

**The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio**, met in regular session at 6:00 p.m., on the 12<sup>th</sup> day of February, 2013, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dennis P. Deters, Jeffrey F. Ritter, Melinda Rinehart

Mr. /Ms. Rinehart introduced the following resolution and moved its adoption:

**RESOLUTION NO. 15 -13**

**RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 10298 OWL CREEK**

WHEREAS, the property at 10298 Owl Creek, in Colerain Township, (parcel no: 510-0250-0001-00) were found by the Colerain Township Fire Department to be vacant property, insecure and is unsafe from years neglect, a copy of which is attached as Exhibit A; and

WHEREAS, the conditions on this property are negatively impacting the adjacent properties; and

WHEREAS, Ohio Revised Code §505.86 that provides that, at least thirty days prior to the providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Township Fire Prevention Officer, or by the Hamilton County Building Department, or has been declared unfit for human habitation by the Hamilton County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

**NOW THEREFORE, BE IT RESOLVED** by the Board of Trustees of Colerain Township, Hamilton County, Ohio as follows:

1. The Board specifically finds and hereby determines that the conditions found at 10298 Owl Creek constitute an unsafe and structurally insecure building within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86 and
2. That the Colerain Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Zoning inspector shall cause the building to be demolished, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code §505.86.

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. Deters seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Deters Aye, Mr. Ritter Aye, Ms. Rinehart AYE

ADOPTED this 12<sup>th</sup> day of February, 2013.

BOARD OF TRUSTEES:

[Signature]  
Dennis P. Deters, Trustee

[Signature]  
Jeffrey F. Ritter, Trustee

[Signature]  
Melinda A. Rinehart, Trustee

ATTEST:

[Signature]  
Heather E. Harlow,  
Fiscal Officer

[Signature]

**AUTHENTICATION**

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 12<sup>th</sup> day of February, 2013.

[Signature]  
Heather E. Harlow,  
Colerain Township Fiscal Officer



# COLERAIN

EST. 1794

To: Chief Bruce Smith  
From: Fire Inspector James Bowman  
Re: 10298 Owl Creek  
510-0250-0001-00  
Date: February 1, 2013

On January 29, 2013, I visited the property located at 10298 Owl Creek in Colerain Township to evaluate this structure for unsafe conditions. 10298 Owl Creek is vacant property and found to be insecure. This property is unsafe from years of neglect.

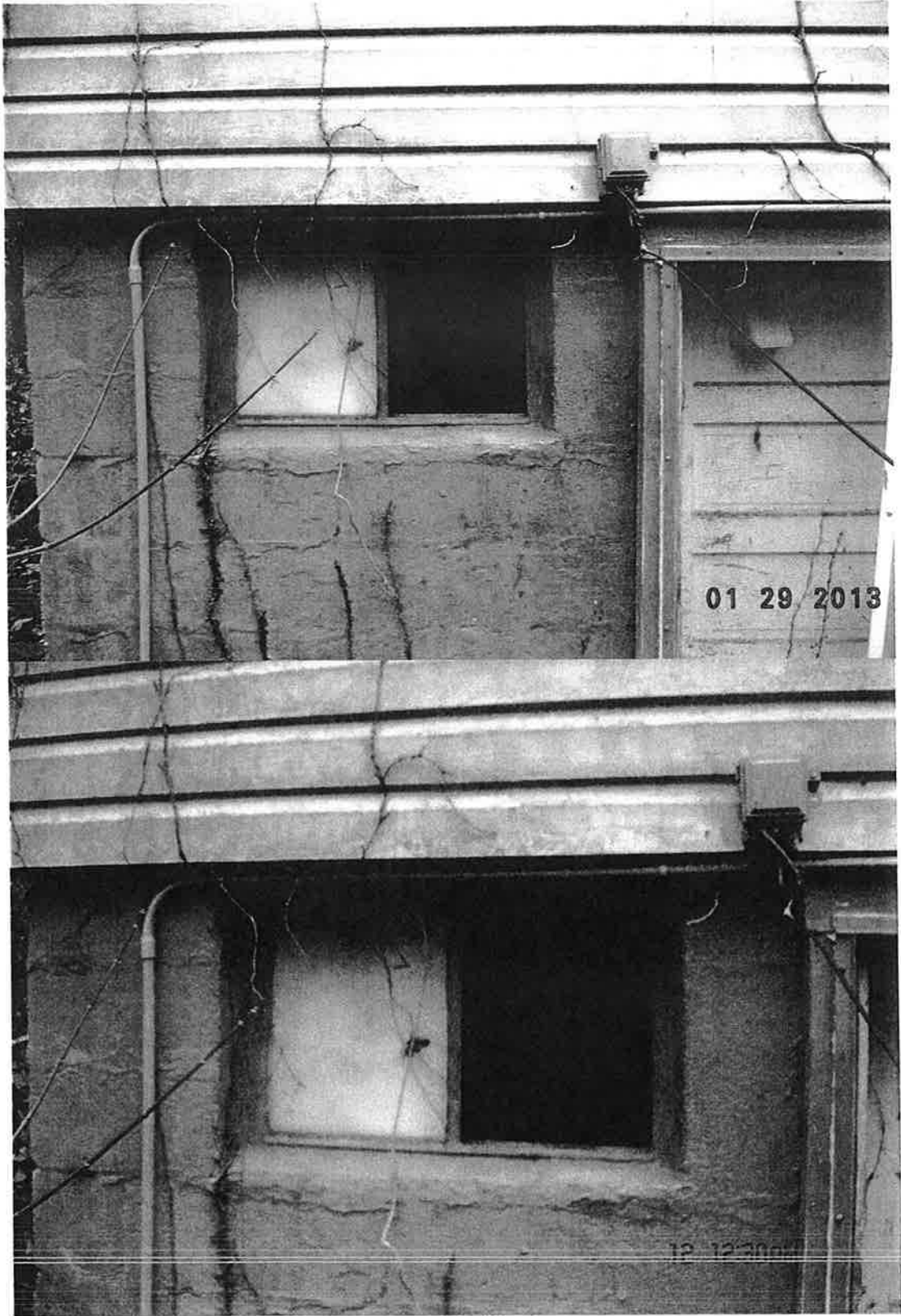


Colerain Township • 4200 Springdale Road • Colerain Township, Ohio 45251  
[www.coleraintwp.org](http://www.coleraintwp.org) • Phone (513) 385-7500 • Fax (513) 245-6503

**Trustees:** Dennis P. Deters, Melinda A. Rinehart, Jeffrey F. Ritter  
**Fiscal Officer:** Heather E. Harlow  
**Administrator:** James M. Rowan

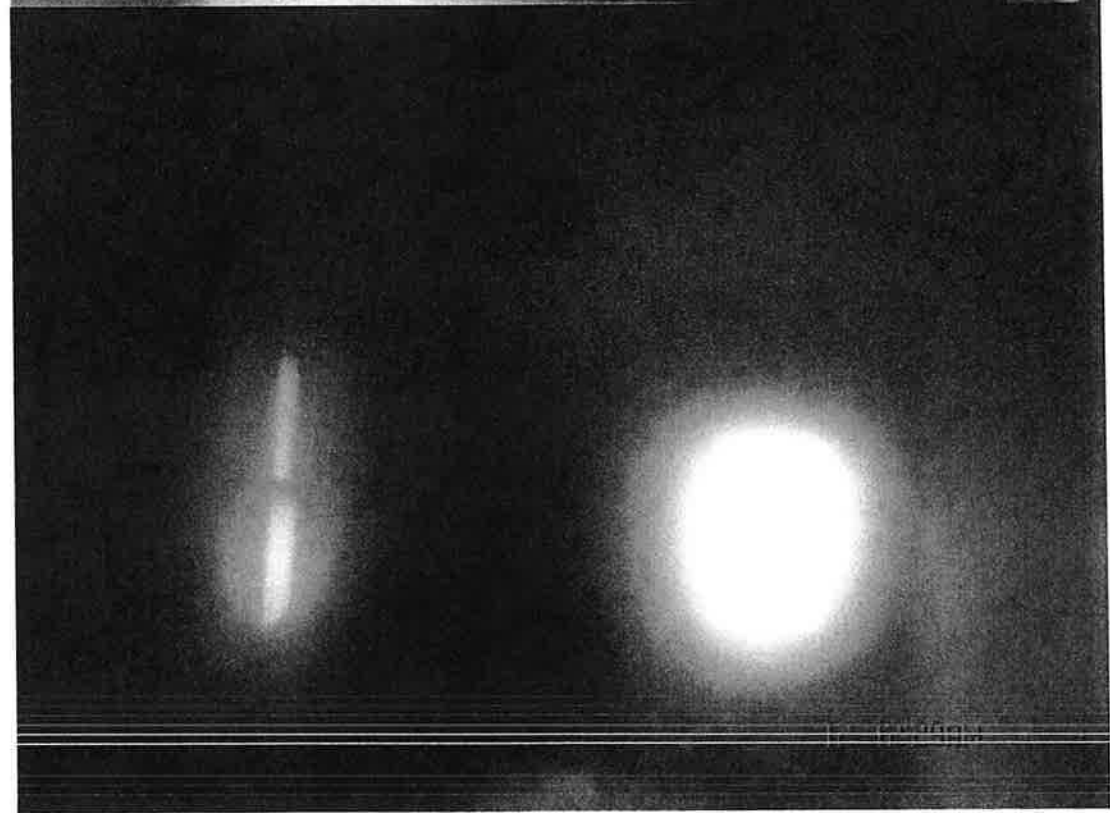
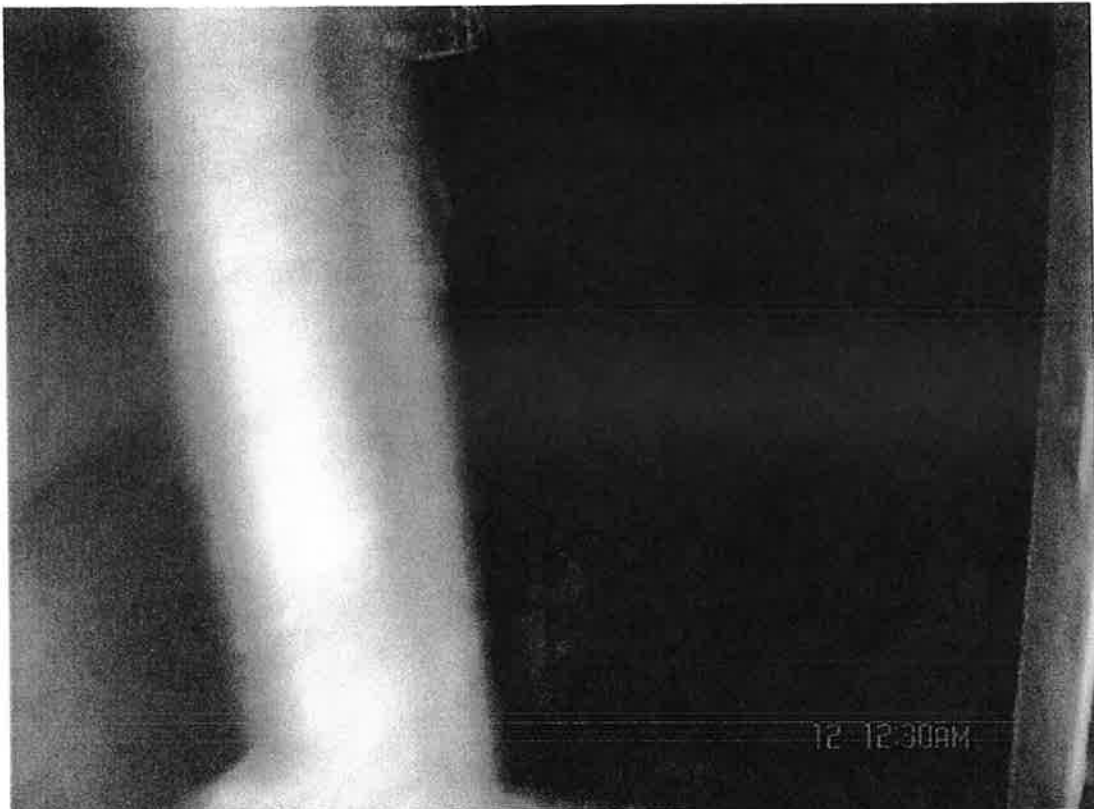
COLERAIN





01 29 2013

12 12 2011



Propiedad para el registro

de la propiedad: 10298 041 (rest)

del representante: MRS

del vendedor: 692198

del comprador: 65055891-1

MAR 21 12:29 PM



# Colerain Township

**Trustees**  
DENNIS P. DETERS  
MELINDA A. RINEHART  
JEFFREY F. RITTER

**Fiscal Officer**  
HEATHER E. HARLOW

**Administrator**  
JAMES M. ROWAN

## ADMINISTRATION

4200 Springdale Road • Colerain Township, Ohio 45251-1419  
(513) 385-7500 FAX (513) 245-6503 • [www.coleraintwp.org](http://www.coleraintwp.org)

Date: 1/29/13

Location: 10298 Old Creek  
510-0250-0001-00

Structure:  Accessory  
 Garage  
 Mobile Home  
 Residence

Insecure  Neglected  Open to Elements  Squatters  
 Structurally Deficient  Vacant  Water Damage

Notes: Building is sitting open and is in bad  
shape from years of neglect.

### Health Department Recommendation:

condemn yes  no  comment: \_\_\_\_\_  
other yes  no  comment: \_\_\_\_\_