

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 1st day of July, 2013, at the Colerain Township Community Center Building, 4300 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. 108 -13

RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 2180 MILES

WHEREAS, the property at 2180 Miles, in Colerain Township, (parcel no: 510-0044-0267-00) was found by the Colerain Township Fire Department to be vacant, unsafe and insecure in a memorandum dated June 17, 2013 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 2180 Miles 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. Ritter 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 1st day of July, 2013.

BOARD OF TRUSTEES:

Dennis P. Deters
Dennis P. Deters, Trustee

Jeffrey F. Ritter
Jeffrey F. Ritter, Trustee

Melinda A. Rinehart
Melinda A. Rinehart, Trustee

ATTEST:

Heather E. Harlow
Heather E. Harlow,
Fiscal Officer

L.E. Barbucci
Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 1st day of July, 2013.

Heather E. Harlow
Heather E. Harlow,
Colerain Township Fiscal Officer

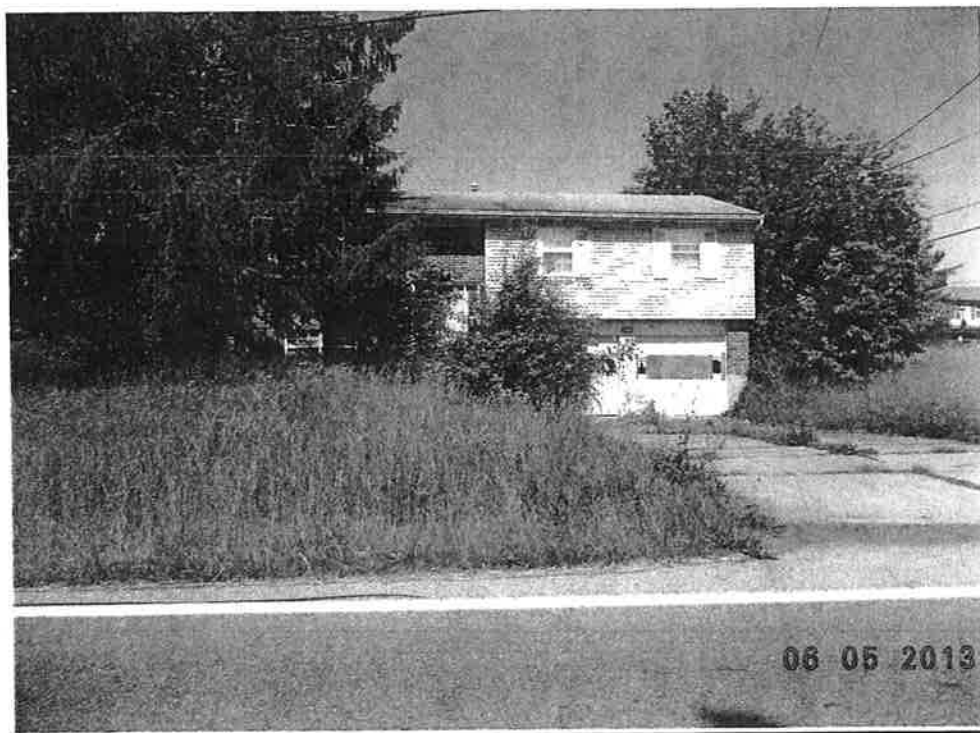


To: Chief Bruce Smith
From: Fire Inspector James Bowman
Re: 2180 Miles Road
Date: June 17, 2013

On June 17, 2013, I visited the property located at 2180 Miles Road in Colerain Township to evaluate this structure for unsafe conditions. The residential structure is vacant, found to be vandalized, insecure, is open to elements and had been neglected. This structure is uninhabitable in its current condition and is structurally deteriorating.

In compliance with ORC Section 505.86 (B), I am declaring the property at as unsafe and insecure. It is my opinion that this property should be demolished.

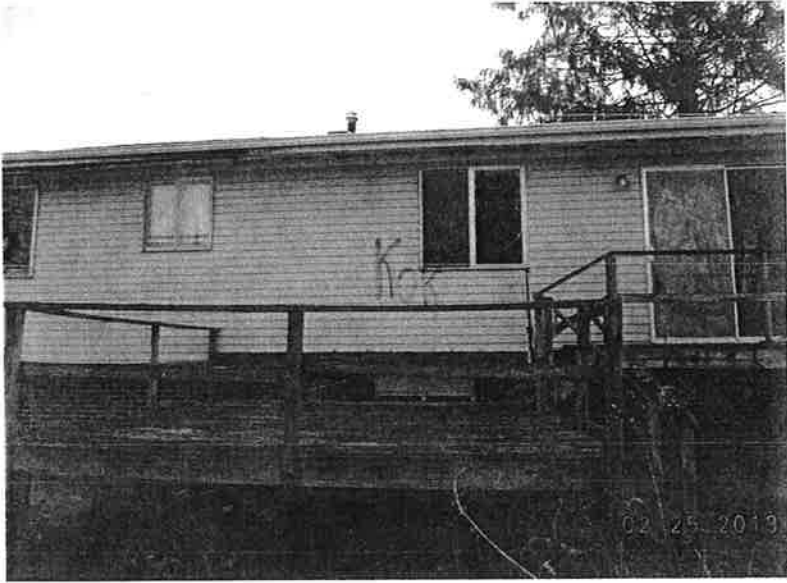
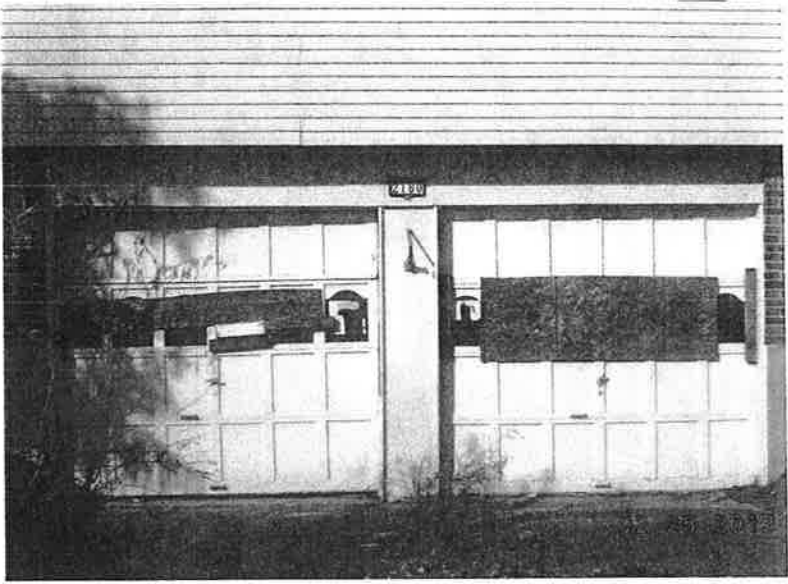
Notice of Condemnation by the Hamilton County Public Health Department is attached.

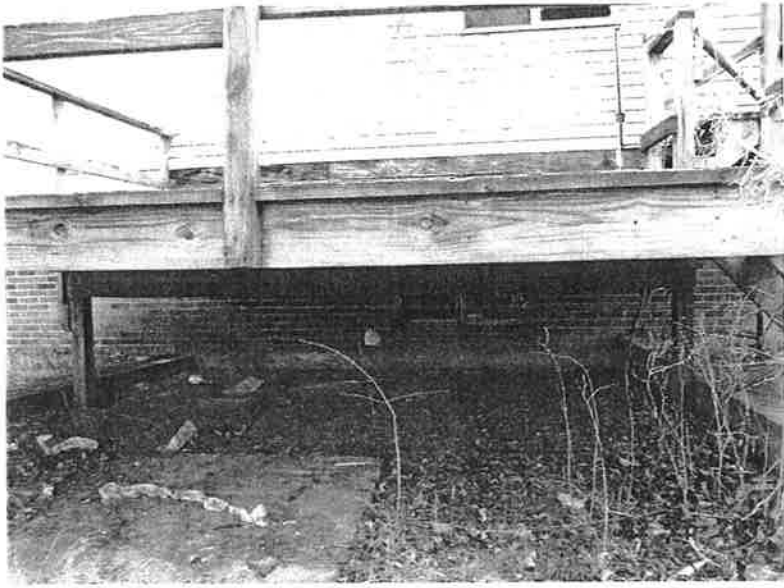


Colerain Township • 4200 Springdale Road • Colerain Township, Ohio 45251
www.coleraintwp.org • Phone (513) 385-7500 • Fax (513) 245-6503

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

COLERAIN









Certified Mail # 7012 2210 0000 6502 3382
Receipt Requested



PREVENT PROMOTE PROTECT

Notice of Condemnation

6/24/2013

API GROUP INC TR
78391 HWY 89
P O BOX 11
SMOOT, WY 83126

Timothy I. Ingram
Health Commissioner

250 William Howard Taft Road, 2nd Floor
Cincinnati, OH 45219

Phone 513.946.7800
Fax 513.946.7890

hamiltoncountyhealth.org

Re: 2180 Miles Rd

Colerain Township

Report #38415

Dear Property Owner:

A site investigation was conducted on June 6, 2013 at the above referenced property in response to a complaint received by Hamilton County General Health District. This letter details the observations made during the investigation, existing violations of the Ohio Revised Code (ORC), the Hamilton County District Board of Health Environmental Sanitation Regulation No. 1-67, and corrective actions required to obtain compliance with the applicable regulations.

Observations

On June 6, 2013, several possible intrusions were observed behind the home in the soffits. Additionally, a window in the garage was observed broken. No utilities were observed at the home. No one is currently living in the home. The grass was observed very high around the home. In addition, the following photographs were taken during the inspection(s):



Possible animal intrusions at rear soffits
(SEP, 06/06/13)



Possible animal intrusion at front soffit
(SEP, 06/06/13)

Required Corrective Actions

Your home is condemned and considered unfit for human habitation under the authority of the Hamilton County General Health District. Environmental Sanitation Regulation No. 1-67 states:

- 6.1 Any dwelling or dwelling unit which shall be found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the health commissioner.
- (a) One which is so damaged, decayed, dilapidated, insanitary, unsafe, or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.
 - (b) One that lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or of the public.
 - (c) One which because of its general condition or location is insanitary, or otherwise dangerous to the health or safety of the occupants or of the public.

As the owner of the property, you are responsible for maintaining the property in a clean and sanitary condition. You must ensure no one lives in the home until utilities are restored to the home. Additionally, any animals that are living in the structure shall be removed and all intursions shall be sealed up.

The above actions must be completed before the home is occupied. Failure to do so may result in referral of this case to the Environmental Division at the Office of the Hamilton County Prosecuting Attorney.

A re-inspection of the property by the Environmental Health Division of Hamilton County Public Health will be conducted at the request of the property owner to ensure corrective actions have been made to remedy the situation. In addition, continued surveillance of the property will be conducted to verify compliance.

Please feel free to contact me if you have any questions or concerns at (513) 946-7839.

Sincerely,



Scott Puthoff, RS
Supervisor
Environmental Health Division

CC: Jeremy Hessel, EH Division Director
Tony Buschle, Sanitarian I
Jim Bowman, Colerain Twp Fire Department



COLERAIN

EST. 1794

Date: 6/17/13

Location: 2180 Miles

- Structure:
- Accessory
 - Garage
 - Mobile Home
 - Residence

- Insecure
- Neglected
- Open to Elements
- Squatters
- Structurally Deficient
- Vacant
- Water Damage

Notes: Open & insecure
Vandalized and neglected

Health Department Recommendation:
 condemn yes no comment: _____
 other yes no comment: _____

