Interoffice - Memorandum

To: Judith C. Boyko, Township Administrator

From: Michael Juengling, Director

Date: February 21, 2014

RE: **BUSINESS ITEM: MOTION TO APPROVE STATUTORY RESOLUTION NO. 04-2014 APPROVING THE REMOVAL OF BLIGHTED, INSECURE, UNSAFE, OR STRUCTURALLY DEFECTIVE STRUCTURES LOCATED AT 6975 TYLERSVILLE ROAD (M5640-129-000-012)**

The West Chester Township Board of Trustees is authorized per Section 505.86 of the Ohio Revised Code to provide for the removal, repair, or securance of buildings or other structures in the township that have been declared blighted, 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 Revised Code for the enforcement of building regulations.

The West Chester Township Fire Department and the Butler County Chief Building Official have determined that the house and detached garage structures located at 6975 Tylersville Road have deteriorated to the point that they are unsafe and dangerous to human life and the public welfare.

The Community Development Department is requesting the West Chester Township Trustees approve the removal of the structures at 6975 Tylersville Road.

(Parcel #M5640-129-000-012).

RESOLUTION NO. 04 - 2014

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RESOLUTION APPROVING THE REMOVAL OF BLIGHTED, INSECURE, UNSAFE, OR STRUCTURALLY DEFECTIVE STRUCTURES LOCATED AT 6975 TYLERSVILLE ROAD (Parcel # M5640-129-000-012)

WHEREAS, the West Chester Township Board of Trustees is authorized by Ohio Revised Code Section 505.86 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; and,

WHEREAS, the West Chester Township Board of Trustees recognizes that the proper maintenance of structures and premises in the township is essential to the preservation of a safe and healthful environment; and,

WHEREAS, the West Chester Township Fire Department and the Butler County Chief Building Official have determined that the house and detached garage structures located at 6975 Tylersville Road have deteriorated to the point that they are unsafe and dangerous to human life and the public welfare.

NOW THEREFORE, BE IT RESOLVED the West Chester Township Board of Trustees does hereby agree:

SECTION 1. The home and detached garage located at 6975 Tylersville Road are deemed blighted, insecure, unsafe, and structurally defective per Section 505.86 of the Ohio Revised Code.

SECTION 2. To satisfy the notice requirements of Section 505.86 of the Ohio Revised Code, and because there is no emergency requiring immediate action, staff should send notice of this Resolution to the property owner and any lienholders, advising them to take action to remove, repair, or secure these structures within thirty (30) days.

SECTION 3. If the structures are not removed, repaired, or secured to the satisfaction of staff within thirty (30) days, the West Chester Township Board of Trustees authorizes staff to contract for the removal of these structures pursuant to Ohio Revised Code Section 505.86 and have the Fiscal Officer certify the total costs, together with a description of the land, to the County Auditor so that they may be placed on the tax duplicate, operate as a lien on the land, and ultimately be collected as other taxes and returned to the Township General Fund, or seek reimbursement from the Butler County Department of Development Community Development Block Grant (CDBG) Demolition Program.

PROPOSED

Adopted this 25th day of February, 2014.

George Lang, President	Yes /No
Mark Welch, Vice President	Yes / No
Lee Wong, Trustee	Yes / No

ATTEST:

Bruce Jones, Township Fiscal Officer

APPROVED AS TO FORM:

Donald L. Crain, Law Director

PROPOSED