

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

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

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

Oscar Young ( ☒ )

Sheila Back ( ☒ )

M. Michael McLaughlin ( ☐ ) *Absent*

Moved by: Young ( ☒ )      Back ( ☒ )      McLaughlin ( ☐ )

Second by Young ( ☒ )      Back ( ☐ )      McLaughlin ( ☐ )

**WITNESSETH**

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

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

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

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

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

**The vote was as follows:**

**Oscar Young**

Yes ☒      No ☐      Abstain ☐

**Sheila Back**

Yes ☒      No ☐      Abstain ☐

**M. Michael McLaughlin**

Yes ☐      No ☐      Abstain ☒ *Absent*

**Adopted: 4<sup>th</sup> day of August 2025**

**Signed by:**

**Oscar Young, President**

**Sheila Back, Vice President**

**M. Michael McLaughlin, Trustee**

**Attest to Trustees Signatures:**

**Charlene Chattams, Fiscal Officer**

Resolution 25-098

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

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

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

Oscar Young (✓)

Sheila Back (✓)

M. Michael McLaughlin ( ) *Absent*

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

**WITNESSETH**

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

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

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

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

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

**The vote was as follows:**

**Oscar Young**

Yes      No      Abstain

**Sheila Back**

Yes      No      Abstain

**M. Michael McLaughlin**

Yes      No      Abstain

**Adopted: 4<sup>th</sup> day of August 2025**

**Signed by:**

**Oscar Young, President**

**Sheila Back, Vice President**

**M. Michael McLaughlin, Trustee**

**Attest to Trustees Signatures:**

**Charlene Chattams, Fiscal Officer**

Resolution 25-099

Page 1 of 1



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

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

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

Oscar Young ( ✓ )

Sheila Back ( ✓ )

M. Michael McLaughlin ( ) *Absent*

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

**WITNESSETH**

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

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

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

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

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

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

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

Resolution 25-100

Page 1 of 2

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

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

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

**The vote was as follows:**

**Oscar Young**

☒ Yes

No

Abstain

**Sheila Back**

☒ Yes

No

Abstain

**M. Michael McLaughlin**

Yes

No

Abstain

**Adopted: 4<sup>th</sup> day of August 2025**

**Signed by:**

  
\_\_\_\_\_  
**Oscar Young, President**

  
\_\_\_\_\_  
**Sheila Back, Vice President**

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

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





# JEFFERSON TOWNSHIP

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## 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:

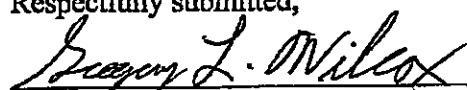
- ☒ The Property is in dangerous condition and in violation of R.C. 3737.41(A).
- ☐ The Property is in dangerous condition and in violation of R.C. 3737.41(B).
- ☐ The Property is in dangerous condition and in violation of R.C. 3737.41(C).
- ☒ The Property has the following unsafe conditions in violation 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**

**(I) 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.

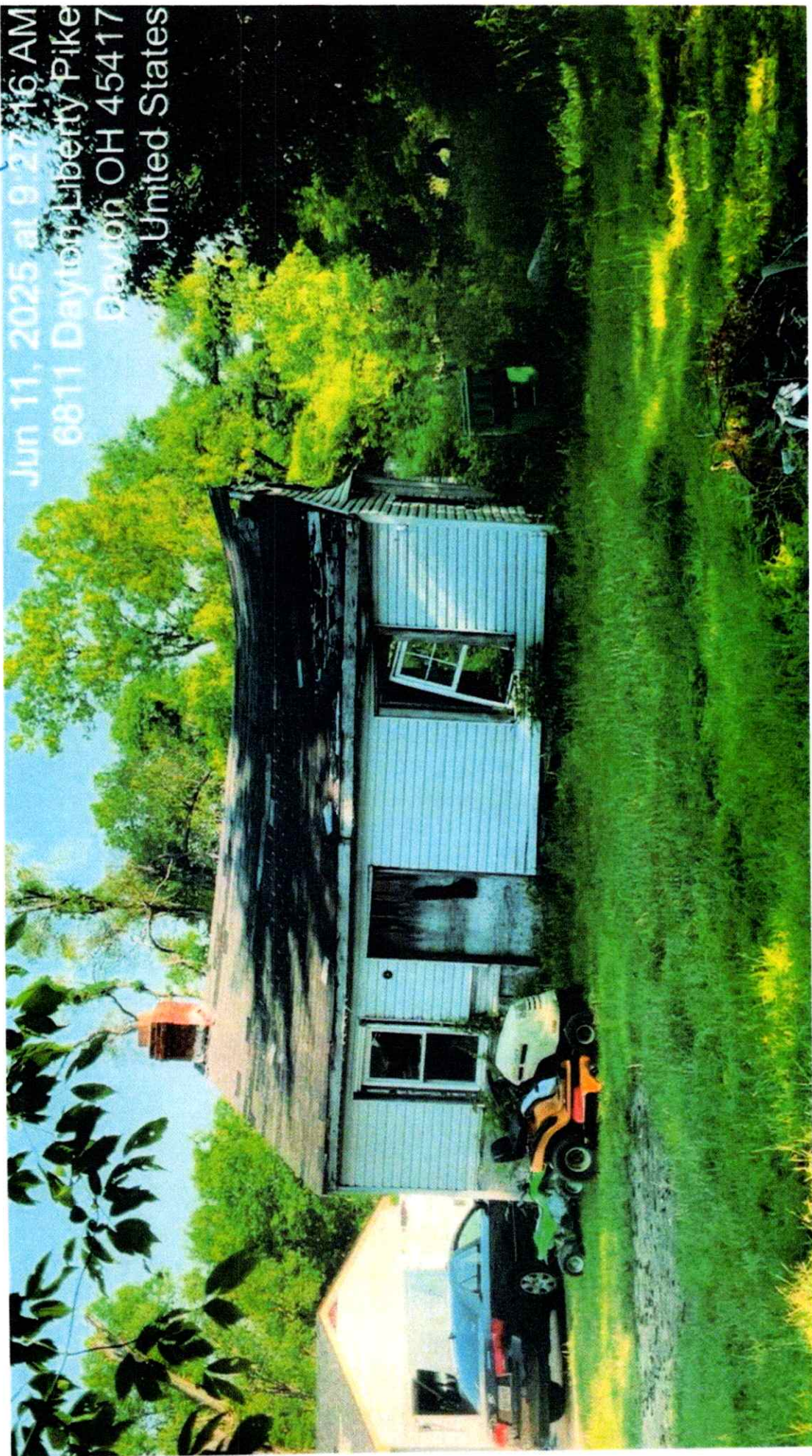
**(ii)** If the fire code official finds an unsafe condition as described in this paragraph that violates specific provisions of this code, such fire code official shall take such enforcement actions as provided for in this rule including but not limited to, the issuance of a citation pursuant to section 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.



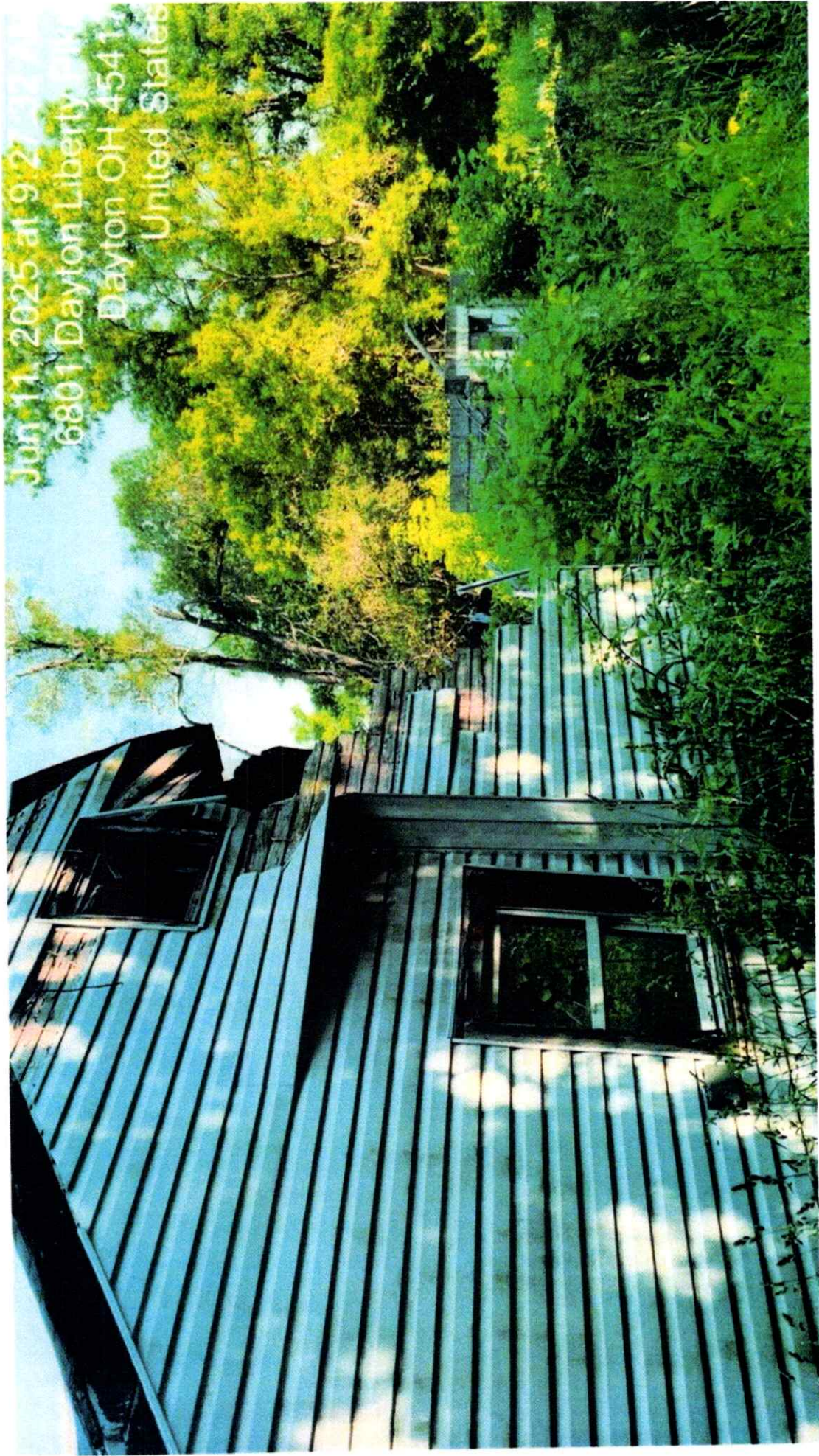
6801  
Day / Lib

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





Jun 11, 2025 at 9:27 AM  
6801 Dayton Liberty Pike  
Dayton OH 45412  
United States





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



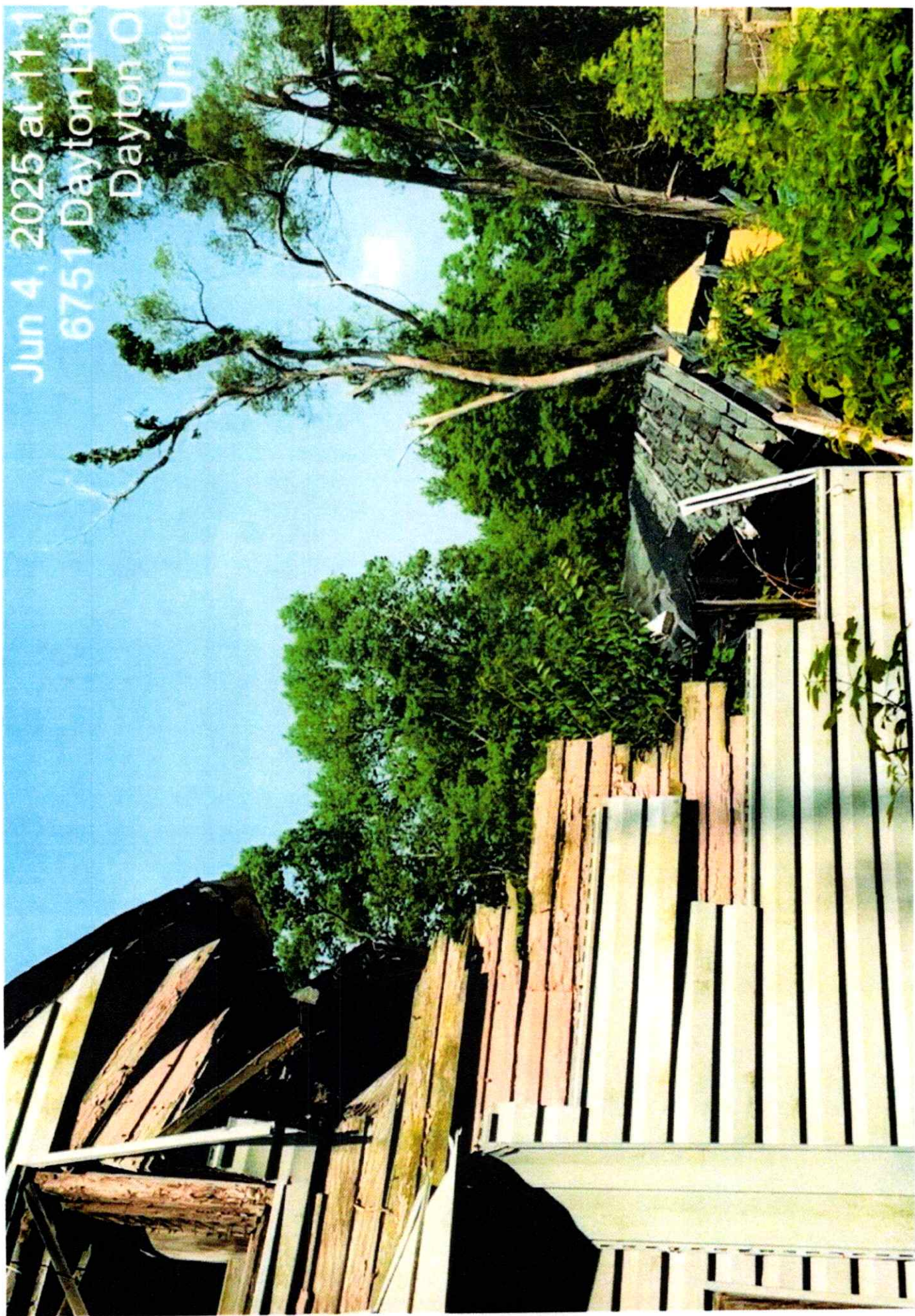


Jun 4, 2025 at 11:0  
6801 Dayton Lib  
Dayton O  
Unit





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



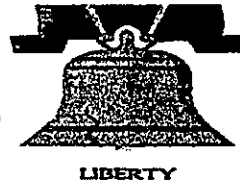




Jun 4, 2025 at 11:0  
6751 Dayton Lib  
Dayton O  
Unit



# JEFFERSON TOWNSHIP



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

### **1. Identification of Violation:**

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

### **2. Initial Inspection:**

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

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

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

### **4. Opportunity for Compliance:**

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

### **5. Follow-up Inspection:**

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



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

## CODE ENFORCEMENT

Case number: CE-20250006

Municipal address: 6801 DAYTON LIBERTY RD

Legal address:

Status of inspection: Active

Case description:

Structure is deteriorated and numerous tires on property.

### Violations

No deficiencies or remarks noted.

### Visits

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

### Photos

01/15/2025 11:19 AM





## NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 01/14/2025

ADDRESS: 6801 DAYTON LIBERTY RD

PARCEL NUMBER: G27 18221 0015

To Whom it May Concern:

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

### PLEASE CORRECT THE ABOVE VIOLATION(S)

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

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

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

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

Sincerely,

Administrative Staff

Development & Compliance Department





## Invoice

### Workspace of the bill

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

### Invoice details

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

### Payer

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

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

#### 1. Payment Methods:

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

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

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

#### 2. Mailing Payments:

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

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

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

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

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

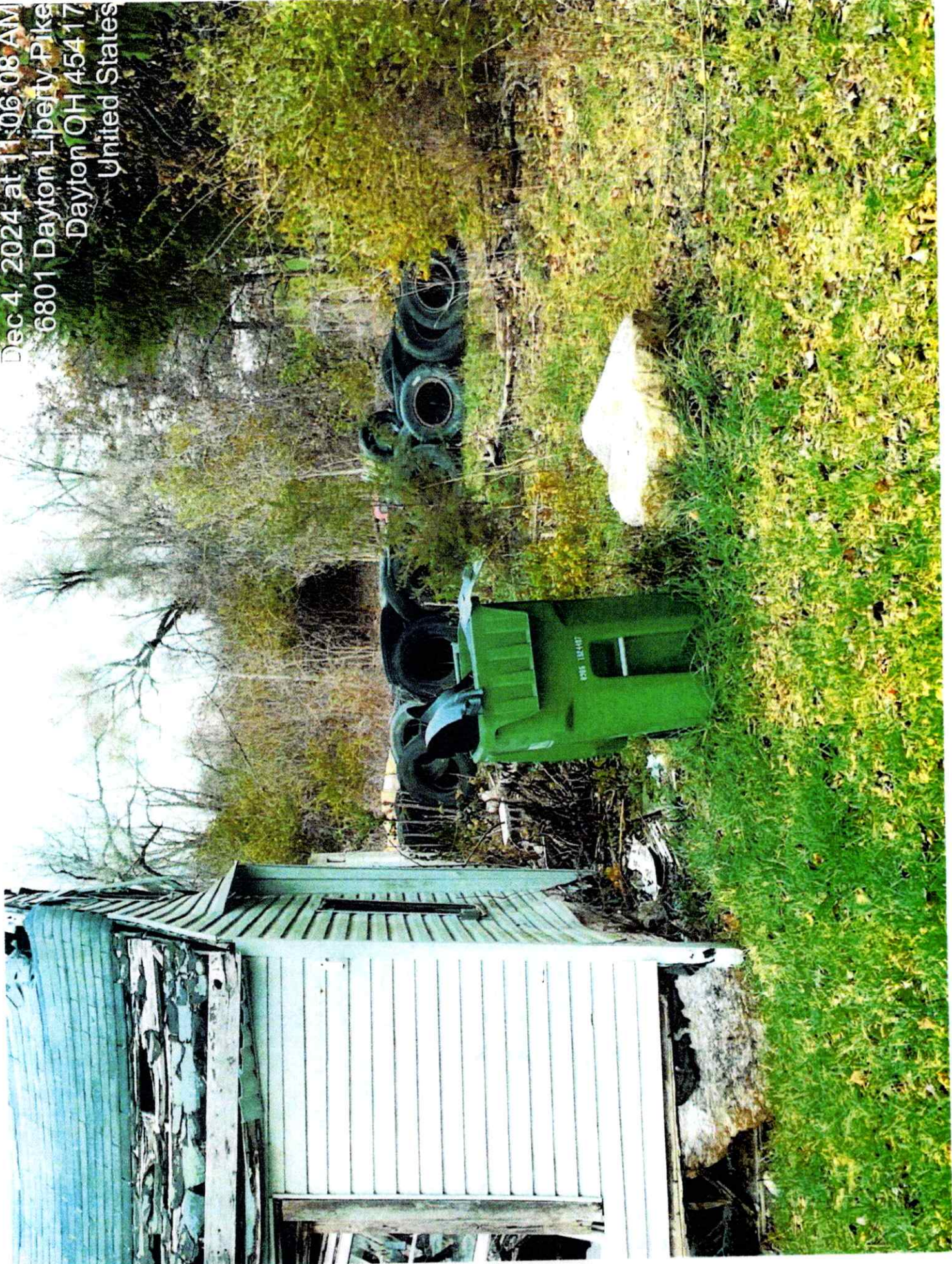
Sincerely,

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

## Table

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 Reason for failure: Violations	
01/15/2025, 10:02 AM	Larry Minnifield	Failed Reason for failure: Violations	
02/05/2025, 8:22 AM	Larry Minnifield	Failed Reason for failure: Violations	
02/05/2025, 8:23 AM	Larry Minnifield	Failed Reason for failure: Violations	

Photos



01/15/2025 11:20 AM



02/05/2025 8:23 AM



Feb 4, 2025 at 11:10:37 AM  
5895 Dayton Liberty Pike  
Dayton OH 45417  
United States



04/03/2025 9:22 AM







## 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

## Invoice details

Invoice # 2025-04-03-1  
Project phase Additional bill

## Payer

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

**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.

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**Jefferson Township Board of Trustees 1 Business Park Drive Dayton, Ohio 45417**  
Please include your account number or invoice number on the memo line of your check or money order for proper allocation.

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

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





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

## CODE ENFORCEMENT

Case number: CE-20250006

Municipal address: 6801 DAYTON LIBERTY RD

Legal address:

Status of inspection: Active

Case description:

Structure is deteriorated and numerous tires on property.

### Violations

No deficiencies or remarks noted.

### Visits

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

### Photos



01/15/2025 11:20 AM



02/05/2025 8:23 AM





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

### Payment

Item	Notes	Refundable	Quantity	Unit price	Item total
Code Enforcement 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. 25-101**

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

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

Oscar Young (✓)

Sheila Back (✓)

M. Michael McLaughlin ( ) *Absent*

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

Second by Young ( )      Back ( )      McLaughlin ( )

**WITNESSETH**

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

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

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

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

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

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

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

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

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

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

**The vote was as follows:**

**Oscar Young**

☒ Yes

No

Abstain

**Sheila Back**

☒ Yes

No

Abstain

**M. Michael McLaughlin**

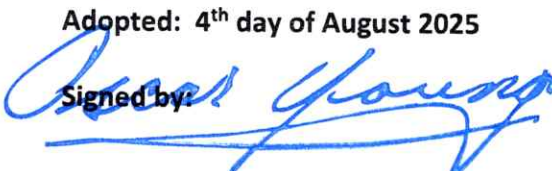
Yes

No

Abstain

**Adopted: 4<sup>th</sup> day of August 2025**

Signed by:

  
\_\_\_\_\_  
Oscar Young, President

  
\_\_\_\_\_  
Sheila Back, Vice President

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

  
\_\_\_\_\_  
Attest to Trustees Signatures:

Charlene Chattams, Fiscal Officer





# JEFFERSON TOWNSHIP

---

## JEFFERSON TOWNSHIP FIRE DEPARTMENT

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

March 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 (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-20250012

Municipal address: 1654 S UNION RD

Legal address:

Status of inspection: Active

Case description:

Trash junk debris throughout the property

### Violations

No deficiencies or remarks noted.

### Visits

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

### Photos

01/24/2025 10:54 AM







## NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 02/14/2025

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

ADDRESS: 1654 S UNION RD

PARCEL NUMBER: G27 01610 0016

To Whom it May Concern:

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

### 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

### Payee

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:

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

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





## CODE ENFORCEMENT

Case number: CE-20250012

Municipal address: 1654 S UNION RD

Legal address:

Status of inspection: Active

Case description:

Trash junk debris throughout the property

### Violations

No deficiencies or remarks noted.

### Visits

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

### Photos

01/24/2025 10:54 AM





02/14/2025 9:45 AM



02/14/2025 9:45 AM







## CODE ENFORCEMENT

Case number: CE-20250012

Municipal address: 1654 S UNION RD

Legal address:

Status of inspection: Active

Case description:

Trash junk debris throughout the property

### Violations

No deficiencies or remarks noted.

### Visits

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

### Photos

01/24/2025 10:54 AM





01/24/2025 10:55 AM

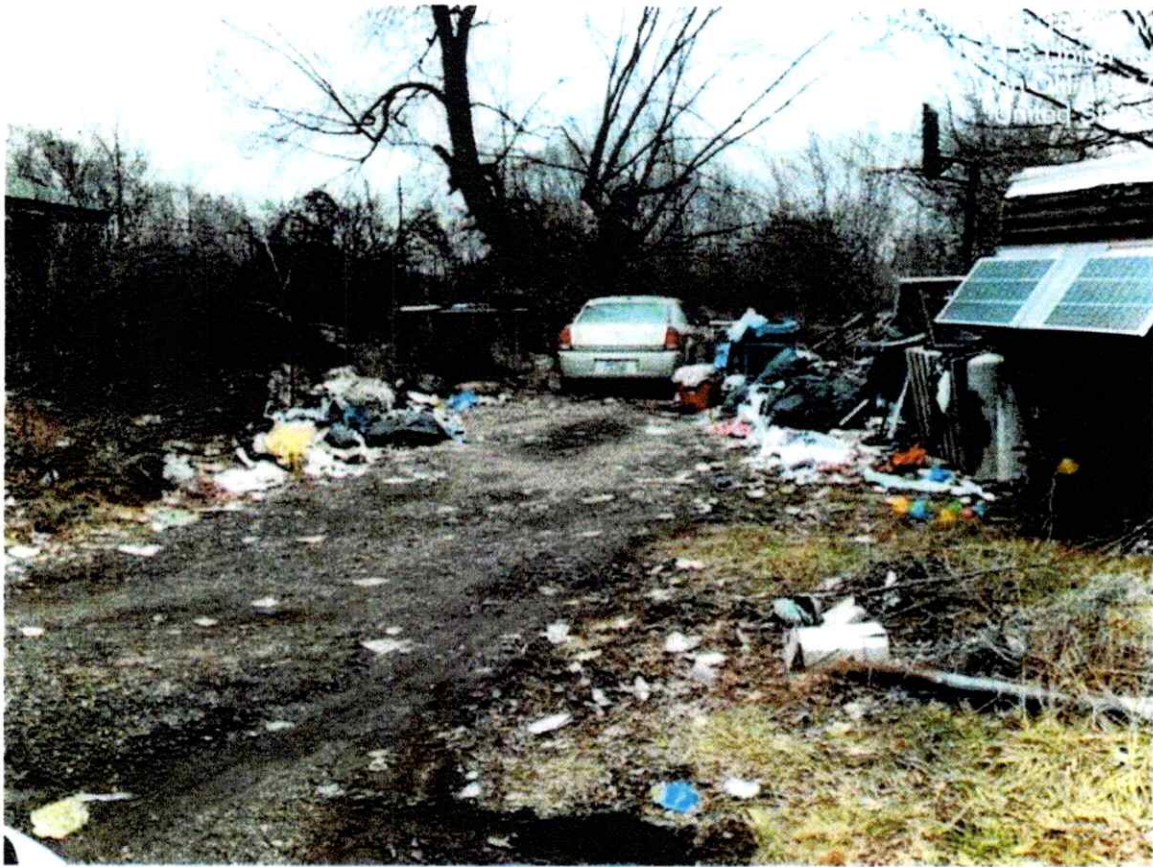


01/24/2025 10:57 AM





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.

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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:

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Sincerely,

Administrative Staff

Development & Compliance Department



# Invoice

## Workspace of the bill

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

## Invoice details

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

## Payee

,

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

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## CODE ENFORCEMENT

Case number: CE-20250012

Municipal address: 1654 S UNION RD

Legal address:

Status of inspection: Active

Case description:

Trash junk debris throughout the property

### Violations

No deficiencies or remarks noted.

### Visits

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

### Photos



01/24/2025 10:57 AM



02/14/2025 9:45 AM





03/20/2025 2:19 PM



03/20/2025 2:19 PM





03/20/2025 2:19 PM

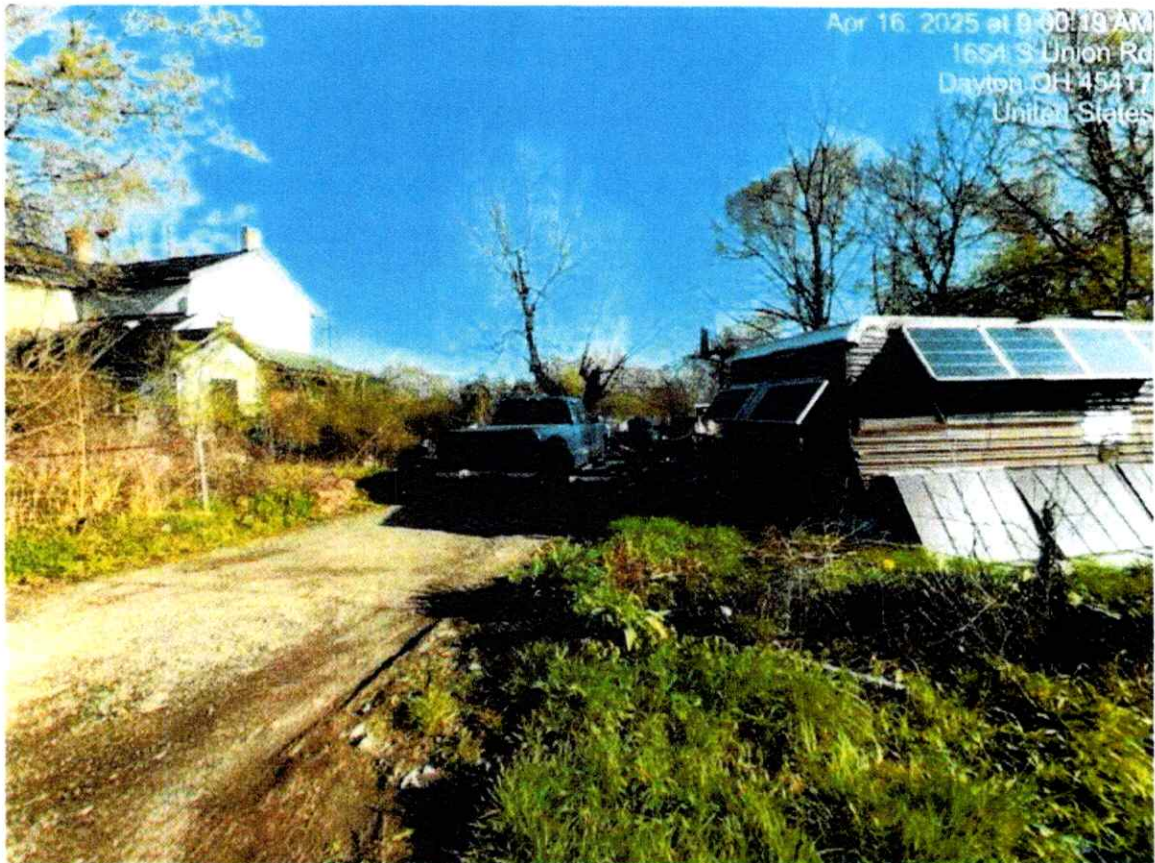


03/20/2025 2:19 PM

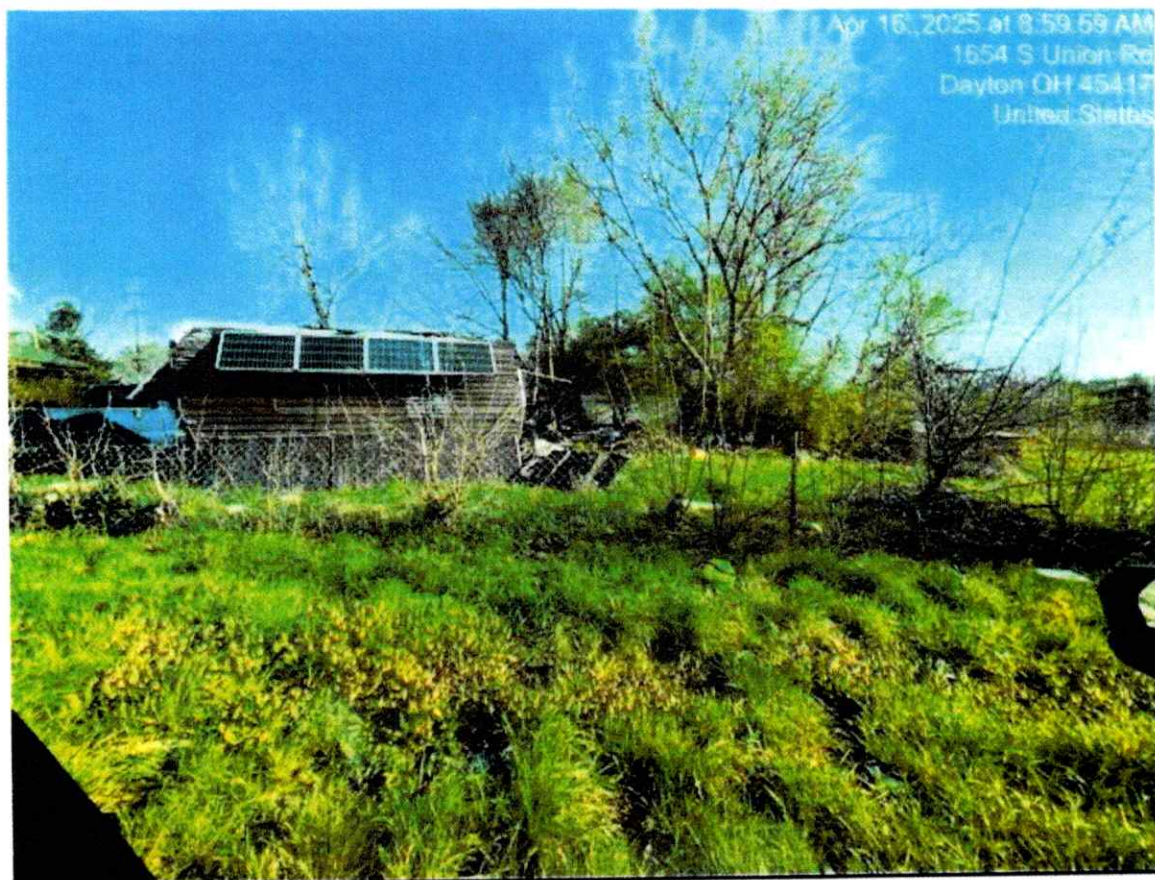




04/16/2025 9:56 AM



04/16/2025 9:56 AM







## NOTICE OF PROPERTY MAINTENANCE VIOLATION

DATE: 04/16/2025

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

ADDRESS: 1654 S UNION RD

PARCEL NUMBER: G27 01610 0016

To Whom it May Concern:

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

Sincerely,

Administrative Staff

Development & Compliance Department





### **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 1937.262.35911 Fax: 937.262.35991 [www.jeffersontwp.net](http://www.jeffersontwp.net)



1654 S. Union

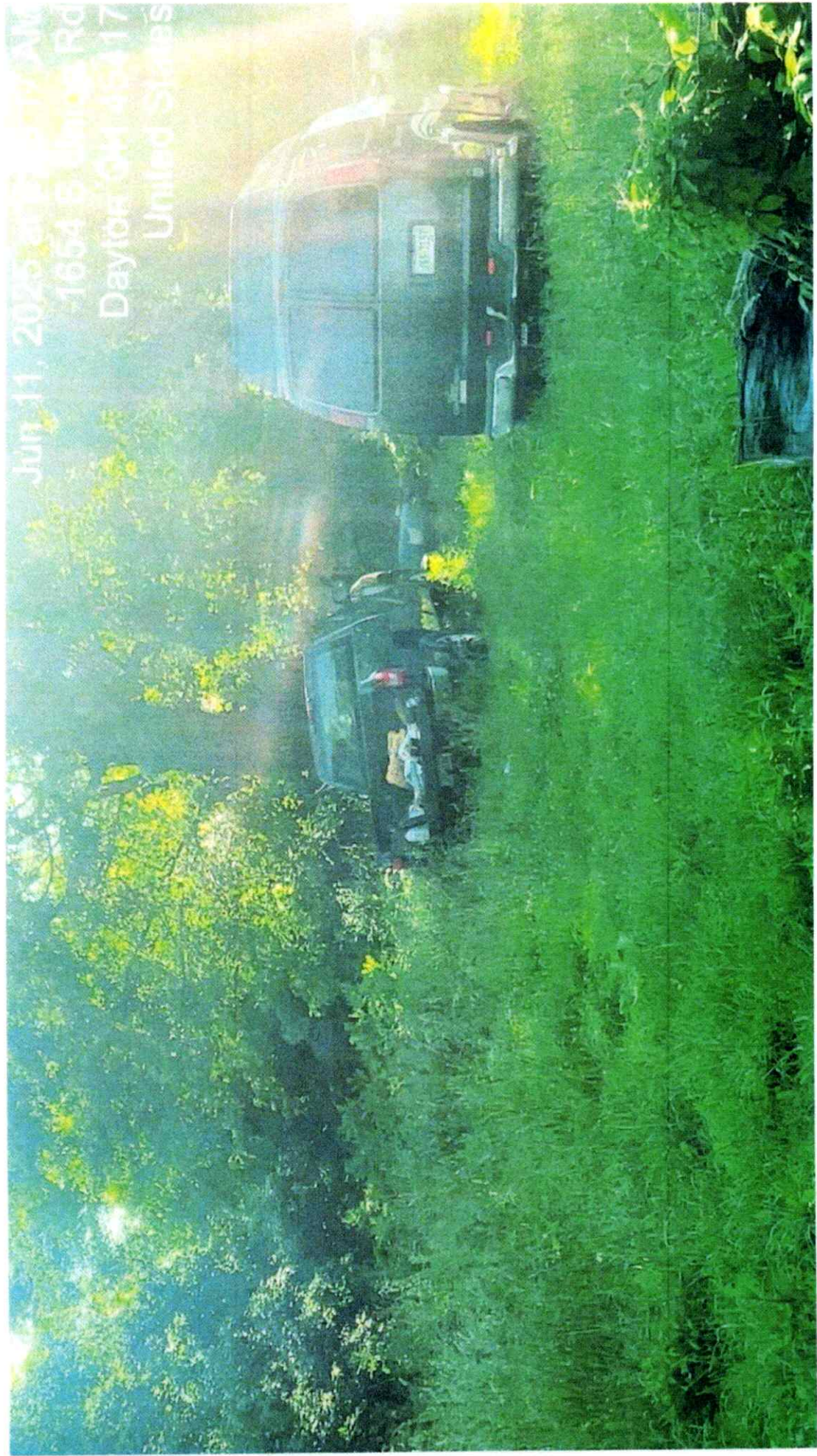






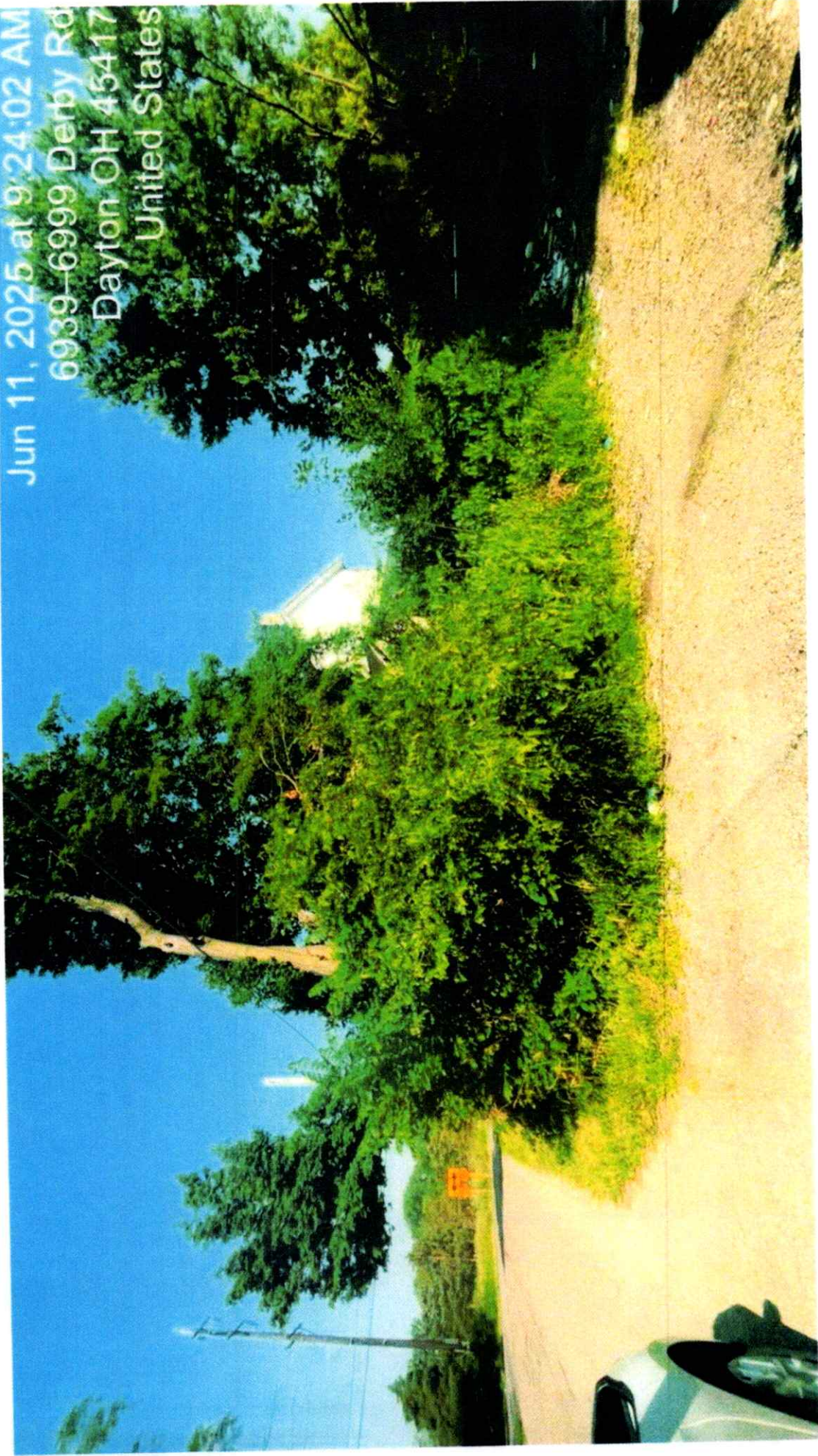


Jun 11, 2025 at 1:15 PM  
1854 S Union Rd  
Dayton OH 45417  
United States





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 TO COMPLY WITHIN (7) DAYS, AND A 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, AND A 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

## Value History

## Rental Registration

## Sketch

## Sales

## Tax Detail

## Pay Taxes

## Property Photos

## GIS Parcel Map

## Owner

FRISBY PAUL DAVID

## Mailing

Name FRISBY PAUL DAVID

Mailing Address 1654 S UNION RD

City, State, Zip DAYTON, OH 45417

## Legal

Legal Description 5-3-10

Land Use Description R - SINGLE FAMILY, O-9.999 AC  
 Acres 2.15

Deed  
 Tax District Name JEFFERSON TWP-JEFFERSON LSD

## Sales

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

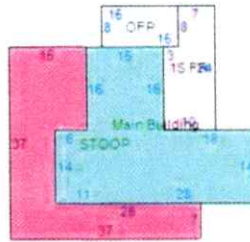
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.10
42000-J.W.A J.W.A JEFFERSON REGIONA	\$1,395.56
11777-APC FEE	\$22.58

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

## CODE ENFORCEMENT

Case number: CE-20250012

Municipal address: 1654 S UNION RD

Legal address:

Status of inspection: Active

Case description:

Trash junk debris throughout the property

### Violations

No deficiencies or remarks noted.

### Visits

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

### Photos

01/24/2025 10:54 AM





01/24/2025 10:55 AM



01/24/2025 10:55 AM  
3030 S. Derby Rd  
Dayton OH 45417  
United States

01/24/2025 10:57 AM



01/24/2025 10:57 AM  
3030 S. Derby Rd  
Dayton OH 45417  
United States



02/14/2025 9:45 AM



02/14/2025 9:45 AM





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

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

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

Oscar Young (✓)

Sheila Back (✓)

M. Michael McLaughlin ( ) *Absent*

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

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

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

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

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

1. Bryan Angler  
Probationary Firefighter / EMT  
Part-Time / Flex Shifted  
\$18.00 per hour  
Effective 07/29/2025

2. Zachary Searles-Butz  
Probationary EMT  
Part-Time / Flex Shifted  
\$17.00 per hour  
Effective 07/29/2025

3. Luke Blust  
Probationary Firefighter  
Part-Time / Flex Shifted  
\$17.00 per hour  
Effective 08/11/2025

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

**The vote was as follows:**

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

M. Michael McLaughlin *Absent*

Yes No Abstain

**Adopted: 4<sup>th</sup> day of August 2025**

*Oscar Young*  
Signed by:

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 25-102



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

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

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

Oscar Young (✓)

Sheila Back (✓)

M. Michael McLaughlin ( ) Absent

Moved by: Young (✓)

Back (✓)

McLaughlin ( )

Second by Young ( )

Back (✓)

McLaughlin ( )

**WITNESSETH**

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

**WHEREAS**, the Township has received the following sponsorship donations:

- Nicole Liatos – \$500.00
- Victor Loya - \$776.55
- Irvin McDonald - \$776.55

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

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

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

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

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

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

**The vote was as follows:**

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

M. Michael McLaughlin Absent

Yes No Abstain

Adopted: 6<sup>th</sup> day of August 2025

Signed by:

Oscar Young, President

Sheila Back, Vice President

M. Michael McLaughlin, Trustee

Attest to Trustees Signatures:

Charlene Chattams, Fiscal Officer

Resolution 25-103

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

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

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

Oscar Young (✓)

Sheila Back (✓)

M. Michael McLaughlin ( ) Absent

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

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

**WITNESSETH**

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

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

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

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

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

**The vote was as follows:**

Oscar Young

Yes No Abstain

Sheila Back

Yes No Abstain

M. Michael McLaughlin

Yes No Abstain Absent

**Adopted: 6<sup>th</sup> day of August 2025**

Signed by:

Oscar Young, President

Sheila Back, Vice President

M. Michael McLaughlin, Trustee

Attest to Trustees Signatures:

Charlene Chattams, Fiscal Officer

Resolution 25-104

Page 1 of 2



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

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

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

Oscar Young (✓)

Sheila Back (✓)

M. Michael McLaughlin( ) *Absent*

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

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

**WITNESSETH**

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

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

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

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

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

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

Resolution 25-105

Page 1 of 2

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

The vote was as follows:

**Oscar Young**

☒ Yes    ☐ No    ☐ Abstain

**Sheila Back**

☒ Yes    ☐ No    ☐ Abstain

**M. Michael McLaughlin**

☐ Yes    ☐ No    ☐ Abstain

*Absent*

Adopted: 4<sup>th</sup> day of August 2025

Signed by:

  
\_\_\_\_\_  
Oscar Young, President

  
\_\_\_\_\_  
Sheila Back, Vice President

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

  
\_\_\_\_\_  
Attest to Trustees Signatures:

Charlene Chattams, Fiscal Officer



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

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

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

Oscar Young (✓)

Sheila Back (✓)

M. Michael McLaughlin ( )

*Absent*

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

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

**WITNESSETH**

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

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

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

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

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

**The vote was as follows:**

**Oscar Young**

Yes      No      Abstain

**Sheila Back**

Yes      No      Abstain

**M. Michael McLaughlin**

Yes      No      Abstain

*Absent*

**Adopted: 4<sup>th</sup> day of August 2025**

**Signed by:**

**Oscar Young, President**

**Sheila Back, Vice President**

**M. Michael McLaughlin, Trustee**

**Attest to Trustees Signatures:**

**Charlene Chattams, Fiscal Officer**

Resolution 25-106