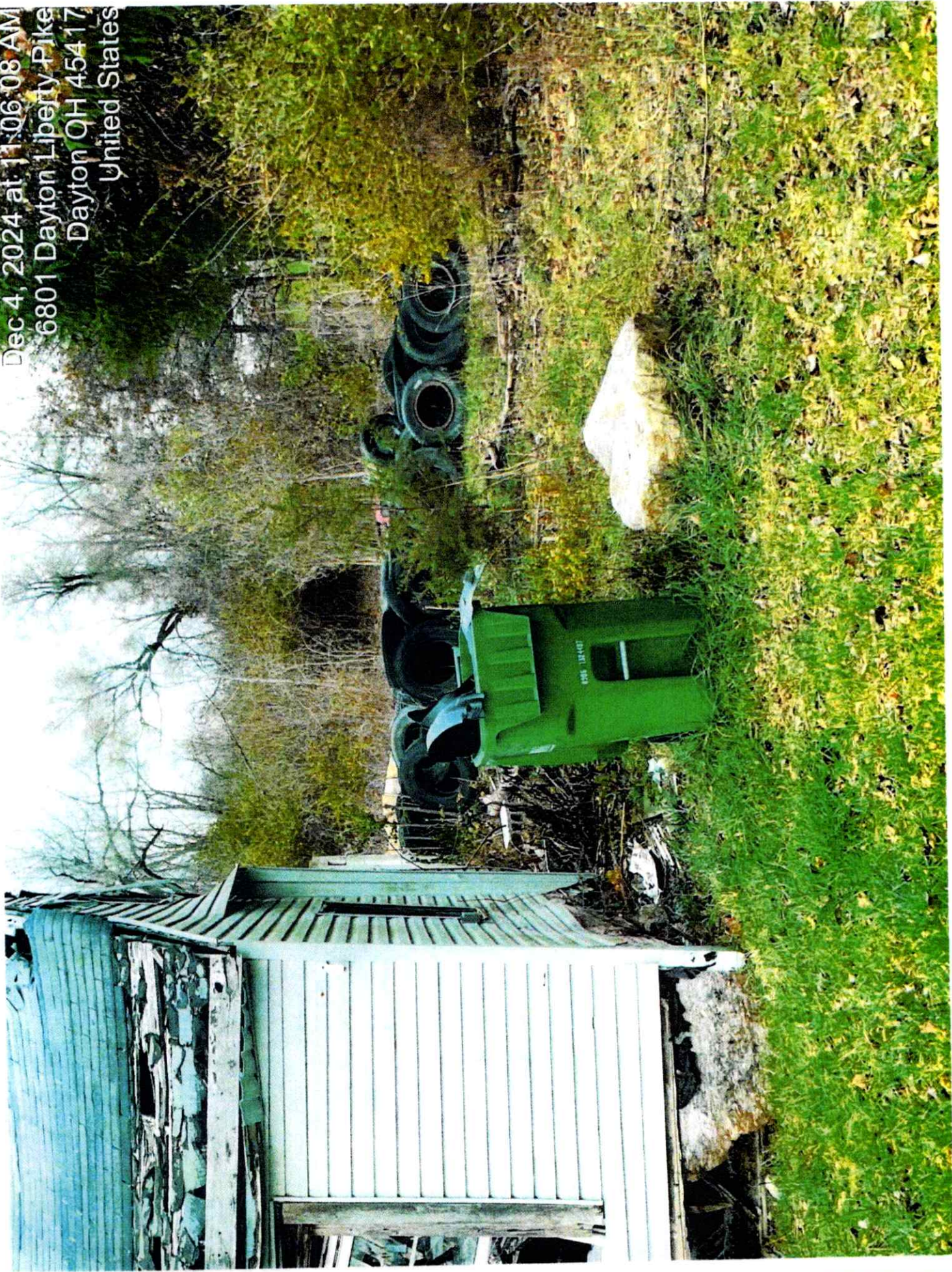
Sincerely,

Administrative Staff

Development & Compliance Department



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







## Invoice

### Workspace of the bill

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

### Invoice details

Invoice # CE-2025-01-14-1  
Project phase Additional bill

Player

| 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.

**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](mailto: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.



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<br>Reason for failure: Violations |                 |
| 01/15/2025, 10:02 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 02/05/2025, 8:22 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 02/05/2025, 8:23 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |

### Photos



01/15/2025 11:20 AM



02/05/2025 8:23 AM



Feb 4, 2025 at 11:10:37 AM  
6895 Dayton Highway Pike  
Dayton OH 45417  
United States



04/03/2025 9:22 AM



04/03/2025 14:02 AM  
Liberty Pike  
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

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

Payer

### Invoice details

Invoice # 2025-04-03-1

Project phase Additional bill

| Item                              | Notes | Refundable | Quantity | Unit price | Item total |
|-----------------------------------|-------|------------|----------|------------|------------|
| Code Enforcement<br>Final Offense |       | No         | 1.0      | \$500.00   | \$500.00   |
| AMOUNT DUE                        |       |            |          |            | \$500.00   |

**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](mailto: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.





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<br>Reason for failure: Violations |                 |
| 01/15/2025, 10:02 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 02/05/2025, 8:22 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 02/05/2025, 8:23 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 04/16/2025, 10:22 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |

### Photos



01/15/2025 11:20 AM



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



04/16/2025 10:14:02 AM  
Liberty Pike  
Dayton OH 45417  
United States



## NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 04/16/2025

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 # 2025-04-16-3

Project phase Additional bill

### Payer

| Item                              | Notes | Refundable | Quantity | Unit price | Item total |
|-----------------------------------|-------|------------|----------|------------|------------|
| Code Enforcement<br>Final Offense |       | No         | 1.0      | \$500.00   | \$500.00   |
| AMOUNT DUE                        |       |            |          |            | \$500.00   |

**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](mailto: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.



### **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 3<sup>rd</sup>, 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](mailto:lminnifield@jeffersontwp.net)  
[www.jeffersontwp.net](http://www.jeffersontwp.net)

1 Business Park Drive, Dayton, Ohio 45417-8403 1937.262.35911 Fax: 937.262.35991 [www.jeffersontwp.net](http://www.jeffersontwp.net)

**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-079**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DECLARES THE PROPERTY SITUATED AT 1645 S UNION, DAYTON, OHIO 45417, PARCEL ID G27 01610 0016, INSECURE AND UNSAFE IN ACCORDANCE WITH OHIO REVISED CODE SECTION 505.86 AND SCHEDULING A PUBLIC HEARING TO DETERMINE WHETHER THIS DANGEROUS PROPERTY SHOULD BE SECURED, REPAIRED, OR DEMOLISHED AND REMOVED.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025, at 12:00 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 (X)

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

**WITNESSETH**

**WHEREAS**, the Jefferson Township Board of Trustees have received numerous complaints of abandoned, structurally defective, and unsecured structures in the Township; and

**WHEREAS**, the Jefferson Township Board of Trustees finds that abandoned, structurally defective, and unsecured structures within Jefferson Township are unsafe, unsightly, detrimental to surrounding property values, and are detrimental to the health, safety, and public welfare of the community; and

**WHEREAS**, the Jefferson Township Board of Trustees has determined that it is the policy of the Township to secure, repair, or demolish and remove structurally defective and unsecured structures in the Township pursuant to Ohio Revised Code Section 505.86 to protect and promote the public health, safety, and welfare; and

**WHEREAS**, Ohio Revised Code Section 505.86(B) authorizes the Jefferson Township Board of Trustees to provide for the removal, repair, or securance of buildings or other structures in the Township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the Township or by the county building department or other authority responsible under Chapter 3781 of the Ohio Revised Code for the enforcement of building regulations or the performance of building inspections in the Township, or building or other structures that have been declared to be in a condition that is dangerous to life or health, or unfit for human habitation by the county board of health; and

Resolution 25-079

Page 1 of 3



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-079**

WHEREAS, the Jefferson Township Fire Chief Gregory Wilcox, as a Fire Code Official for the Township, has inspected the property located at 1654 S. Union Road, Dayton, Ohio 45417, Parcel ID G27 01610 0016, and has determined that this property is in violation of Ohio Fire Code, (J) Section 110 "Unsafe Buildings," as evidenced by his inspection report attached hereto as Exhibit A and photographs of the property attached hereto as Exhibit B.

**NOW THEREFORE BE IT RESOLVED,** The Jefferson Township Board of Trustees, Montgomery County Ohio:

**SECTION 1:** The property situated at **1654 S UNION ROAD, JEFFERSON TOWNSHIP, OH 45417, Auditor's Parcel Number: G27 01610 0016** is hereby declared insecure, unsafe, dangerous to life and health, and unfit for human habitation.

**SECTION 2:** A public hearing will be conducted on the on the 1<sup>st</sup> day of July, 2025, at 7:00 p.m. before the Jefferson Township Board of Trustees to determine whether the Township will require the securance, repair or demolition and removal of the dangerous, unsafe Property identified herein. At the public hearing, the Board will take evidence, under oath, as to the Jefferson Township Fire Department's inspection findings and report, the condition of the Property, and any other evidence presented by any Property owner, lienholder, or other interested parties with standing. The Zoning Coordinator is hereby directed to send notice of this public hearing to the Property owner(s), lienholders of record, if any, and all other interested parties with standing.

**SECTION 3:** After the public hearing, the Board will memorialize its decision, order, and intentions concerning this Property by formal Resolution.

**SECTION 4:** It is hereby found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**BE IT FURTHER RESOLVED** that this Resolution shall be in full force and effect immediately upon its adoption.

**The vote was as follows:**

**Oscar Young**  
Yes      No      Abstain

**Sheila Back**  
Yes      No      Abstain

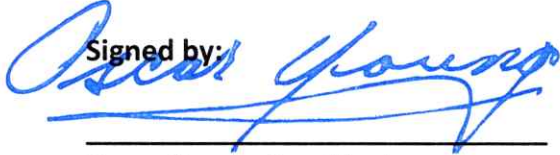
**M. Michael McLaughlin** *Absent*  
Yes      No      Abstain

Resolution 25-079

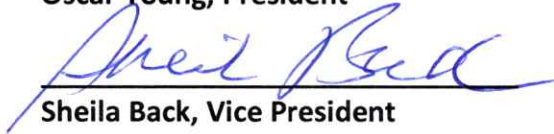
**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-079**

Adopted: 18<sup>th</sup> day of June 2025

Signed by:



Oscar Young, President



Sheila Back, Vice President

\_\_\_\_\_  
M. Michael McLaughlin, Trustee

*Absent*

*Absent*



Attest to Trustees Signatures:

Charlene Chattams, Fiscal Officer





## OFFICIAL NOTICE

Montgomery County Animal Services  
1111 Washington Street  
Silver Spring, MD 20910

Phone: 301-251-2500  
Fax: 301-251-2501  
www.montgomerycountymd.gov/animal

Case # 11-39 Date 11-39 Address P33-12449  
City Union Rd State MD Zip 20847  
Animal # 12449 Breed Labrador

I am advised that an Animal Care & Control Officer was here at the above date and time in relation to the following:

☒ Complaint of owner or resident of the address ☐ Complaint of neighbor or passerby ☐ Complaint of other party

The following issues require your attention and may constitute violations of the Code of Montgomery County:

☒ Complaint of owner or resident of the address for any dog license that is not in compliance with the Code of Montgomery County.

☐ Complaint of neighbor or passerby for any dog license that is not in compliance with the Code of Montgomery County.

☐ Complaint of neighbor or passerby for any dog license that is not in compliance with the Code of Montgomery County.

☐ Complaint of neighbor or passerby for any dog license that is not in compliance with the Code of Montgomery County.

☐ Complaint of neighbor or passerby for any dog license that is not in compliance with the Code of Montgomery County.

☒ Complaint of neighbor or passerby for any dog license that is not in compliance with the Code of Montgomery County.

Animal identification (ID) is required.

Owner: John no food or water for animals

| Dog/Cat/Other | Breed | Description of animal(s) |       |      |           |
|---------------|-------|--------------------------|-------|------|-----------|
|               |       | Sex                      | Color | Neck | Animal ID |
| D/C/O         |       |                          |       |      |           |
| D/C/O         |       |                          |       |      |           |
| D/C/O         |       |                          |       |      |           |

Special Information / Recommendations:

Please call me back in regards to this notice.

CALL OR EMAIL THE OFFICE REGARDING THIS NOTICE. IF A VIOLATION IS CONFIRMED, YOU WILL BE REQUIRED TO APPEAR IN COURT AND PAY A FINE. IF YOU DO NOT APPEAR IN COURT, YOU WILL BE REQUIRED TO APPEAR IN COURT AND PAY A FINE.

Animal Care & Control Officer

074

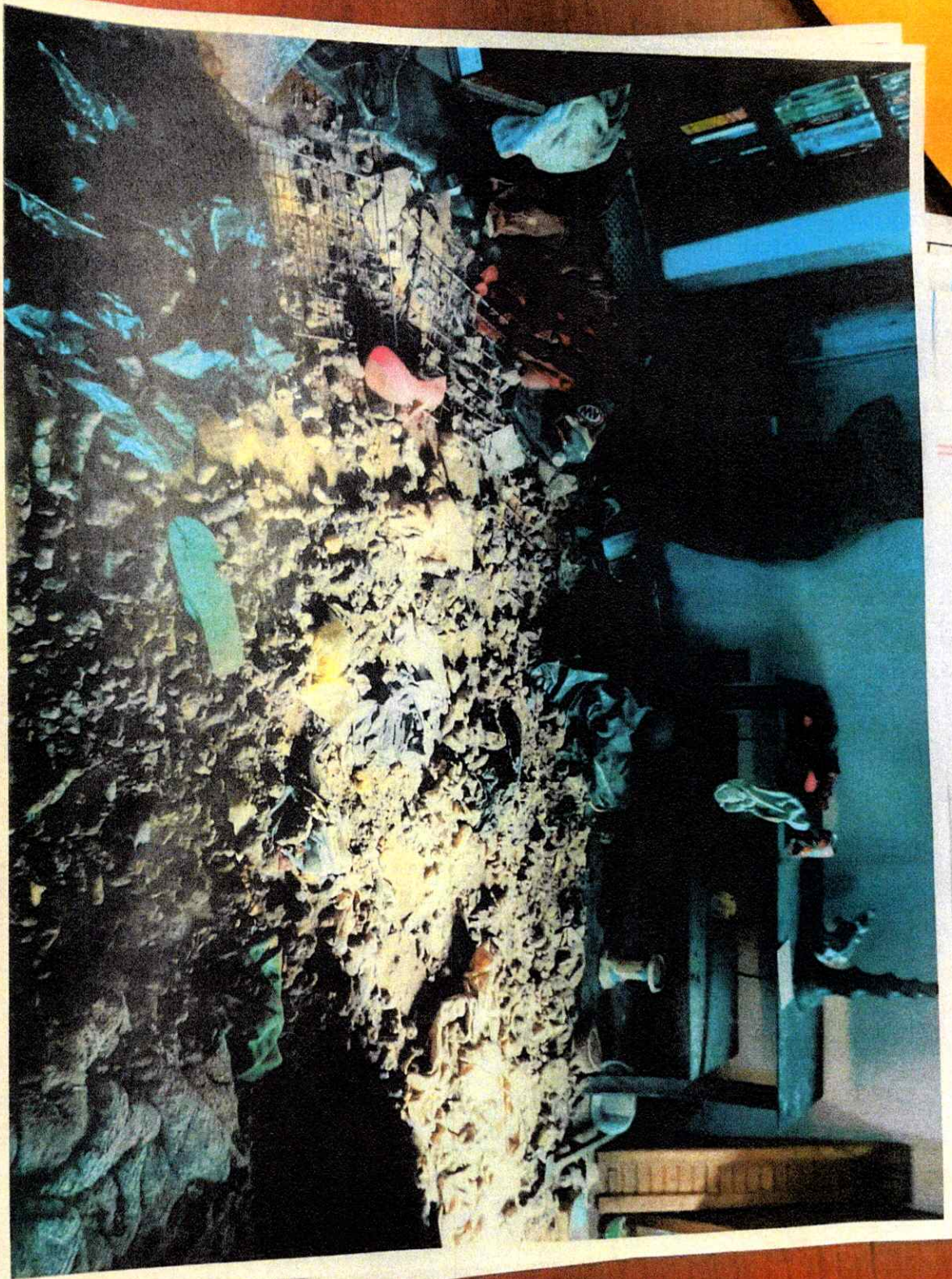
11-39

NOTICE

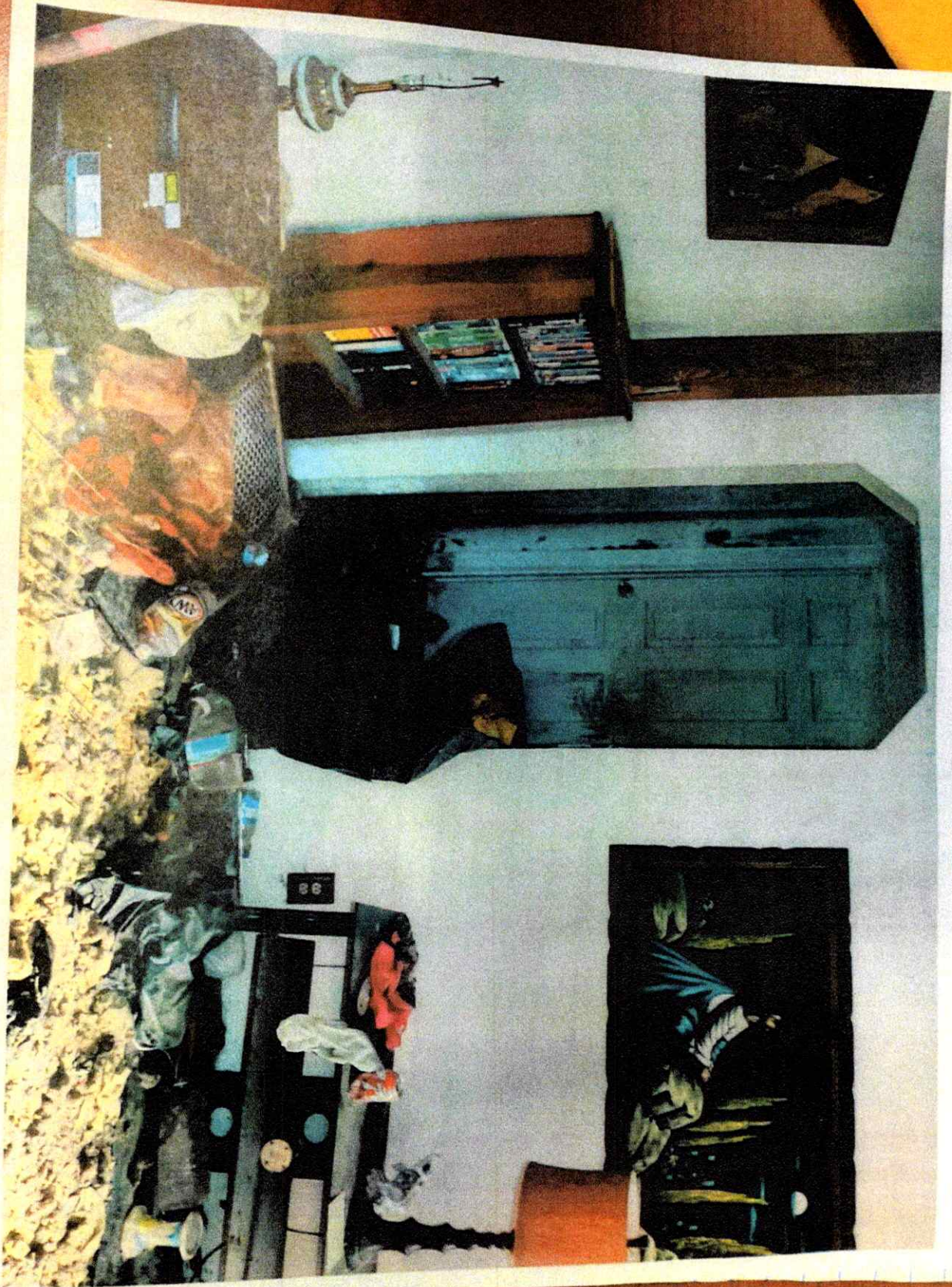
11-39

PEPPER SPRAY  
NON-FLAMMABLE NON-TOXIC













# JEFFERSON TOWNSHIP

---

## JEFFERSON TOWNSHIP FIRE DEPARTMENT

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

March 6<sup>th</sup>, 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 6<sup>th</sup>, 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<br>Reason for failure: Violations |                 |
| 02/14/2025, 9:44 AM  | Larry Minnifield | Failed<br>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

### 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 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   |

**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](mailto: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.





## 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<br>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:

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<br>Reason for failure: Violations |                 |
| 02/14/2025, 9:44 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 03/20/2025, 1:35 PM  | Larry Minnifield | Failed<br>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





## 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:

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





## 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

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 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-2025-01-24-2  
Project phase Additional bill

### 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.

**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](mailto: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.





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

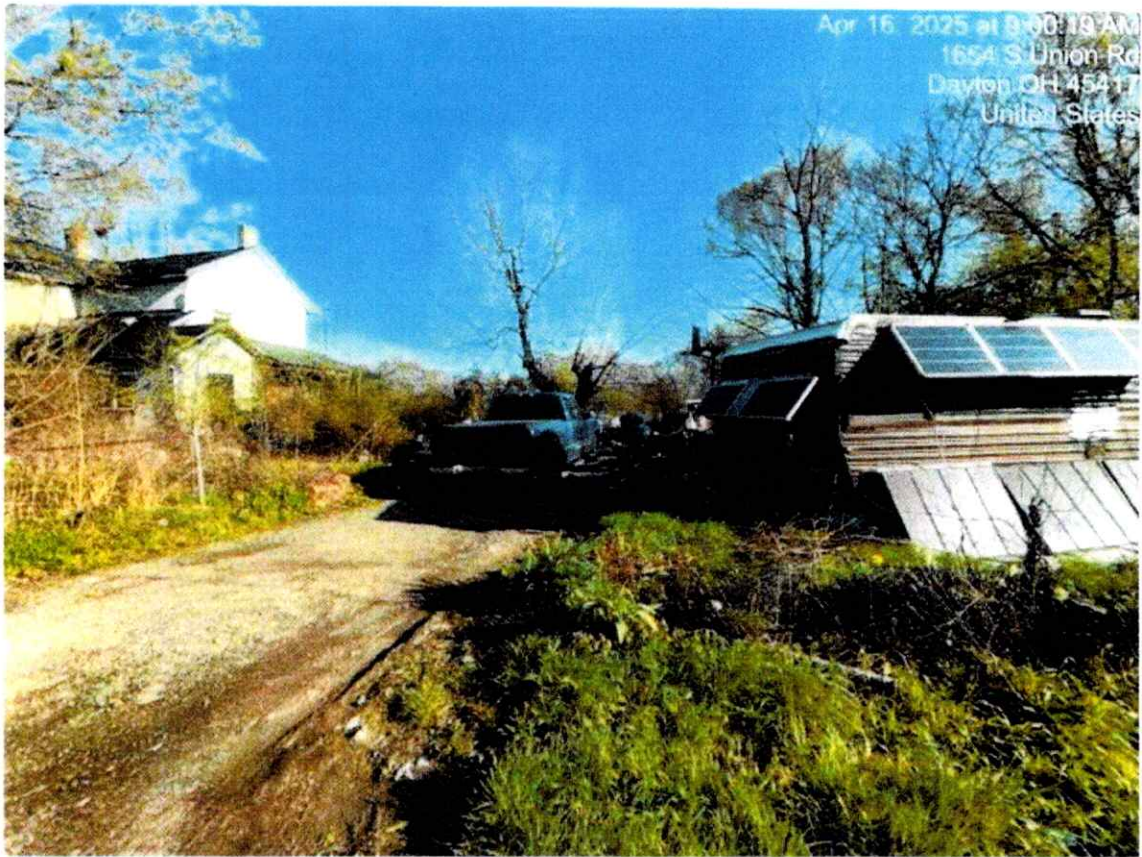


03/20/2025 2:19 PM

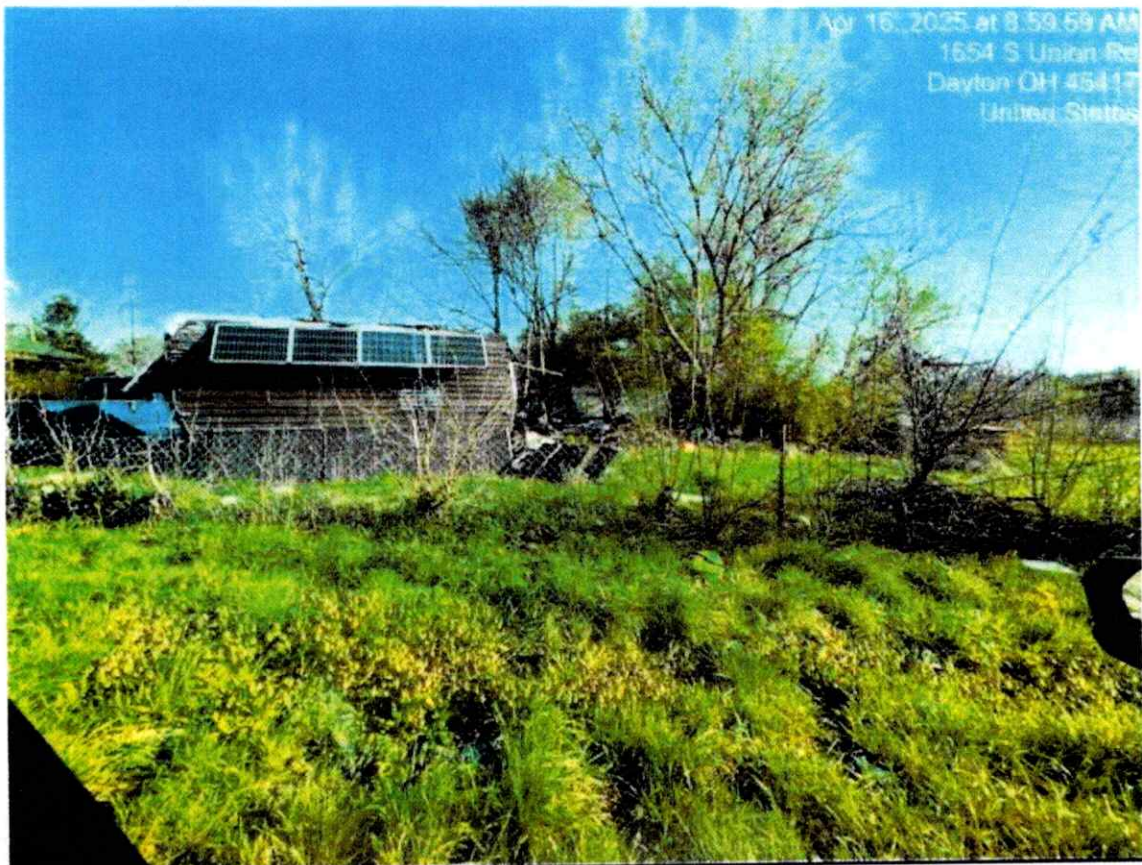




04/16/2025 9:56 AM



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 3<sup>rd</sup>, 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.

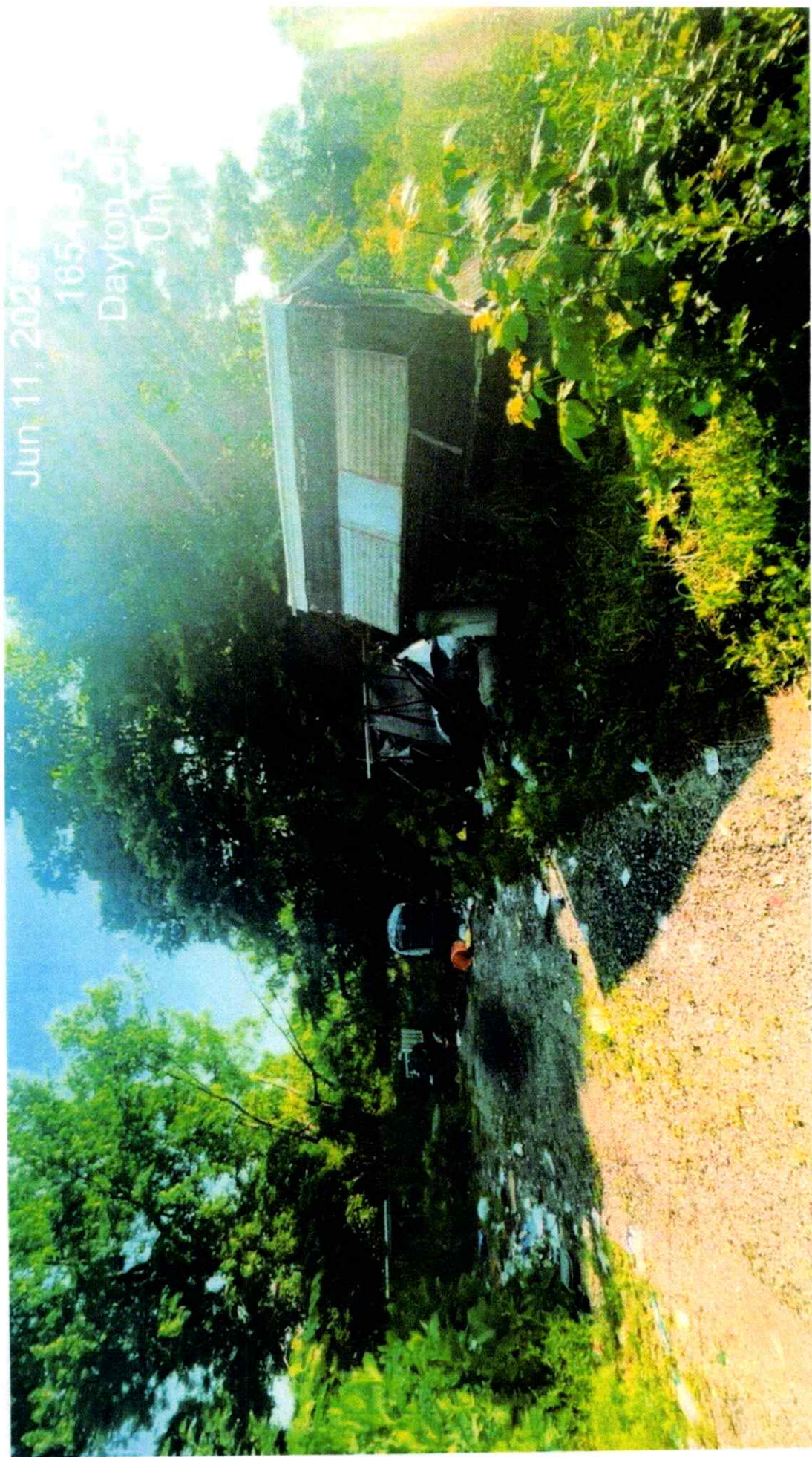
Sincerely,

Larry Minnifield  
Jefferson Township  
1 Business Park  
Dayton, Ohio 45417-8014  
Office 937.262.3591 ext. 108  
Fax 937.835.7167  
[lminnifield@jeffersontwp.net](mailto:lminnifield@jeffersontwp.net)  
[www.jeffersontwp.net](http://www.jeffersontwp.net)

1 Business Park Drive, Dayton, Ohio 45417-8403 1937.262.3591 Fax: 937.262.35991 [www.jeffersontwp.net](http://www.jeffersontwp.net)



1654 S. Union



Jun 11, 2025

1654 S. Union

Dayton, OH

Union

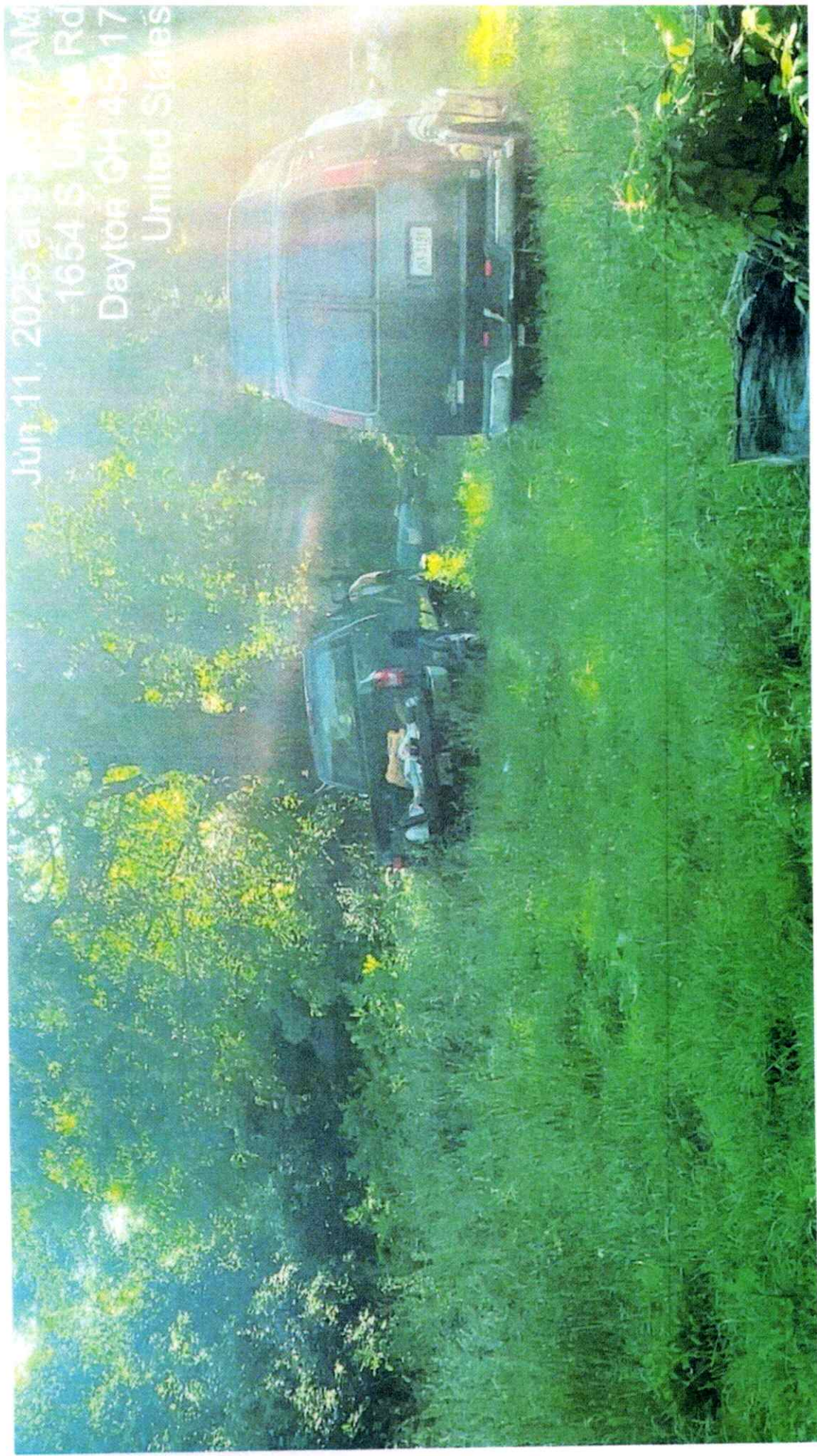




Jun 11 2011 11:11 AM  
5417  
United States

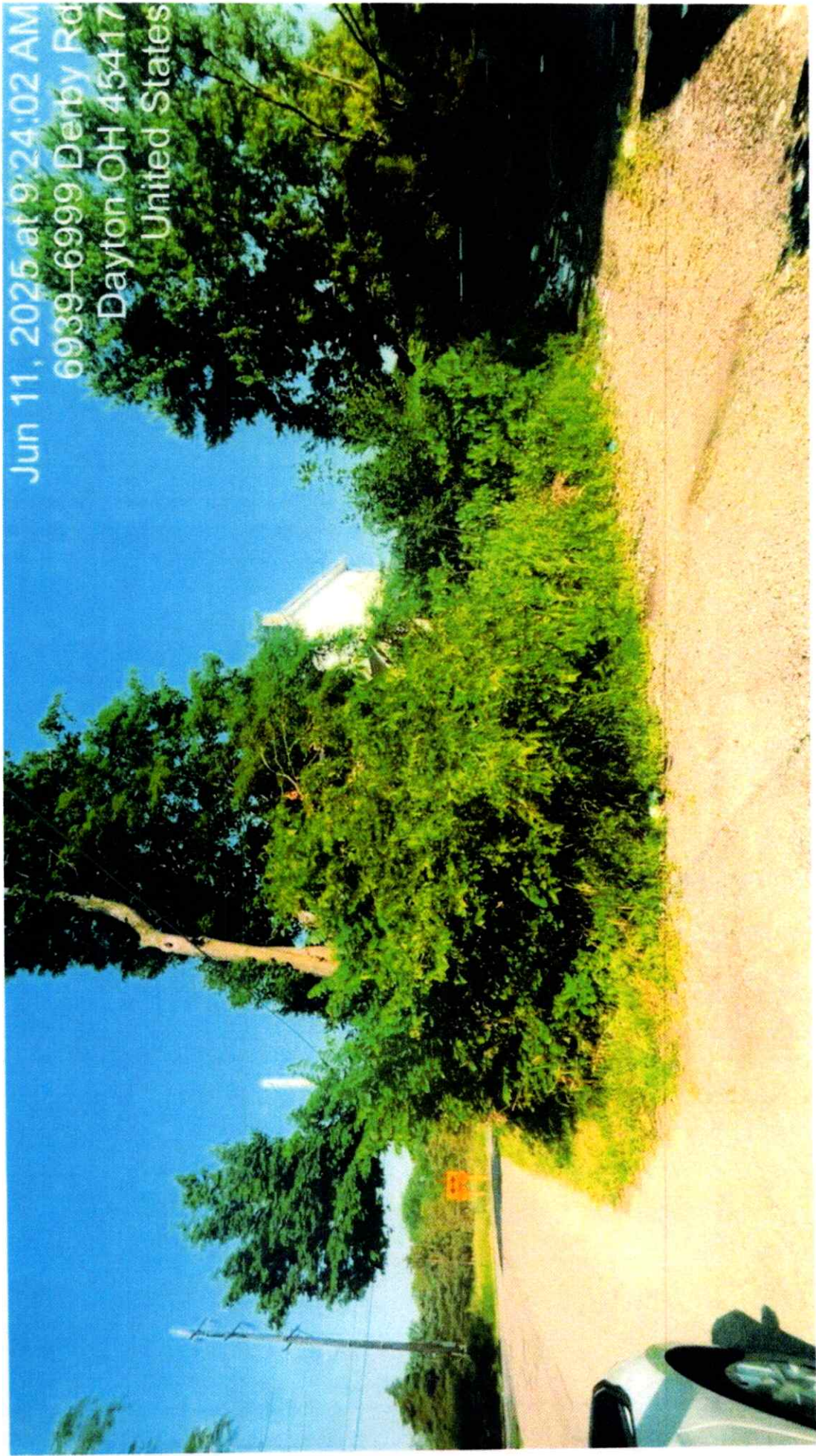


Jun 11, 2025 at 9:30 AM  
1654 S Union Rd  
Dayton OH 45417  
United States





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





2024 Owes - 37,883.30 Property TAXES

**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 REQUEST FOR COMPLIANCE, 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

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

THE NOTICE INCLUDES DETAILS OF THE ABATEMENT PROCESS  
ASSOCIATED COST:

FINAL 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.

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**

[Click here to view neighborhood map](#)

**New Levies**

**Special Assessments**

**Permits**

[Owner](#)

FRISBY PAUL DAVID

**Value History**

[Mailing](#)

**Rental Registration**

Name

FRISBY PAUL DAVID

**Sketch**

Mailing Address

1654 S UNION RD

**Sales**

City, State, Zip

DAYTON, OH 45417

**Tax Detail**

**Pay Taxes**

[Legal](#)

**Property Photos**

Legal Description

5-3-10

**GIS Parcel Map**

Land Use Description

R - SINGLE FAMILY, O-9.999 AC

Acres

2.15

Deed

Tax District Name

JEFFERSON TWP-JEFFERSON LSD

**Sales**

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    |

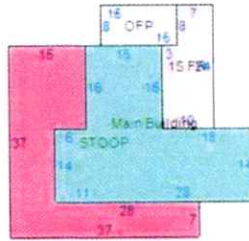


#### Current Year Rollback Summary

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

#### Tax Summary

|      |             |        |            |        |          |        |             |
|------|-------------|--------|------------|--------|----------|--------|-------------|
| 2024 | \$34,500.20 | \$0.00 | \$2,437.18 | \$0.00 | \$945.92 | \$0.00 | \$37,883.30 |
|------|-------------|--------|------------|--------|----------|--------|-------------|





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<br>Reason for failure: Violations |                 |

### Photos

01/24/2025 10:54 AM





01/24/2025 10:55 AM

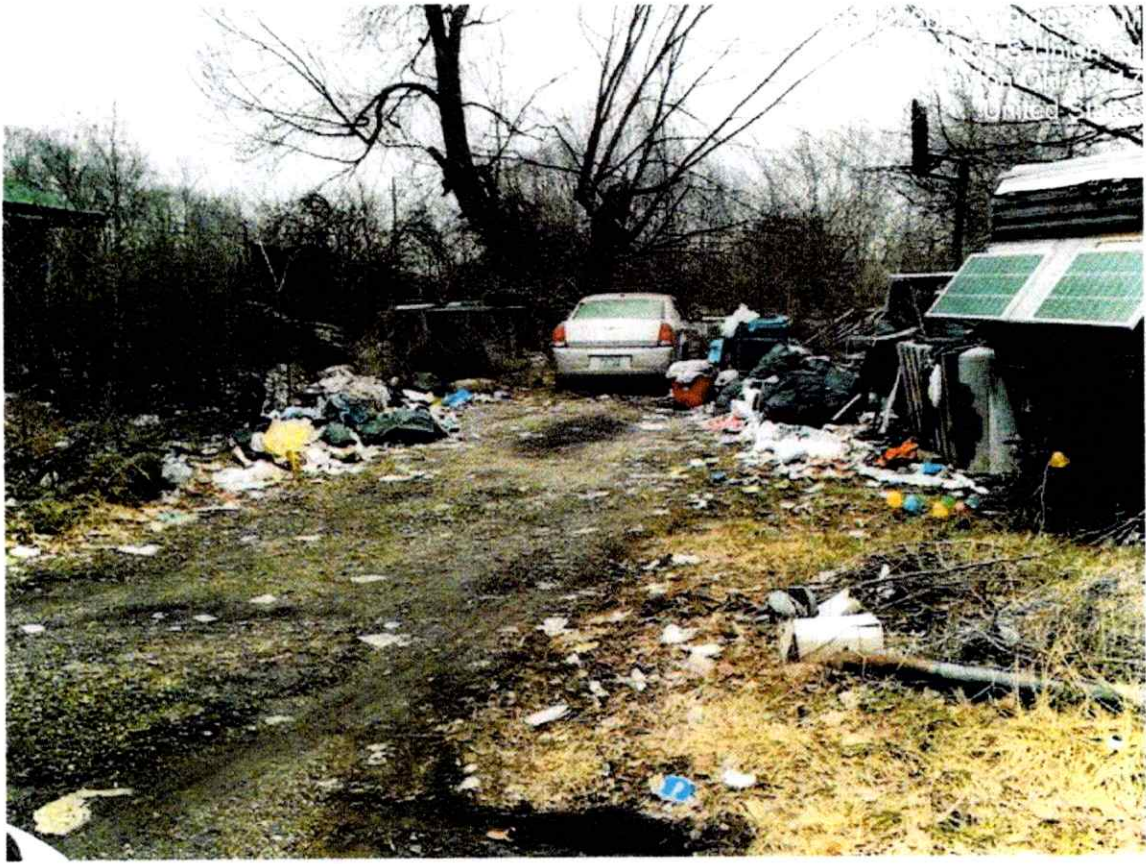


01/24/2025 10:57 AM





02/14/2025 9:45 AM



02/14/2025 9:45 AM





**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-080**

**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 36 INFIRMARY ROAD, DAYTON, OHIO 45417, AUDITOR'S PARCEL ID G29 18222 0017.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025, at 12:00 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 Jefferson Township Board of Trustees has determined that the unattended vegetation, garbage, refuse, and other debris on the property located at **36 INFIRMARY ROAD, DAYTON, OH 45417, Auditor's Parcel Number: G27 18222 0017** is a nuisance.

**NOW THEREFORE BE IT RESOLVED**, The Jefferson Township Board of Trustees, Montgomery County Ohio:

**SECTION 1:** That the vegetation, garbage, refuse and any other debris located on the property at **36 INFIRMARY ROAD, DAYTON, OH 45417, Auditor's Parcel Number: G27 18222 0017** 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 the discard the unattended garbage, refuse, and other debris at the property located at **36 INFIRMARY ROAD, DAYTON, OH 45417, Auditor's Parcel Number: G27 18222 0017**

Resolution 25-080

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-080**

**SECTION 4:** The owner of the property located at **36 INFIRMARY ROAD, DAYTON, OH 45417, Auditor's Parcel Number: G27 18222 0017** shall be billed for such services and the Fiscal Officer shall place a special assessment on the real estate tax bill of the property if payment is not made within thirty (30) days.

**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** *Absent*  
Yes    No    Abstain

Adopted: 18<sup>th</sup> day of June 2025

Signed by:

  
\_\_\_\_\_  
Oscar Young, President

\_\_\_\_\_  
M. Michael McLaughlin, Trustee *Absent*

  
\_\_\_\_\_  
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 12<sup>th</sup>, 2025

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

Re: Residential Structure Inspection  
Property Address: 36 Infirmary Rd. Dayton, OH 45417  
Parcel ID No(s): G29 18222 0017

Ms. Kayler:

On June 12<sup>th</sup>, 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

**Ohio Fire Code  
(I) 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 (I)(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-20250030

Municipal address: 36 INFIRMARY RD

Legal address:

Status of inspection: Active

Case description:

Bulk items and trash in front yard of home

### Violations

No deficiencies or remarks noted.

### Visits

| VISIT DATE          | INSPECTOR        | VISIT RESULT                             | SITE CONDITIONS |
|---------------------|------------------|--|-----------------|
| 03/27/2025, 8:45 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |

### Photos

03/27/2025 9:15 AM







## NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 03/27/2025

MULLINS BOYD SCOTT  
36 INFIRMARY RD DAYTON OH 45417 DAYTON OH 45417

ADDRESS: 36 INFIRMARY RD

PARCEL NUMBER: G29 18222 0017

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 36 INFIRMARY RD  
Municipality Jefferson Township (Montgomery County), Ohio  
Permit number CE-20250030  
Cloudpermit ID US-OH38738-CE-2025-33

### Invoice details

Invoice # 2025-03-26  
Project phase Additional bill

### Payer

MULLINS BOYD SCOTT  
36 INFIRMARY RD DAYTON OH 45417 DAYTON OH 45417

| 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.

**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](mailto: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.



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

## CODE ENFORCEMENT

Case number: CE-20250030

Municipal address: 36 INFIRMARY RD

Legal address:

Status of inspection: Active

Case description:

Bulk items and trash in front yard of home

### Violations

No deficiencies or remarks noted.

### Visits

| VISIT DATE          | INSPECTOR        | VISIT RESULT                             | SITE CONDITIONS |
|---------------------|------------------|--|-----------------|
| 03/27/2025, 8:45 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 04/03/2025, 8:47 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |

### Photos

03/27/2025 9:15 AM







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

## CODE ENFORCEMENT

Case number: CE-20250030

Municipal address: 36 INFIRMARY RD

Legal address:

Status of inspection: Active

Case description:

Bulk items and trash in front yard of home

### Violations

No deficiencies or remarks noted.

### Visits

| VISIT DATE           | INSPECTOR        | VISIT RESULT                             | SITE CONDITIONS |
|----------------------|------------------|--|-----------------|
| 03/27/2025, 8:45 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 04/03/2025, 8:47 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 04/16/2025, 9:03 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 04/24/2025, 11:03 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |

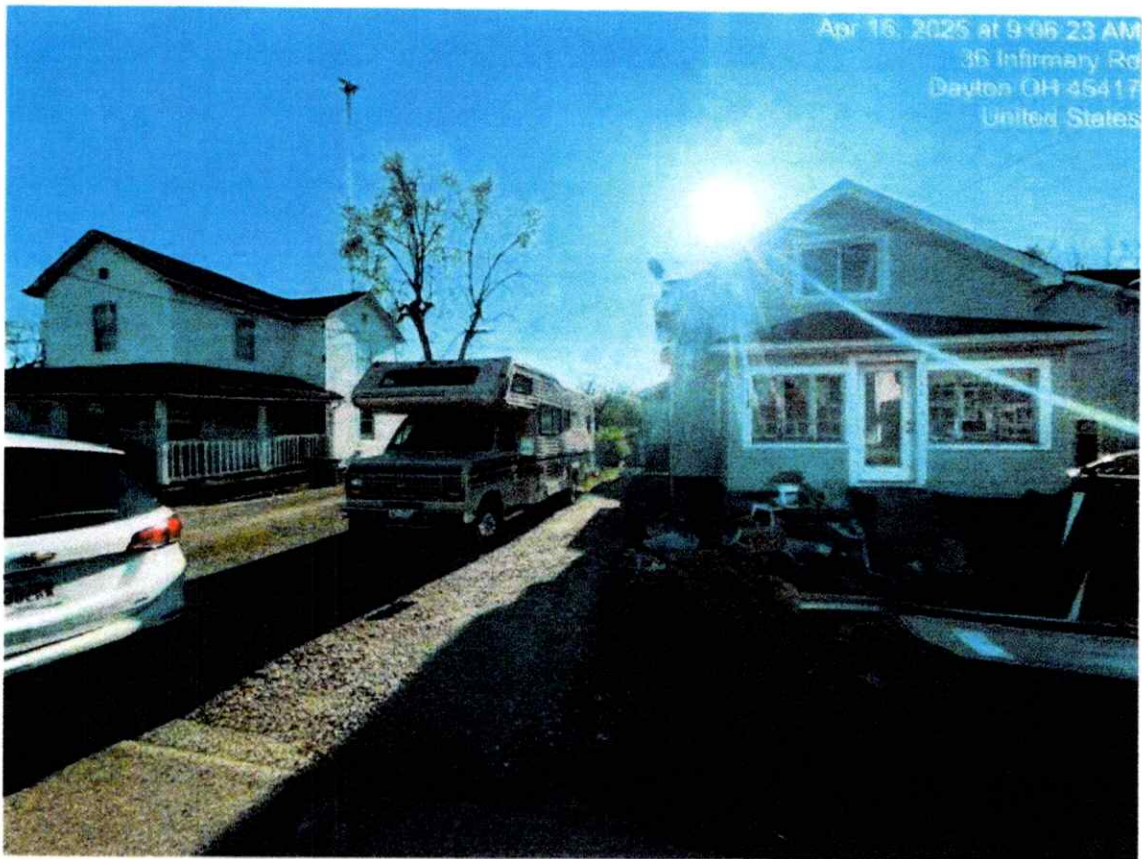
### Photos

03/27/2025 9:15 AM





04/16/2025 9:19 AM



04/24/2025 11:04 AM





## NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 04/24/2025

MULLINS BOYD SCOTT  
36 INFIRMARY RD DAYTON OH 45417 DAYTON OH 45417

ADDRESS: 36 INFIRMARY RD

PARCEL NUMBER: G29 18222 0017

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 36 INFIRMARY RD  
Municipality Jefferson Township (Montgomery County), Ohio  
Permit number CE-20250030  
Cloudpermit ID US-OH38738-CE-2025-33

### Invoice details

Invoice # 2025-04-24  
Project phase Additional bill

### Payer

MULLINS BOYD SCOTT  
36 INFIRMARY RD DAYTON OH 45417 DAYTON OH 45417

| Item                              | Notes | Refundable | Quantity | Unit price | Item total |
|-----------------------------------|-------|------------|----------|------------|------------|
| Code Enforcement<br>Final Offense |       | No         | 1.0      | \$500.00   | \$500.00   |
| AMOUNT DUE                        |       |            |          |            | \$500.00   |

**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](mailto: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: 04/03/2025

MULLINS BOYD SCOTT  
36 INFIRMARY RD DAYTON OH 45417 DAYTON OH 45417

ADDRESS: 36 INFIRMARY RD

PARCEL NUMBER: G29 18222 0017

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 36 INFIRMARY RD  
Municipality Jefferson Township (Montgomery County), Ohio  
Permit number CE-20250030  
Cloudpermit ID US-OH38738-CE-2025-33

## Invoice details

Invoice # 2025-03-26  
Project phase Additional bill

## Payer

MULLINS BOYD SCOTT  
36 INFIRMARY RD DAYTON OH 45417 DAYTON OH 45417

| 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.

**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](mailto: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.





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

## CODE ENFORCEMENT

Case number: CE-20250030

Municipal address: 36 INFIRMARY RD

Legal address:

Status of inspection: Active

Case description:

Bulk items and trash in front yard of home

### Violations

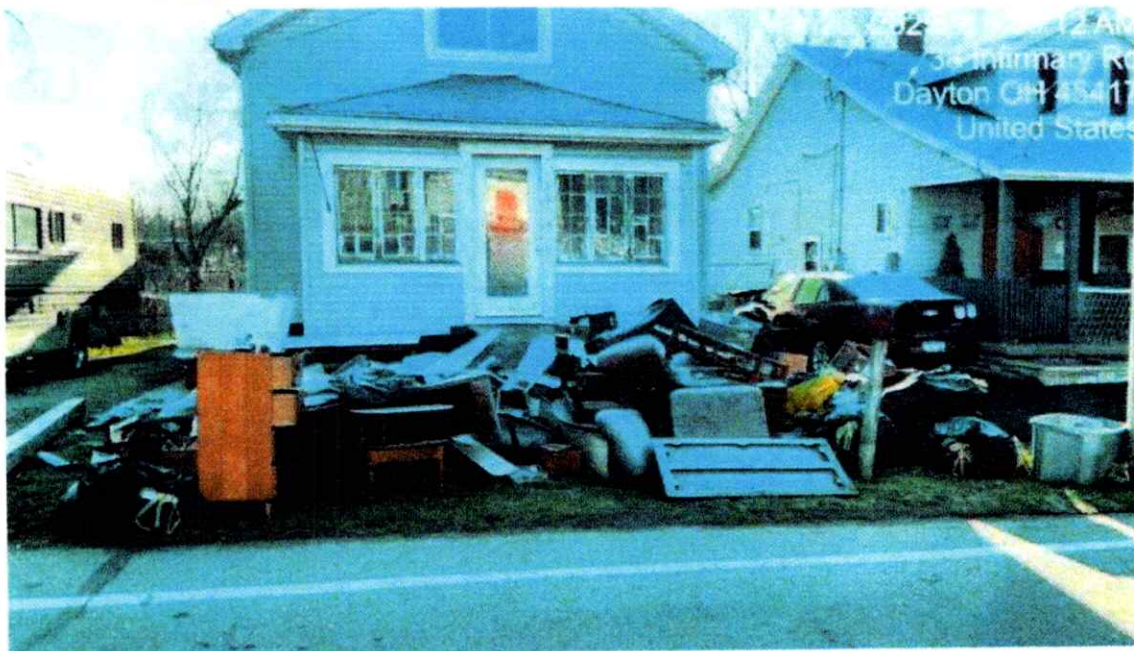
No deficiencies or remarks noted.

### Visits

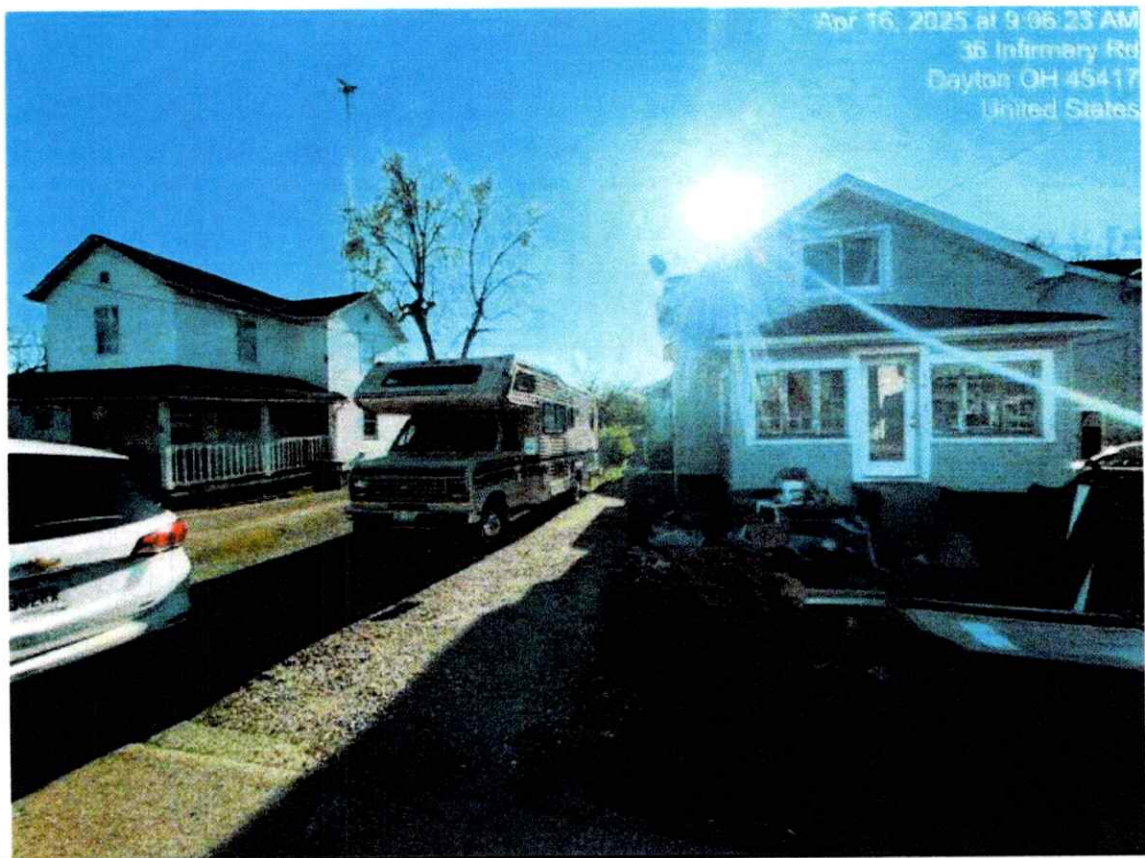
| VISIT DATE          | INSPECTOR        | VISIT RESULT                             | SITE CONDITIONS |
|---------------------|------------------|--|-----------------|
| 03/27/2025, 8:45 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 04/03/2025, 8:47 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |
| 04/16/2025, 9:03 AM | Larry Minnifield | Failed<br>Reason for failure: Violations |                 |

### Photos

03/27/2025 9:15 AM



04/16/2025 9:19 AM





## NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 04/16/2025

MULLINS BOYD SCOTT  
36 INFIRMARY RD DAYTON OH 45417 DAYTON OH 45417

ADDRESS: 36 INFIRMARY RD

PARCEL NUMBER: G29 18222 0017

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 36 INFIRMARY RD  
Municipality Jefferson Township (Montgomery County), Ohio  
Permit number CE-20250030  
Cloudpermit ID US-OH38738-CE-2025-33

### Invoice details

Invoice # 2025-04-16  
Project phase Additional bill

### Payer

MULLINS BOYD SCOTT  
36 INFIRMARY RD DAYTON OH 45417 DAYTON OH 45417

| Item                              | Notes | Refundable | Quantity | Unit price | Item total |
|-----------------------------------|-------|------------|----------|------------|------------|
| Code Enforcement<br>Final Offense |       | No         | 1.0      | \$500.00   | \$500.00   |
| AMOUNT DUE                        |       |            |          |            | \$500.00   |

**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](mailto: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.



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

## CODE ENFORCEMENT

Case number: CE-20250030

Municipal address: 36 INFIRMARY RD

Legal address:

Status of inspection: Active

Case description:

Bulk items and trash in front yard of home

### Violations

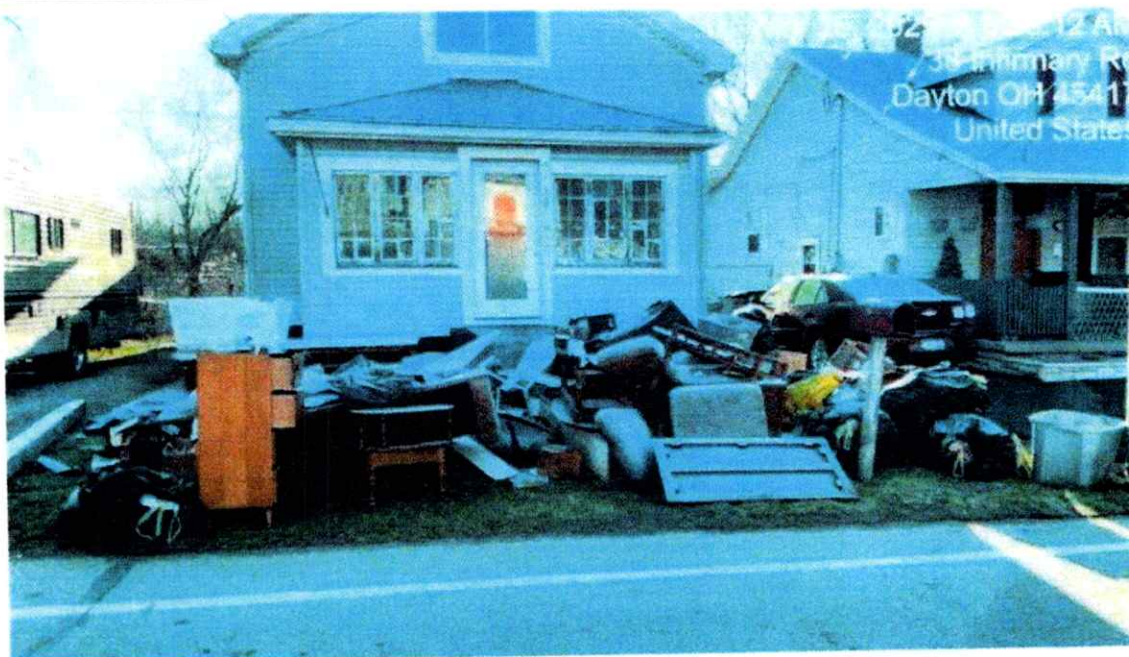
No deficiencies or remarks noted.

### Visits

| VISIT DATE           | INSPECTOR        | VISIT RESULT                               | SITE CONDITIONS |
|----------------------|------------------|--|-----------------|
| 03/27/2025, 8:45 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations   |                 |
| 04/03/2025, 8:47 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations   |                 |
| 04/16/2025, 9:03 AM  | Larry Minnifield | Failed<br>Reason for failure: Violations   |                 |
| 04/24/2025, 11:03 AM | Larry Minnifield | Failed<br>Reason for failure: Violations   |                 |
| 05/23/2025, 9:10 AM  | Larry Minnifield | Failed<br>Reason for failure: Order issued |                 |

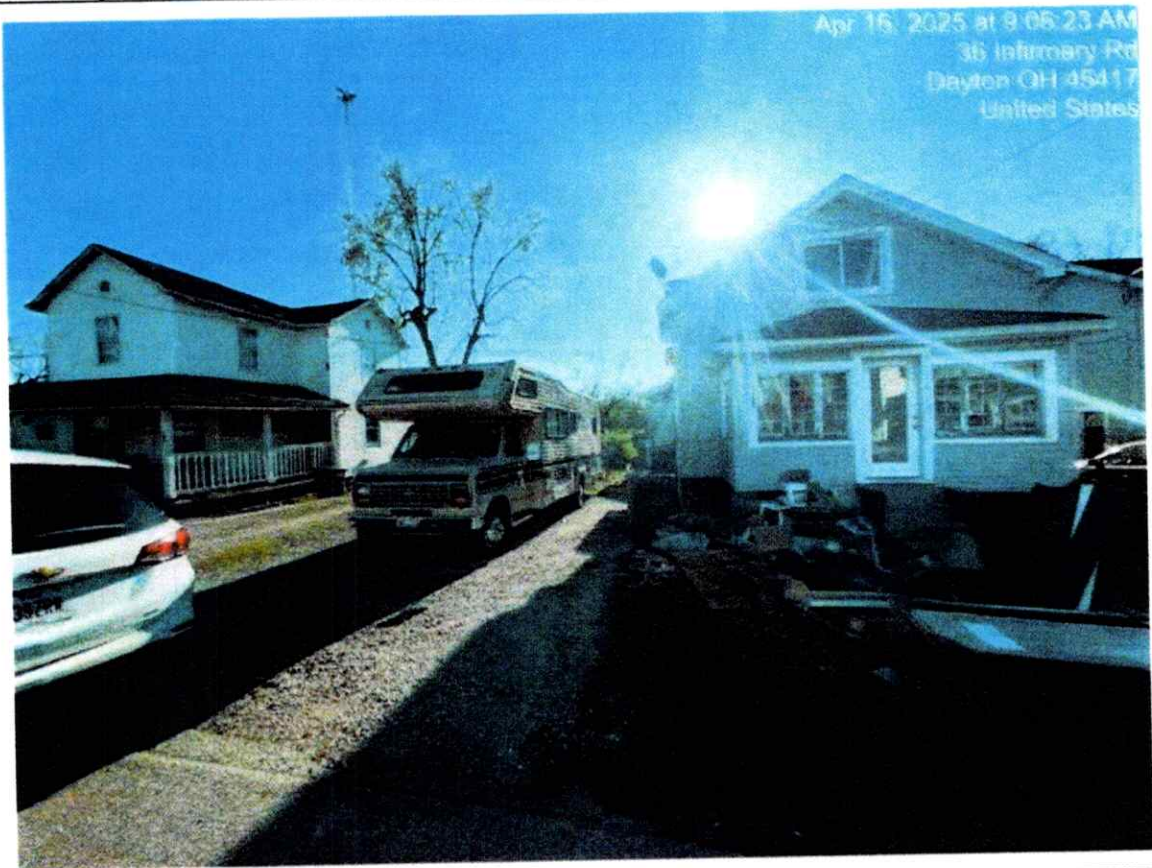
### Photos

03/27/2025 9:15 AM





04/16/2025 9:19 AM



04/24/2025 11:04 AM







## NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 05/23/2025

MULLINS BOYD SCOTT  
36 INFIRMARY RD DAYTON OH 45417 DAYTON OH 45417

ADDRESS: 36 INFIRMARY RD

PARCEL NUMBER: G29 18222 0017

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



## NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 05/23/2025

MULLINS BOYD SCOTT  
36 INFIRMARY RD DAYTON OH 45417 DAYTON OH 45417

ADDRESS: 36 INFIRMARY RD

PARCEL NUMBER: G29 18222 0017

The Ohio Revised Code authorizes the Jefferson Township Board of Trustees the ability to abate, control, or remove vegetation, garbage, refuse and other debris from the unincorporated territory of the township

- Therefore:
  - According to Montgomery County Auditor's records you are the owner/tenant of the subject property
  - As the owner/tenant of the subject property you are being given 7 days from the date of this notice to remove the garbage, refuse and other debris including but not limited to: wood pallets, indoor furniture fiberglass shower enclosure and all other miscellaneous items from the premise; and
  - If that garbage, refuse, or other debris including but not limited to: wood pallets, indoor furniture fiberglass shower enclosure and all other miscellaneous items is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within 7 days, the Jefferson Township Board of Trustees shall provide for the abatement, control, or removal; and
  - Any expenses the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.

Sincerely,

Larry Minnifield

Code Enforcement Officer



### Abatement Notice

May 23, 2025

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

RE: Abatement Notice for Removal of tires Bulk items, trash and debris.

Dear Scott Mullins,

This notice is to inform you that the property located at 36 infirmay 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 3<sup>rd</sup>, 2025.

The abatement process will include the removal of all bulk items, trash and debris of the home that is a Nuisance 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](mailto:lminnifield@jeffersontwp.net)  
[www.jeffersontwp.net](http://www.jeffersontwp.net)

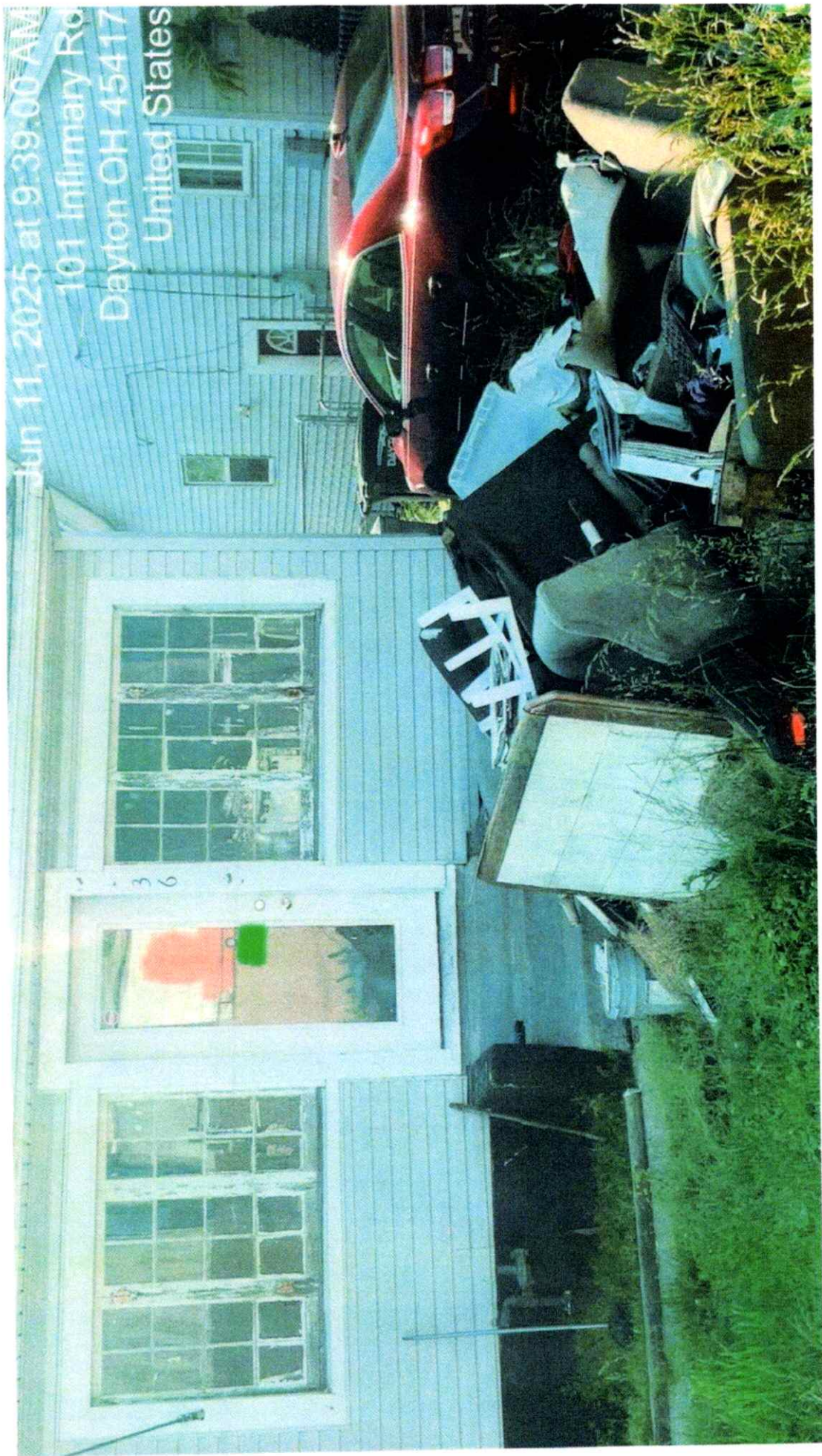
1 Business Park Drive, Dayton, Ohio 45417-8403 1937.262.35911 Fax: 937.262.35991 [www.jeffersontwp.net](http://www.jeffersontwp.net)



36 ~~Feet~~

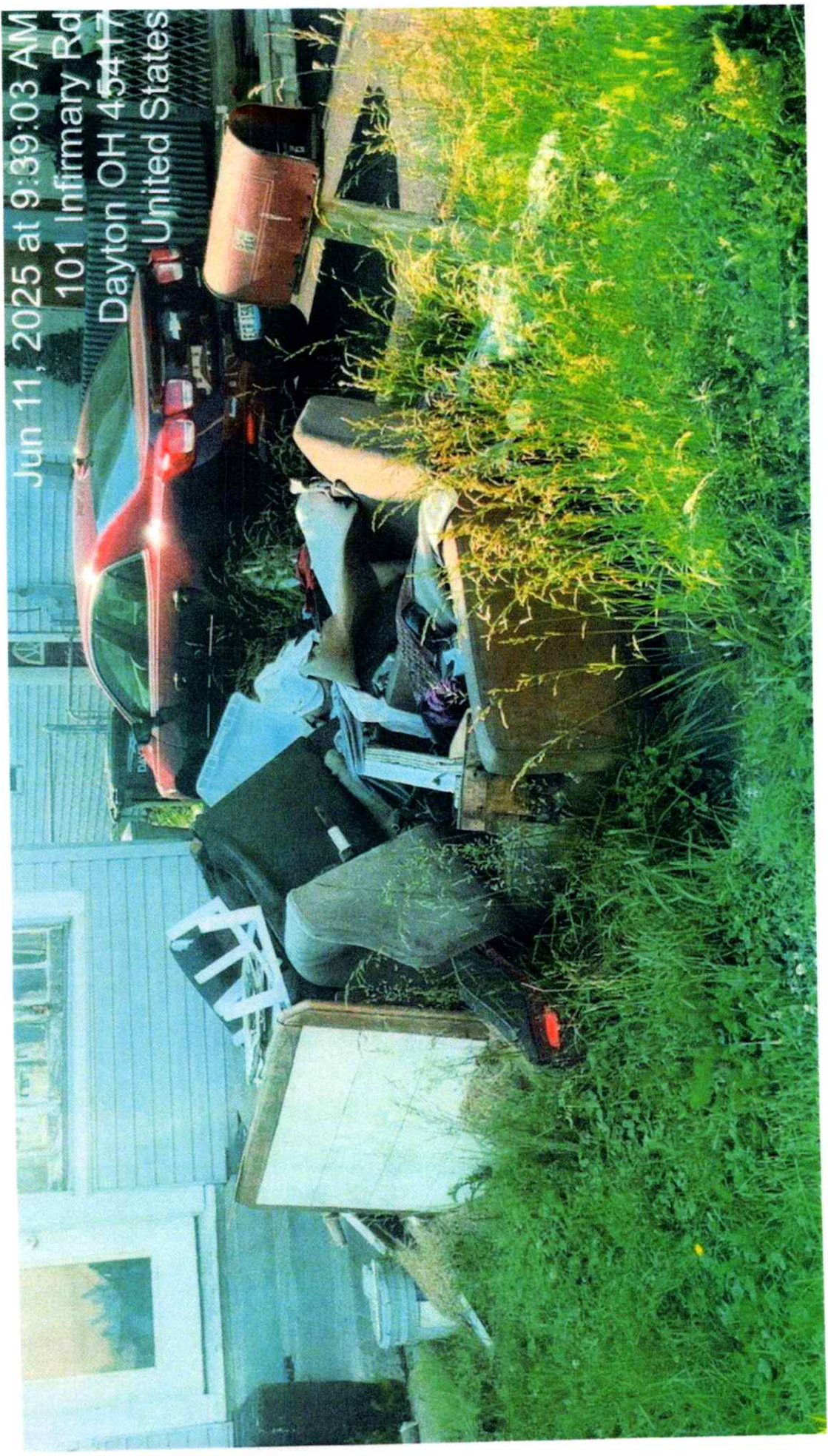
Infirmity

Jun 11, 2025 at 9:39:00 AM  
101 Infirmity Rd  
Dayton OH 45417  
United States



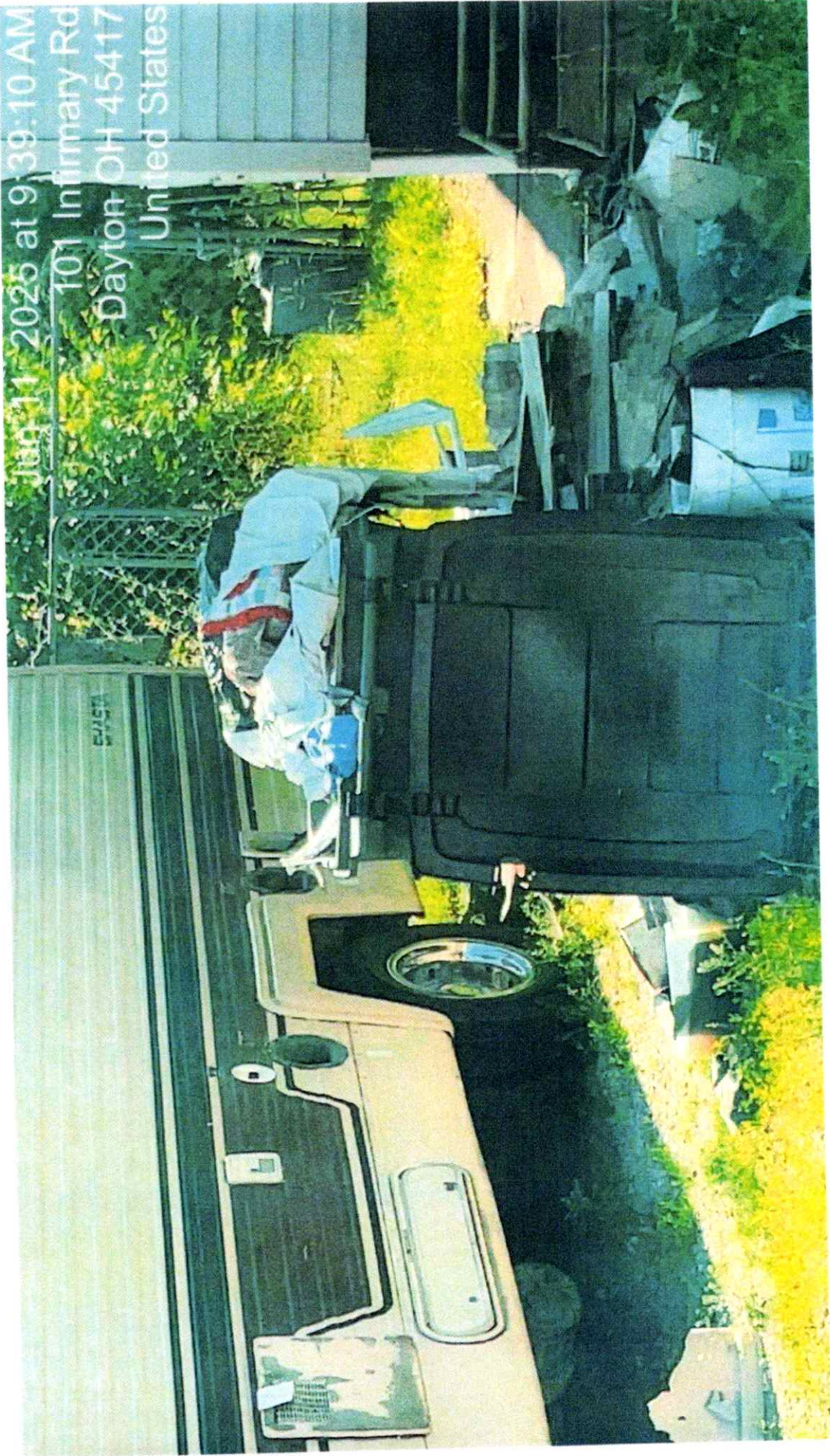


Jun 11, 2025 at 9:39:03 AM  
101 Infirmary Rd  
Dayton OH 45417  
United States





Jan 11 2025 at 9:39:10 AM  
101 Infirmary Rd  
Dayton OH 45417  
United States





**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-081**

**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 5789 DAYTON-LIBERTY ROAD, DAYTON, OHIO, 45417, AUDITOR'S PARCEL ID G27 01611 0112.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025, at 12:00 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 ( )

*Absent*

**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 Jefferson Township Board of Trustees has determined that the unattended vegetation, garbage, refuse, and other debris on the property located at **5789 DAYTON LIBERTY ROAD, DAYTON, OH 45417, Auditor's Parcel Number: G27 01611 0012** is a nuisance.

**NOW THEREFORE BE IT RESOLVED**, The Jefferson Township Board of Trustees, Montgomery County Ohio:

**SECTION 1:** That the vegetation, garbage, refuse and any other debris located on the property at **5789 DAYTON-LIBERTY ROAD, DAYTON, OH 45417, Auditor's Parcel Number: G27 01611 0112** 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 the discard the unattended garbage, refuse, and other debris at the property located at **5789 DAYTON-LIBERTY ROAD, DAYTON, OH 45417, Auditor's Parcel Number: G27 01611 0112**

Resolution 25-081

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-081**

**SECTION 4:** The owner of the property located at **5789 DAYTON-LIBERTY ROAD, DAYTON, OH 45417, Auditor's Parcel Number: G27 01611 0112** shall be billed for such services and the Fiscal Officer shall place a special assessment on the real estate tax bill of the property if payment is not made within thirty (30) days.

**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** *Absent*

☐ Yes    ☐ No    ☐ Abstain

**Adopted: 18<sup>th</sup> day of June 2025**

**Signed by:** 

**Oscar Young, President**

  
**Sheila Back, Vice President**

**M. Michael McLaughlin, Trustee** *Absent*



**Attest to Trustees Signatures:**

**Charlene Chattams, Fiscal Officer**



### **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 Fernando, A Wilson,

This notice is to inform you that the property located at 5789 Dayton Liberty Avenue, 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 3<sup>rd</sup> 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  
kkayler@jeffersontwp.net  
www.jeffersontwp.net

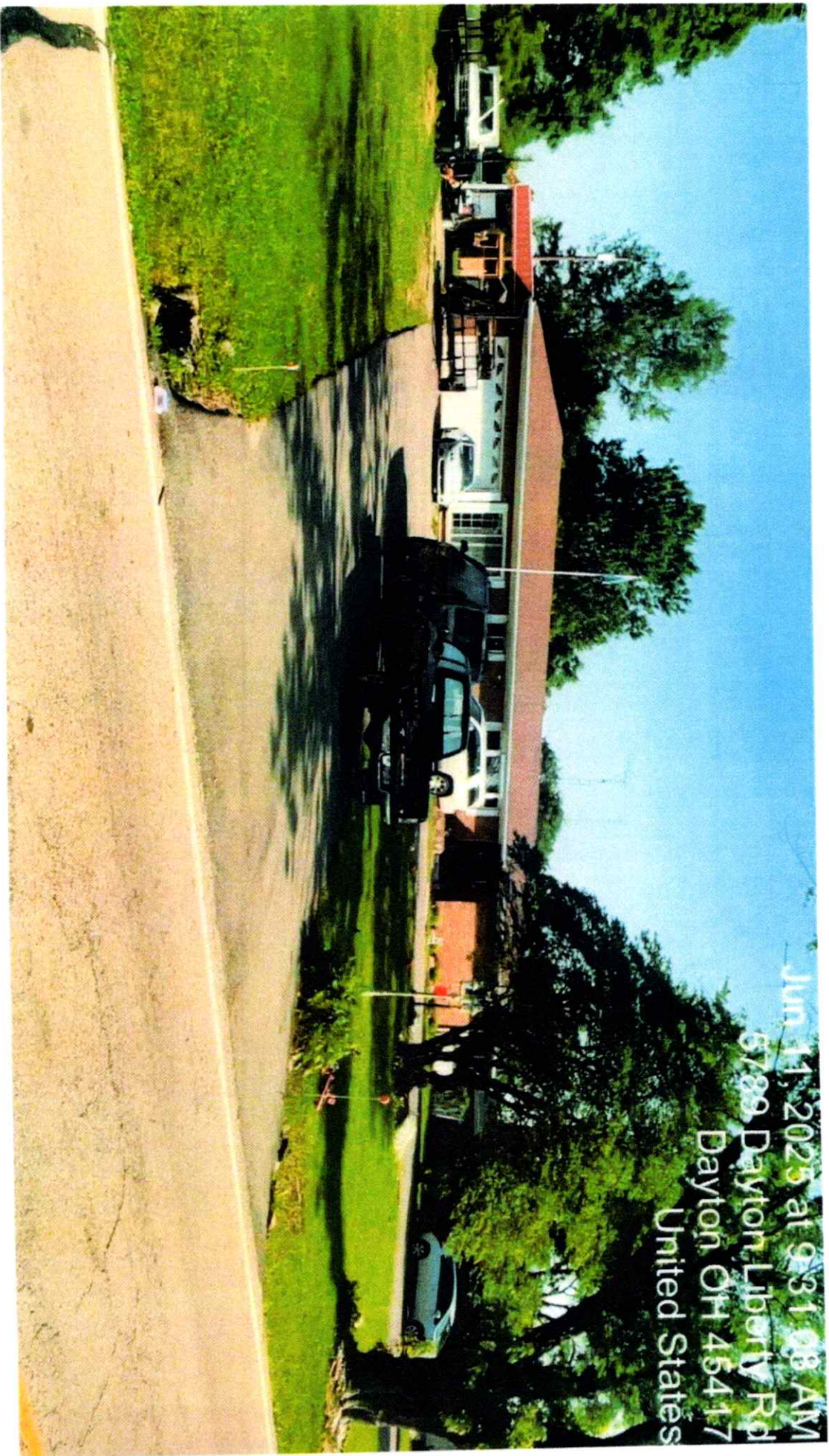
580 Calumet Lane Dayton, Ohio 45417-8403 1937.262.35911 Fax: 937.262.35991 www.jeffersontwp.net



5789 Day/Lib

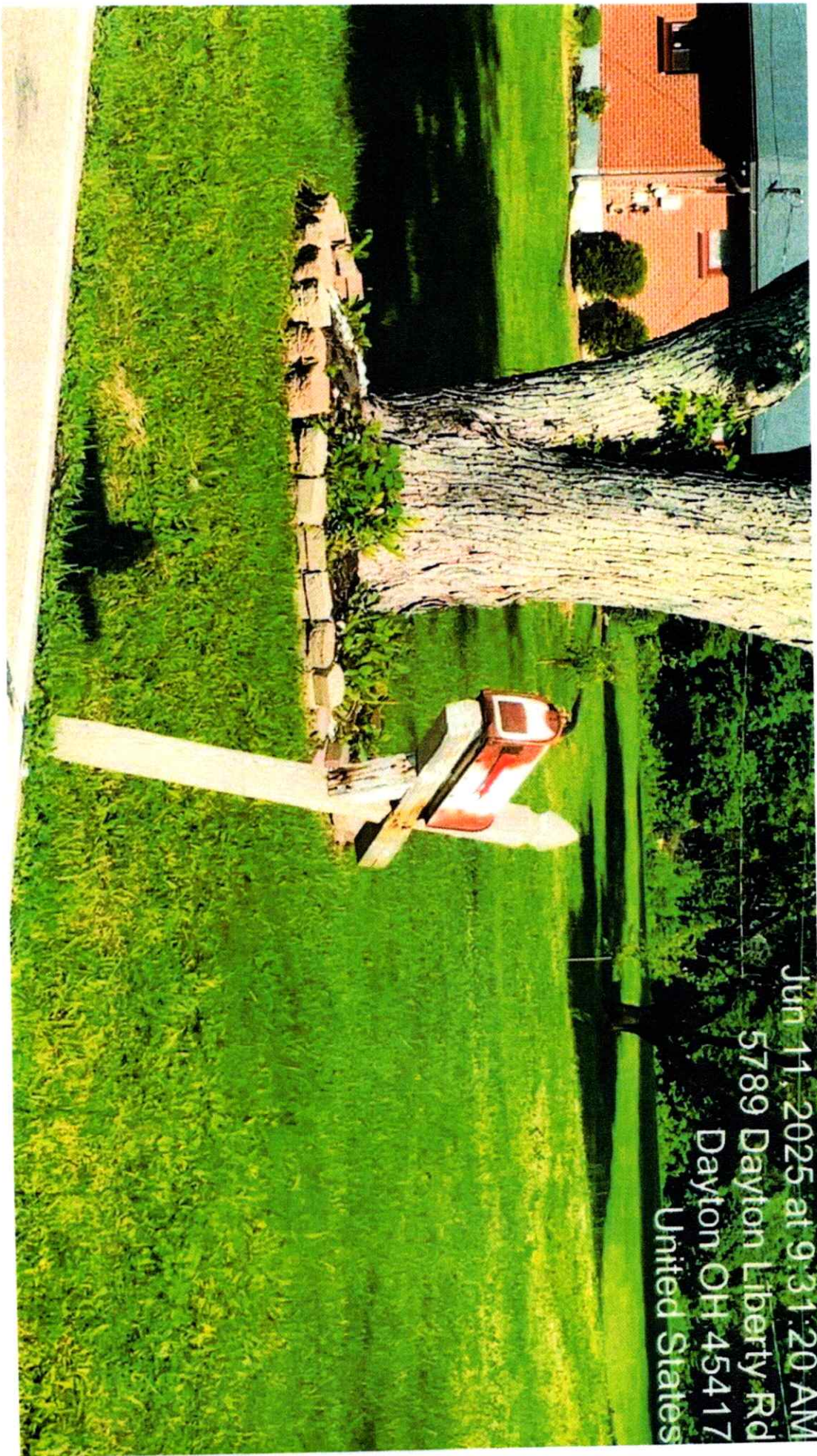






Jun 11, 2025 at 9:31:08 AM  
5789 Dayton Liberty Rd  
Dayton OH 45417  
United States





Jun 11, 2025 at 9:31:20 AM  
5789 Dayton Liberty Rd  
Dayton OH 45417  
United States





PARCEL INFO

PARID: G27 01611 0112  
PARCEL LOCATION: 5789 DAYTON LIBERTY RD

NBHD CODE: 85000000

1 of 1

Tax Year: 2024

Property Description

Tax Summary

Land

Payments List

Levy Distribution

[Click here to view neighborhood map](#)

New Levies

Special Assessments

Permits

Value History

Rental Registration

Sketch

Sales

Tax Detail

Pay Taxes

Property Photos

GIS Parcel Map

Owner

ALVARADO WILSON FERNANDO REVOLARO AND HEIDY MARCELA MORALES GONZALEZ

Mailing

Name ALVARADO WILSON FERNANDO REVOLARO AND  
HEIDY MARCELA MORALES GONZALEZ  
Mailing Address 5789 DAYTON LIBERTY RD  
City, State, Zip DAYTON, OH 45417

Legal

Legal Description 5-3-11  
Land Use Description R - SINGLE FAMILY, O-9.999 AC  
Acres .75  
Deed  
Tax District Name JEFFERSON TWP-JEFFERSON LSD

Sales

|           |          |              |                           |  |
|-----------|----------|--------------|---------------------------|--|
| 08-MAR-21 | \$95,000 | 202100020051 | OGLETREE<br>DEBORAH J AND | ALVARADO WILSON FERNANDO<br>REVOLARO AND |
|-----------|----------|--------------|---------------------------|--|

Values

|              | 35%    | 100%    |
|--------------|--------|---------|
| Land         | 7,310  | 20,890  |
| Improvements | 36,490 | 104,260 |
| CAUV         | 0      | 0       |
| Total        | 43,800 | 125,150 |

Building

|                                       |                       |
|---------------------------------------|-----------------------|
| Exterior Wall Material                | BRICK                 |
| Building Style                        | RANCH                 |
| Number of Stories                     | 1                     |
| Year Built                            | 1963                  |
| Total Rms/Bedrms/Baths/Half Baths     | 6/3/1/2               |
| Square Feet of Living Area            | 1,957                 |
| Finished Basemt Living Area (Sq. Ft.) | 0                     |
| Rec Room (Sq. Ft.)                    | 0                     |
| Total Square Footage                  | 1,957                 |
| Basement                              | FULL                  |
| Central Heat/Air Cond                 | CENTRAL HEAT WITH A/C |
| Heating System Type                   |                       |
| Heating Fuel Type                     | OIL                   |
| Number of Fireplaces(Masonry)         | 1                     |
| Number of Fireplaces(Prefab)          |                       |

Current Year Special Assessments

|                                    |          |
|------------------------------------|----------|
| 11777-APC FEE                      | \$22.58  |
| 41100-MCD/AP MCD/AQUIFER PRES SUBD | \$1.10   |
| 21850-TR COL TRASH COLLECTION      | \$273.94 |

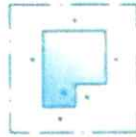


### Current Year Rollback Summary

|                        |             |
|------------------------|-------------|
| Non Business Credit    | -\$243.36   |
| Owner Occupancy Credit | -\$60.88    |
| Homestead              | \$0.00      |
| Reduction Factor       | -\$2,326.96 |

### Tax Summary

| Year | Assessed Value | Exemptions  | Net Value  | County Rate | County Tax | City Rate | City Tax   |
|------|----------------|-------------|------------|-------------|------------|-----------|------------|
| 2024 | \$3,496.39     | -\$3,496.39 | \$1,841.57 | \$0.00      | \$1,424.11 | \$0.00    | \$3,265.68 |



Sorry, no sketch available  
for this record.



**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-082**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES DO HEREBY APPOINT NICHOLAS ROHRS, SHIFTED  
CAPTAIN.**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025, at 12:00 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 ( )  
*Absent*

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

**WITNESSETH**

**WHEREAS**, the Jefferson Township Board of Trustees desire to provide quality fire protection for the residents of Jefferson Township with the highest level of leadership possible; and

**WHEREAS**, Lieutenant Nicholas Rohrs has completed all necessary trainings and certifications to obtain Firefighter II; and

**WHEREAS**, the Board of Trustees intends to proceed with the appointment of Nicholas Rohrs as a Shifted Captain position; and

**WHEREAS**, the Jefferson Township Board of Trustees will set compensation for this position at \$47,840.00 annually, effective June 15, 2025.

**NOW, THEREFORE**, the Board of Trustees of Jefferson Township, Montgomery County, Ohio, authorizes the Fire Chief to appoint Probationary Shift Captain Nicholas Rohrs to the Jefferson Township Fire Department.

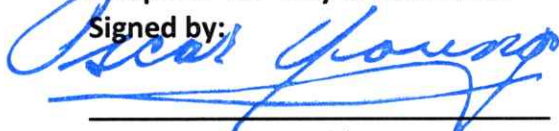
**The vote was as follows:**

|                      |                      |                              |
|----------------------|----------------------|------------------------------|
| <b>Oscar Young</b>   | <b>Sheila Back</b>   | <b>M. Michael McLaughlin</b> |
| Yes    No    Abstain | Yes    No    Abstain | Yes    No    Abstain         |

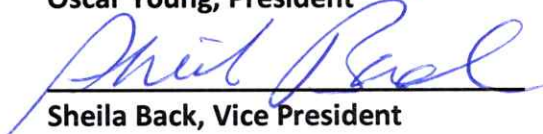
*(Note: "Absent" is handwritten above M. Michael McLaughlin's name)*

**Adopted: 18<sup>th</sup> day of June 2025**

**Signed by:**



**Oscar Young, President**



**Sheila Back, Vice President**

**M. Michael McLaughlin, Trustee**



**Attest to Trustees Signatures:**

**Charlene Chattams, Fiscal Officer**

Resolution 25-082

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-083**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES HEREBY RESOLVES TO TERMINATE RESOLUTION NO. 25-062 AND ADOPTING UPDATED ZONING REGULATIONS GOVERNING GROUP HOMES WITHIN JEFFERSON TOWNSHIP**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025, at 12:00 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 ( ) *Absent*

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

**WITNESSETH**

**WHEREAS**, on May 7, 2025, the Board of Trustees of Jefferson Township adopted Resolution No. 25-062, which extended a temporary moratorium on the acceptance, processing, and approval of applications for group homes within Jefferson Township; and

**WHEREAS**, the purpose of the moratorium was to allow for a comprehensive review of zoning regulations, land use controls, and public safety concerns arising from the concentration of group homes in the Township; and

**WHEREAS**, the Township Administrator has completed a thorough review of the Township Zoning Code and recommended amendments to address public safety, spacing, state licensing compliance, and enforcement issues, particularly in relation to juvenile group homes; and

**WHEREAS**, the Board has reviewed and supports the proposed zoning amendments, and finds them necessary to protect the health, safety, and general welfare of the Township while ensuring compliance with state and federal law, including the Fair Housing Act; and

**WHEREAS**, the proposed zoning amendments promote a balanced, lawful, and structured approach to the operation and oversight of group homes in Jefferson Township;

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

**Section 1. Termination of Moratorium**

Resolution No. 25-062 and any prior resolutions imposing or extending a moratorium on group home applications are hereby rescinded. The moratorium is formally lifted effective immediately upon passage of this resolution.

Resolution 25-083



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-083**

**Section 2. Adoption of Updated Group Home Zoning Regulations**

The Board hereby adopts the revised zoning code language pertaining to group homes, including the following provisions:

- Density and location restrictions to prevent neighborhood oversaturation
- Security and supervision requirements, particularly for juvenile homes
- Local registration, inspection, and operating standards
- Evidence of a valid state license and zoning compliance required before operation
- Spacing and neighborhood impact assessments
- Annual license fees and revocation protocols
- Clear definitions distinguishing adult and juvenile facilities

Full text is attached to this resolution. The Township Administrator or designee is directed to codify and publish these amendments and ensure they are enforced uniformly moving forward.

**Section 3. Enforcement Authority**

The Montgomery County Sheriff's Office is authorized to issue citations for violations of group home zoning requirements. Penalties shall include fines, injunctions, and other remedies as allowed under the Ohio Revised Code and Township regulations.

**Section 4. Effective Date**

This resolution shall take effect immediately upon adoption.

The vote was as follows:

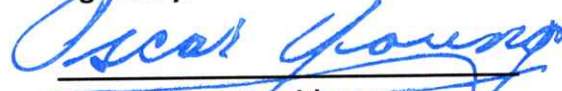
**Oscar Young**  
☒ Yes    ☐ No    ☐ Abstain


**Sheila Back**  
☒ Yes    ☐ No    ☐ Abstain

**M. Michael McLaughlin** *Absent*  
Yes    No    Abstain

Adopted: 18<sup>th</sup> day of June 2025

Signed by:

  
\_\_\_\_\_  
Oscar Young, President

  
\_\_\_\_\_  
Sheila Back, Vice President

\_\_\_\_\_  
M. Michael McLaughlin, Trustee

  
\_\_\_\_\_  
Attest to Trustees Signatures:

Resolution 25-083



**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO  
RESOLUTION NO. 25-083**

**Charlene Chattams, Fiscal Officer**

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**

**RESOLUTION NO. 25-083**  
**ATTACHEMENT**

| <b>Policy Area</b>           | <b>Current Section 413</b>                      | <b>Proposed Revision</b>   |
|------------------------------|---|--|
| Permitted Zoning             | Allowed only in R-3 with Conditional Use Permit | Still allowed only in R-3 with enhanced Conditional Use process  |
| Application Requirements     | Basic documents and operational plan            | Expanded, detailed documentation and compliance plans required   |
| Initial Permit Duration      | One year temporary permit                       | One year with mandatory review                                   |
| Renewal Process              | No formal process or timeframes described       | Formal three-year renewal option based on compliance             |
| Spacing Requirement          | No spacing requirements                         | Minimum 1,500 feet between homes                                 |
| Density Cap                  | No density limitations by population            | 1 per 1,000 residents per census tract                           |
| Township-Wide Cap            | No township-wide limit                          | Cap of 15 active homes across the township                       |
| Security Plan Requirement    | Not required                                    | Required security and supervision plan at application            |
| Staffing Requirements        | General requirement for house parent/supervisor | 24/7 awake staff, 1:4 minimum ratio                              |
| Law Enforcement Notification | Not addressed                                   | Required notice and emergency contact to Sheriff's Office        |
| Security Infrastructure      | Not addressed                                   | Outdoor lighting, cameras, alarms required                       |
| Resident Screening           | Not addressed                                   | Prohibited within 1,000 ft of schools/parks for certain offenses |
| Community Liaison            | Not addressed                                   | Required with complaint log                                      |
| Quarterly Inspections        | Not addressed                                   | Quarterly inspections authorized                                 |
| Public Notification          | Basic notice for BZA hearing                    | Expanded radius and signage timeline requirements                |
| License and Fees             | No fees required                                | Fee structure for application, renewal, and reinspection         |
| Violation Enforcement        | General enforcement mention only                | Fines up to \$1,000/day and reinspection fees                    |
| Alignment with State Law     | No mention                                      | Aligned with Ohio House Bill 583                                 |

**BOARD OF TRUSTEES  
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**

**RESOLUTION NO. 25-083  
ATTACHEMENT**

## **SECTION 413 – Juvenile and Adult Group Homes**

### **SECTION 413 – Juvenile and Adult Group Homes**

**Juvenile and adult group homes may be permitted only in the R-3 zoning district as a Conditional Use and are subject to enhanced community oversight, operational safeguards, and spacing limitations. Conditional Use Permits will be reviewed and approved by the Board of Zoning Appeals (BZA) in accordance with the standards of this section.**

Applicants must submit the following:

1. Floor plans, to scale, of all existing and proposed structures.
2. Elevations of proposed structures, and elevations of existing structures if any exterior alterations are planned.
3. A written statement establishing whether the type of facility is oriented toward juvenile or adult care, and the type of care, counseling, or medical treatment needed for residents of the proposed facility.
4. An appropriate operator's license from the applicable governmental or other oversight unit, or a description of what licensing is required.

**Evidence of an active and valid license must be submitted prior to the issuance of any zoning certificate. If the applicant is awaiting zoning approval as a prerequisite for state licensure, the Township may process the zoning application conditionally. However, no certificate of zoning compliance shall be issued until written evidence of a valid and active license is submitted.**

**Licenses must remain in good standing for the duration of the group home's operation, and any suspension, expiration, or revocation of licensure shall constitute grounds for immediate zoning enforcement review.**

5. A detailed plan for services and programs approved in writing by all appropriate social service planning or review bodies, and a list of such bodies.
6. A vicinity map showing the location of homes of similar function existing within a one-mile radius of the proposed group home.
7. Documentation indicating the supervisory responsibility of the sponsoring agency and the residential home operator(s).
8. A written statement, or other evidence, as available, that the group home will meet all applicable local, state, and federal building codes and fire safety standards.
9. A written statement, or other evidence, as available, that the group home will meet the staffing requirements of the Montgomery County Developmental Disabilities Services Department and any other agency having oversight responsibilities, and will have at least one qualified house parent or supervisor on duty whenever the home is occupied by the developmentally disabled.



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**

**RESOLUTION NO. 25-083**  
**ATTACHEMENT**

**Additional Conditions for Approval**

**A. Location Limitations**

1. **Spacing:** No group home may be located within **1,500 feet** of another group home, measured lot-line to lot-line.
2. **Density Cap:** No more than **1 group home per 500 residents** per U.S. Census Tract.
3. **Township Cap:** No more than **15 active group homes** may operate township-wide unless expanded by Board Resolution.

**B. Safety and Supervision Requirements**

1. **24/7 On-Site Supervision** – At least one staff member must be on-site and awake at all times. Minimum 1:4 staff-to-resident ratio.
2. **Security Plan Required** – Must include curfew enforcement, visitor policies, crisis response, and neighborhood safety strategies.
3. **Notification to Law Enforcement** – The operator must notify the Montgomery County Sheriff's Office and provide a 24-hour contact. All incidents requiring police response must be reported to the Township within 24 hours.
4. **Security Systems** – Must include:
  - o Exterior lighting
  - o Entry/exit security cameras with 14-day storage
  - o Monitored alarm systems on all exterior access points
5. **Resident Screening** – No resident convicted of a violent or sex offense may be placed in a group home within 1,000 feet of a school, park, or daycare.
6. **Community Liaison** – A designated person shall be responsible for managing complaints and communicating with neighbors.

**C. Inspection and Compliance**

1. **Quarterly inspections** may be conducted by Township personnel.
2. **Violations** may result in suspension or revocation of the Conditional Use Permit.
3. **Reinspection Fees** – \$150 per follow-up visit.

**D. Public Notification Requirements**

1. Written notice must be sent to all property owners within **500 feet** at least 15 days prior to BZA hearing.
2. A sign must be posted on the property at least **10 days prior** to the hearing.

**E. Term and Renewal**

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**

**RESOLUTION NO. 25-083**  
**ATTACHEMENT**

1. All Conditional Use Permits shall be valid for **one year** initially.
2. **Renewals** may be granted for up to **three years** upon satisfactory compliance history.
3. A **review hearing** will be required for all renewal requests.

**F. Licensing and Fee Schedule**

All operators must pay licensing and permit fees as established by the Board of Trustees:

- Initial Application Fee: \$500
- Annual License Renewal: \$250
- 3-Year Renewal Review: \$750
- Late Fee: \$50
- Failure to pay fees may result in the denial or revocation of the permit.

**G. State Legislative Compliance**

These regulations align with Ohio House Bill 583 and are intended to improve oversight, reduce clustering, and ensure proper care and safety for residents and neighbors.

**H. Additional Standards for Juvenile Group Homes**

Juvenile group homes—defined as facilities housing individuals under 18 years old who are in foster care, juvenile justice programs, or under the custody of the State of Ohio or a child-placing agency—shall comply with all provisions of this section in addition to the general group home regulations:

**1. Higher Supervision Requirements**

- A minimum of **two awake and trained staff members** must be present on site at all times, regardless of occupancy.
- A staff-to-resident ratio of **1:3 during daytime hours** and **1:4 overnight** must be maintained.

**2. Runaway and Incident Reporting Protocol**

- Operators must submit a **Runaway Prevention and Response Plan** including:
  - Immediate notification of the Montgomery County Sheriff's Office.
  - Family or guardian contact within 2 hours.
  - Documentation of the event in the Township compliance log.
- **All runaway incidents must be reported to the Township within 12 hours.**

**3. Mandatory Curfew Enforcement**

- All juvenile group homes shall enforce the Township-wide curfew established by **Resolution 24-133**:
  - **10:00 PM to 6:00 AM Sunday–Thursday**
  - **11:00 PM to 6:00 AM Friday–Saturday**
- Operators must maintain and submit a **Curfew Compliance Policy** as part of their zoning application.

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**

**RESOLUTION NO. 25-083**  
**ATTACHEMENT**

- **Violations of the curfew by juvenile residents may trigger enforcement actions against the facility.**
- 4. Behavior and Safety Incident Reporting**
  - Any physical altercation, behavioral crisis, law enforcement call, or mental health emergency involving a juvenile resident must be reported to the Township within **24 hours**.
- 5. Community Relations and Oversight**
  - Juvenile group homes must:
    - Appoint a **Community Liaison Officer** responsible for addressing complaints.
    - Participate in **quarterly Township monitoring meetings** if requested.
    - Maintain a log of all community complaints and responses.
- 6. Licensing and Program Verification**
  - Applicants must submit documentation from the State of Ohio or a licensed child-placing agency confirming:
    - Authorization to house juveniles.
    - Target population (e.g., foster care, probation, behavioral health).
    - Emergency and crisis intervention procedures.
- 7. Limit on Township-Wide Juvenile Facilities**
  - No more than **8 juvenile group homes** may be in operation at any time unless increased by Resolution of the Township Trustees.
  - Applications proposing to serve **non-local youth populations** (from outside Montgomery County) must demonstrate added community benefit and capacity.



**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-084**

**THE JEFFERSON TOWNSHIP BOARD OF TRUSTEES HEREBY APPROVES PARTICIPATION IN THE FLOCK SAFETY PROGRAM THROUGH THE MONTGOMERY COUNTY SHERIFF'S OFFICE AND AUTHORIZES THE TOWNSHIP ADMINISTRATOR TO EXECUTE THE AGREEMENT**

The Board of Trustees of Jefferson Township, Montgomery County, Ohio, met in a regular meeting on June 18, 2025, at 12:00 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 ( )

*Absent*

**WITNESSETH**

**WHEREAS**, the Montgomery County Sheriff's Office has secured funding for the implementation of the Flock Safety system, including eight (8) license plate recognition (LPR) cameras to be deployed in Jefferson Township; and

**WHEREAS**, the agreement identifies the Montgomery County Sheriff's Office as the billing party for the initial term under OMNIA Contract #RS250203, thereby imposing no direct financial obligation on Jefferson Township for the initial implementation; and

**WHEREAS**, the Flock Safety system offers advanced public safety tools, including real-time alerts, nationwide law enforcement camera network integration, and Vehicle Fingerprint™ search capabilities, to enhance local crime prevention and investigation; and

**WHEREAS**, any future financial commitment or contract renewal shall be brought before the Board of Trustees for review and approval prior to execution; and

**WHEREAS**, it is in the best interests of the Township to move forward with this initiative under the conditions set forth;

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

1. The Board of Trustees hereby supports participation in the Flock Safety system in partnership with the Montgomery County Sheriff's Office.
2. The Township Administrator is hereby authorized and directed to execute the agreement with Flock Group Inc. on behalf of Jefferson Township, and to take all necessary actions to coordinate

Resolution 25-084

Page 1 of 2

**BOARD OF TRUSTEES**  
**JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO**  
**RESOLUTION NO. 25-084**

deployment, subject to the terms outlined in the agreement and contingent upon no financial obligation being incurred without prior Board approval.

3. Any renewal or expansion of the agreement or any associated costs shall be presented to the Board of Trustees for formal approval prior to execution.
4. This resolution shall take effect immediately upon its adoption.

The vote was as follows:

**Oscar Young**

☒ Yes    No    Abstain

**Sheila Back**

☒ Yes    No    Abstain

**M. Michael McLaughlin**

Yes    No    Abstain

*Absent*

Adopted: 18<sup>th</sup> day of June 2025

Signed by:

  
\_\_\_\_\_  
Oscar Young, President

  
\_\_\_\_\_  
Sheila Back, Vice President

\_\_\_\_\_  
M. Michael McLaughlin, Trustee

*Absent*

  
\_\_\_\_\_  
Attest to Trustees Signatures:

Charlene Chattams, Fiscal Officer