Interoffice - Memorandum

To: Judith C. Boyko, Township Administrator

From: Michael F. Juengling, Director Community Development Department

Date: October 18, 2013

RE: **BUSINESS ITEM:** Motion to declare public nuisance properties

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The Community Development Department has received complaints for the following properties. Community Development staff will continue to obtain voluntary compliance on these properties but recommends proceeding with public nuisance action in the event voluntary compliance fails.

5545 Dogwood Court
Parcel #M5620-199-000-016
Owner: Elizabeth and Carl Lonsbrough
Status: Vacant residential property that is in foreclosure.
Inspection revealed: High grass, weeds, and miscellaneous debris.
Action: Declare public nuisance pursuant to Ohio Revised Code §505.87.

9497 Twin Valley Court
Parcel #M5620-061-000-028
Owner: Michelle Pettit, etal
Status: Vacant residential property that is not in foreclosure.
Inspection revealed: High grass, weeds, and miscellaneous debris.
Action: Declare public nuisance pursuant to Ohio Revised Code §505.87.

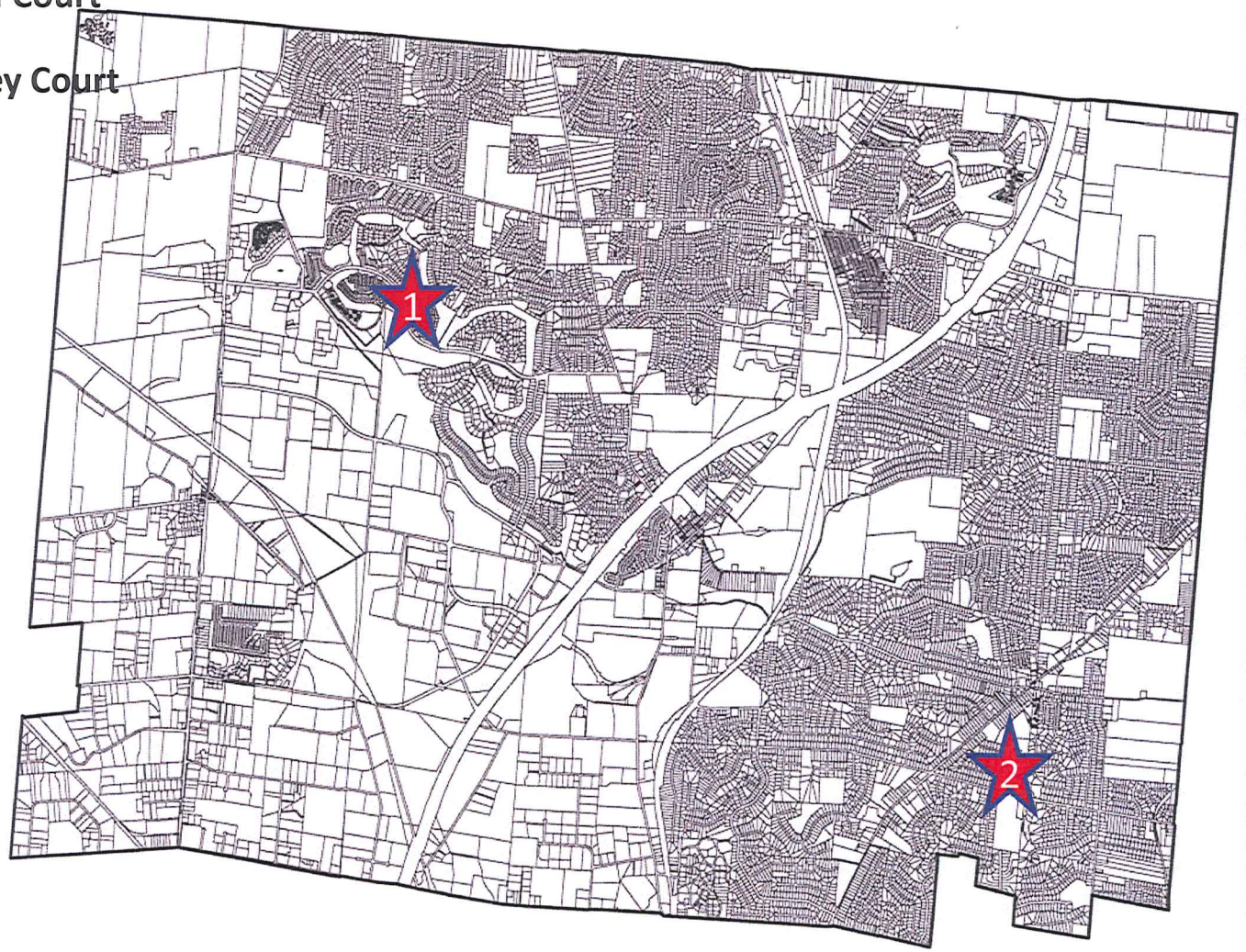
Sample Motion for Public Nuisance Cases October 22, 2013

Having reviewed the staff reports and affidavits, I move that we declare the properties listed on the West Chester Township Board of Trustees meeting agenda dated October 22, 2013 to be public nuisances as authorized by the Ohio Revised Code:

Staff is directed to cause removal of the nuisances identified, and monitor the properties for 90 days to require continued compliance. An administrative charge of 25% shall be added to the contractor fee for the properties.

Public Nuisance Cases

1. 5545 Dogwood Court
2. 9497 Twin Valley Court



AFFIDAVIT OF CODE ENFORCEMENT OFFICER

Affiant, Gregory R Porta, having been first duly cautioned and sworn, states as follows:

1. Affiant is a Code Enforcement Officer for West Chester Township, Ohio and makes this affidavit based on personal knowledge.
2. Affiant is familiar with the property located at 5545 Dogwood Court, West Chester, Ohio and personally inspected the property on 10/16/2013.
3. The photographs attached hereto as Exhibits A through D accurately show the subject property as it looked on or about 10/16/2013.
4. The property is vacant and is not in foreclosure. The property was found to have high grass and weeds in excess of ten (10) inches violating Property Maintenance Code section 302.4.

Further affiant sayeth naught.

Gregory R Porta

Sworn and subscribed before me, a notary public, this 16th day of October 2013

Victoria Sparks

NOTARIAL SEAL
STATE OF OHIO

VICTORIA SPARKS
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES FEB. 20, 2017

EXHIBIT A

EXHIBIT B

EXHIBIT C

EXHIBIT D

AFFIDAVIT OF CODE ENFORCEMENT OFFICER

Affiant, Catherine Walton, having been first duly cautioned and sworn, states as follows:

1. Affiant is a Code Enforcement Officer for West Chester Township, Ohio and makes this affidavit based on personal knowledge.

2. Affiant is familiar with the property located at 9497 Twin Valley Court, West Chester, Ohio and personally inspected the property on 10/11/2013.

3. The photographs attached hereto as Exhibits A through D accurately show the subject property as it looked on or about 10/11/2013.

4. The property is vacant and not in foreclosure. The property was found to have high grass and weeds in excess of ten (10) inches and miscellaneous debris violating Property Maintenance Code sections 302.4 and 305.1.

Further affiant sayeth naught.

Catherine Walton

Catherine Walton

Sworn and subscribed before me, a notary public, this 16th day of October 2013.

Victoria Sparks

Notary Public

NOTARIAL SEAL
STATE OF OHIO

VICTORIA SPARKS
NOTARY PUBLIC - OHIO
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EXHIBIT A

EXHIBIT B

EXHIBIT C

EXHIBIT D