

RESOLUTION 139-26

Declaration of Public Nuisance and Order of Abatement

WHEREAS, the Board of Trustees of Shawnee Township, Allen County, is permitted through Section 505.86, 505.87, and 5579.05 of the Ohio Revised Code to regulate the growing of noxious, nuisance vegetation, garbage, refuse, and other debris on property, and blighted property throughout the Township; and

WHEREAS, a Board of Trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the Township, if the board determines the owner's maintenance of such vegetation, garbage, refuse, and other debris constitutes a public nuisance and blighted property; and

WHEREAS, the Shawnee Township Zoning Inspector investigated the conditions and documented the vegetation, garbage, refuse, and other debris which constitutes a nuisance and conditions contributing to the blighted property through the use of date-stamped photographic evidence, as presented in Exhibit "A" as an attachment to this Resolution, for the following properties:

Address	Auditor's Parcel ID #(PIN)	Owner:
.3391 Spencerville Road, Allen County, Lima, Ohio	46-0404-01-001.000	Rose M. Daniels

WHEREAS, the owner(s) of record and all lien holders of record of the aforementioned property have not responded to requests by the Shawnee Township Zoning Department to remove, control said vegetation, and to comply with the listed violations of the Articles of the Shawnee Township Zoning Resolution. It is further recommended to the Board of Trustees of Shawnee Township that the existence of the uncontrolled vegetation on the above-referenced property does constitute a nuisance under Ohio Revised Code 505.87, as well as Shawnee Township Resolution #60-18 effective March 26, 2018, and in accordance with ORC 1.08 the above-referenced property does constitute a blighted property.

WHEREAS, violations of the Shawnee Township Zoning Resolution, Exterior Maintenance Code, and ORC are attached hereto; and,

WHEREAS, at least seven days before providing for the abatement, control, or removal of any vegetation, the Board of Township Trustees shall notify the owner of the land and any holders of liens of record upon the land that the owner is ordered to abate, control, or remove the vegetation, grass, and noxious weeds, as the owner's maintenance of which has been determined by the Board to be a nuisance; and,

WHEREAS, if such vegetation, grass, noxious weeds, garbage, refuse or debris is not abated, controlled, or removed, or if provisions for its abatement, control, or removal is not made in seven-(7) days, the Board shall provide for the abatement, control, or removal, and any expenses incurred, to include \$ 100.00 administrative fee by the township in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry; and,

WHEREAS, if the Board of Township Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, grass, noxious weeds, garbage, refuse, or other debris on the same land in the township constitutes a nuisance, at least four (4) days before providing for the abatement, control, or removal, and any expenses incurred, to include a \$ 100.00 administrative fee by the township in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry; and,

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Shawnee Township, Allen County, Ohio, by authority under Section 505.87 of the Ohio Revised Code, as follows:

- **SECTION 1.** The Board specifically finds and hereby determines that the uncontrolled growth of vegetation and / or refuse and debris on said property listed above constitutes a nuisance within the meaning of Ohio Revised Code Section 505.87; as well as Shawnee Township Resolution #60-18, and ORC 1.08; and,
- **SECTION 2.** The Shawnee Township Board of Trustees hereby directs that notice of this action be given to owners of said property, and lien holders in the manner required by Ohio Revised Code 505.87; and,
- **SECTION 3.** The Shawnee Township Board of Trustees hereby orders the owners of said property to remove and abate the nuisances within seven-(7) days after notice of this order is given to the owners and lienholders of record; and within four-(4)

days after notice of this order is given to owners and lienholders of record for the properties previously determined to be a nuisance as follows:

- a. Remove any and all objects on the property as listed in the attached violation that constitute a public nuisance.
- **SECTION 4.** If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lien holders of record within four or seven days respectfully after said notice is given, Shawnee Township employees shall enter on the property; remove any and all objects on the property which are in violation of the Shawnee Township Zoning Resolution, the Shawnee Township Exterior Maintenance Code, and the Ohio Revised Code sections that apply, that constitute a public nuisance, and are that are listed as attached, and;
- **SECTION 5.** The Board of Trustees hereby gives notice to the owner(s) of record that the township's removal of said violations will occur on/after August 20, 2026, and the owner(s) of record may enter into an agreement with the board to perform the removal of said violations that constitute a public nuisance prior to this date.
- **SECTION 6.** That this resolution is hereby declared to be an emergency measure pursuant to Section 504.11 of the Ohio Revised Code, necessary for the immediate preservation of the public health, safety, or welfare of Shawnee Township, in order to control the violations and public nuisances listed.
- **SECTION 7.** That this Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken and open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Motion Kenny Gross

Second Joe Recker

Adopted this 14th day of September 2026

Mr. Joe Recker
Mr. Paul Neff
Mr. Kenny Gross

(Yes or No)
8
(Yes or No)
(Yes or No)

Board of Township Trustees of Shawnee Township, Allen County, Ohio:

[Signature]
Trustee

[Signature]
Trustee

[Signature]
Trustee

Attest:
[Signature]
Kevin Cooley, Fiscal Officer



ADMINISTRATIVE CITATION
SHAWNEE TOWNSHIP EXTERNAL PROPERTY MAINTENANCE CODE

Property Information:	
Address: 3391 Spencerville Road	
Parcel Number: 46-0404-01-001.000	
Zoning: Residential R-I	Lot Number: 5195

Complainant:		
Name: Valerie Lester, Shawnee Township Zoning Inspector		
Address: 2530 Ft. Amanda Road		
City: Lima	State: Ohio	Zip: 45804
Phone: 419-222-2984	Email: zoning@shawneetownship.com	

Staff Use
Case Number: # 2026-6231
Date Filed: 8/7/2026
Total Fine Amount Assessment: \$ 500.00
Date Received by Owner: ()
Date Paid to Fiscal Officer: ()

Property Owner Information:		
Name: Rose M. Daniel		
Address: 914 E. Elm St.		
City: Lima	State: Ohio	Zip: 45804
Phone: 419-231-3330	Email: Unknown	

Documents:
☐ Initial Complaint Date: 5/5/2024
☐ Zoning Violation Notice Date: 2/25/2026
☐ In-Person Signature: 5/20/2026
☐ Date of Required Compliance: 8/20/2025

Information Warranting Complaint:
The Shawnee Township Zoning Inspector has made onsite inspections on May 5, 2024, May 23, 2024, August 27, 2024, September 3, 2024, November 18, 2024, December 5, 2024, February 26, 2025, July 2, 2025, July 7, 2025, February 10, 2026, May 11, 2026, and July 23, 2026. (Photos)
It is the intent of Shawnee Township to work with all citizens to further the best interests of the community, through fair and consistent administration of the Exterior Property Maintenance Code.
The expectations as a property owner is to achieve a presentable appearance of existing dwellings, structures, and premises; avoiding blight conditions and the negative property value impact to surrounding properties.

Violation Section:
Failed to comply with Article XXV Section # 2531 - Structural soundness and maintenance of dwellings.
Failed to comply with Article XXV Section # 2532 - Exterior property and structural exteriors.
Failed to comply with Article XXV Section # 2518 – Transfer of Ownership. (Exhibit A) On May 20, 2026, you signed acknowledgement of your responsibility to follow Article XXV Section # 2518, along with receiving a copy of the 2/25/2026 violation notice. You agreed to furnish notice of responsibility of Zoning Violation Abatement to the new owner. You stated that you would remove all violations within your power in 90 days and obtain a notarized Transfer of Ownership and Zoning Violation Abatement Responsibility Statement according to Section # 2518. Without that documentation you are legally responsible for the removal of all Zoning Violations by 8/20/2026.
Failed to comply with Article XXV Section # 2544 - Accumulation of junk, junk parts, inoperable machinery, discarded objects. (Exhibit B)

Additional Information on Next Page

Civil Penalty / Fine Amount Assessed:

The property owner/occupant is assessed the following civil fine amount for violation of Shawnee Township Zoning External Property Maintenance Code. This is addressed in Article XXV Section # 2519 (Violations and Penalties) of the Shawnee Township Zoning Resolution. This fine is a result of your non-compliance to Shawnee Township Zoning Resolution and failure to comply with the required compliance to the order provided in the Zoning Violation that you received by the Shawnee Township Zoning Inspector.

- First Offense: Fine Amount Assessed for Violation of Shawnee Township Zoning Resolution
 - Article XXV Section # 2531 (Structural Soundness and Maintenance of Dwelling) \$100.00
 - Article XXV Section # 2532 (Exterior Property and Structural Exteriors) \$100.00
 - Article XXV Section # 2518 (Transfer of Ownership) \$100.00
 - Article XXV Section # 2544 (Accumulation of junk, junk parts...) \$100.00
- Administrative Fee Assessed – In addition, a \$100.00 Administrative Fee Assessment is added to your Civil Fine Amount. \$100.00

- **TOTAL ADMINISTRATIVE CITATION AND CIVIL FINE ASSESSEMENT IS:** **\$500.00**

New and Continuing Violations:

On 7-1-2026 you were asked to mow the property and keep the grass in compliance. *You are in violation of Article XXV Section 2523 VEGITATION AND WEED CUTTING & 2524 MAINTENANCE OF PLANTINGS.* You are ordered to cut and maintain the grass at 8 inch maximum, remove all overgrown noxious weeds, remove all trash and garbage. You are ordered to abate all violations addressed in the 2/25/2026 zoning violation notification.

Failure to comply with the provisions of the Shawnee Township Zoning Resolution Article XXV will be subject to Article VI Sections 611, 612, 613, 614 Enforcement, and Article XXV Section 2519 Violations and Penalties, based on the Ohio Revised Code.

Procedure for Civil Fine Payments:

- You have THIRTY-30 DAYS from receipt of this Citation to make restitution to Shawnee Township.
- You are directed to make payment in form of Check or Money Order made out to SHAWNEE TOWNSHIP ADMINISTRATION. The payment needs to be sent to: SHAWNEE TOWNSHIP, 2530 FT. AMANDA ROAD, LIMA, OHIO 45804 – ATTENTION: SHAWNEE TOWNSHIP FISCAL OFFICER.
- You can also contact the Shawnee Township Fiscal Officer, and make payment of this fine within the 30 days of receipt. If you correct the violation in the notice and make payment within TEN-10 calendar days of receipt of this notice, the **fine** amount is reduced by 50%, in your case (-\$200.00). **Again, the violation would need to be corrected**, and fine paid within 10 days to allow for reduction of fine amount.
- All civil fines not paid after 30th days, shall be assessed upon the owner property tax duplicate as a lien upon the property.

Appeal Procedure:

- You have the right to appeal this Citation to the Shawnee Township Code Enforcement Appeals Board, within TEN-10 days of receipt of this Citation and Fine.
- Your appeal form is available by contacting the Shawnee Township Zoning Inspector at 419-222-2984.
- Appeal Fee is \$500.00 which must be paid at time of filing appeal.
- You will be scheduled a date and time for the public hearing within 30 days. There is no stay of penalty or required compliance during the appeal stage and your compliance to the order in the citation still needs to be followed.

Certification of Complaint:

I certify the facts, statements and information provided on and attached to this citation are true and correct to the best of my knowledge and understand the requirements for issuance of Administrative Citation and Penalty Assessments per Shawnee Township Exterior Property Maintenance Code.

Shawnee Township Zoning Inspector:

Date:

This Citation was served upon the property owner by method of:

- ☐ Certified Mail: _____ / Mailed On: _____ Received On: _____
- ☐ US Regular Mail: _____ / Mailed On: _____
- ☐ Personal Service to Owner, Resident, or Tenant - Date / Time Served: _____
- ☐ Posting Notice on Structure: _____
- ☐ Posting Notice in Lima News Legal Section on _____
- ☐ Notes: _____

**SHAWNEE TOWNSHIP ADMINISTRATION / FISCAL OFFICER
(STAFF AREA ONLY)**

- ☐ FINE IN AMOUNT OF: _____ WAS PAID ON: _____
- ☐ FINE NOT PAID WITHIN THIRTY DAYS: DATE SENT: _____ DATE RECEIVED: _____ DATE OF REQUIRED PAYMENT: _____
- ☐ FINE AMOUNT OF: _____ ASSESSED ONTO TAX DUPLICATE AND REFERRED TO ALLEN CO. AUDITOR ON _____ BY SHAWNEE TOWNSHIP BOARD OF TRUSTEE RESOLUTION: _____ ON: _____
- ☐ APPEAL FILED AND FINE ADJUSTMENT BY CODE ENFORCEMENT APPEALS BOARD IN AMOUNT OF: _____ AND RETURNED BACK TO OWNER ON: _____

Exhibit A



Shawnee Township Zoning Office

Shawnee Township Administration Building • 2534 Fort Amanda Road • Lima, Ohio 45804 (419) 991-2704 • www.shawneetownship.com
Valerie Lester - Zoning Inspector

TO: Rose M. Daniel
914 E. Elm St.
Lima, Ohio 45804

CONCERNING: 3391 Spencerville Road
Lima, Ohio 45805
Allen Co. Tax Parcel
46-0404-01-001.000

FROM: Valerie Lester,
Shawnee Township Zoning Inspector

DATE: May 20th, 2026



Thank you for coming in today to discuss the zoning requirement for properties that have outstanding violations.

ARTICLE XXV:

SECTION 2518: TRANSFER OF OWNERSHIP

It shall be unlawful for the owner of any building or structure who has received a Notice of Violation to sell, transfer, mortgage, lease or otherwise dispose of the property to another until the provisions of the Notice of Violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any Notice of Violation issued by the Township Zoning Inspector.

The owner shall also furnish to the Township Zoning Inspector a signed and notarized statement from the grantee, transferee, mortgagee, or lessee, acknowledging the receipt of such Notice of Violation and fully accepting the responsibility, without condition, for making the corrections or repairs required by such Notice of Violation.

Since you intend to sell the dwelling, prior to the completion of the required corrective actions, Section 2518 must be followed. The Final Notice of Zoning Violations was posted on the dwelling on February 25, 2026, advising you of the zoning violations occurring on your property located at 3391 Spencerville Road. I am providing a copy of the 2/25/2026 Notice of Violation for the buyer to be informed and for you to obtain a notarized statement and signature.

Rose M. Daniel

Buyer:

Date: May 20, 2026

Printed:

Signature:

Address:

Phone:

Thank you,

Valerie Lester

Shawnee Township Zoning Inspector

www.shawneetownship.com

419-222-2984

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rose Daniel
914 E. Elm St.
Lima, OH 45805



9590 9402 7630 2122 0161 69

2. Article Number (Transfer from service label)

7019 1640 0000 9650 7603

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Rose Daniel

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/20/26

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

Rose came in office

3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Postmaster: Return Receipt

Exhibit B (Photos)











Shawnee Township Zoning Office

Shawnee Township Administration Building * 2530 Fort Amanda Road * Lima, Ohio 45804 (419) 991-8706 * zoning@shawneetownship.com
Valerie Lester - Zoning Inspector

TO: Rose M. Daniel
914 E. Elm St.
Lima, Ohio 45804

CONCERNING:
3391 Spencerville Road
Lima, Ohio 45805
Allen Co. Tax. Parcel 46-0404-01-001.000

FROM: Valerie Lester, Shawnee Township Zoning Inspector

DATE: May 20, 2026

Rose Daniel and Occupant of 3391 Spencerville Road,

I have received several verbal complaints concerning the exterior property maintenance at your property located at 3391 Spencerville Road. Onsite inspections have been conducted on May 5, 2024, May 23, 2024, August 27, 2024, September 3, 2024, November 18, 2024, December 5, 2024, February 26, 2025, July 2, 2025, July 7, 2025, July 9, 2025, and February 10, 2026. Conditions continue to deteriorate at your property located at 3391 Spencerville Road.

This is **The Final Notice** to advise you of the zoning violations occurring on your property located at 3391 Spencerville Road. **I ask that you address/countermeasure/comply with all items that apply to your property mentioned in Article XXV Section # 2521, Sections # 2530 ~ # 2532, Section # 2543, and Section # 2544 and ARTICLE XVII Section # 1701, within ten-(10) days of receipt of this notice.**

Notice of Zoning Violation - Article XXV "EXTERIOR PROPERTY MAINTENANCE CODE". Section # 2521. "THE PROHIBITED STORAGE AND ACCUMULATION OF JUNK MATERIALS ON PRIVATE PROPERTY; NOTICE TO REMOVE". (See Attached Document)

You are ordered to maintain your property according to the Shawnee Township Zoning Resolution. This is the final attempt to legally notify you of this requirement. Previous attempts were made on July 7, 2025, and September 9th, 2024.

Notice of Zoning Violation - Article XXV "EXTERIOR PROPERTY MAINTENANCE CODE". Section # 2530. "EXTERIOR PROPERTY MAINTENANCE STANDARDS". (See Attached Document)

You are ordered to maintain your property.

Notice of Zoning Violation - Article XXV "EXTERIOR PROPERTY MAINTENANCE CODE" Section # 2531 "STRUCTURAL SOUNDNESS AND MAINTENANCE OF DWELLINGS". (See Attached Document)

You are ordered to maintain the exterior structures of your primary dwelling in accordance with the regulations outlined in this section.

Notice of Zoning Violation - Article XXV "EXTERIOR PROPERTY MAINTENANCE CODE" Section # 2532 "EXTERIOR PROPERTY AND STRUCTURAL EXTERIORS". (See Attached Document)

You are ordered to maintain your exterior property and accessory structures according to the regulations outlined in this section. You are ordered to make necessary repairs and complete necessary maintenance treatments on your property.





Shawnee Township Zoning Office

Shawnee Township Administration Building * 2530 Fort Amanda Road * Lima, Ohio 45804 (419) 991-8706 * zoning@shawneetownship.com
Valerie Lester - Zoning Inspector



Notice of Zoning Violation - Article XXV
"EXERIOR PROPERTY MAINTENANCE
CODE" Section # 2538 "SWIMMING POOLS,
SPAS, AND HOT TUBS" (See Attached
Document)

You are ordered to maintain your pool in a clean
and sanitary condition and provide safe and
adequate fencing. The current materials utilized as
fencing do not meet fencing requirements. You
are ordered to secure your in-ground pool with
safe, approved, and permitted fencing.



Notice of Zoning Violation - Article XXV "EXERIOR
PROPERTY MAINTENANCE CODE" Section # 2543
"BLIGHT CONDITIONS". (See Attached Document)

**The conditions of your home must be communicated to the
buyer.**

You have the right to file a formal request, **in writing**, for
a time extension, within seven (7) days of receipt of this
notice **[see 2507.3(c.)]**.

You have the right to file an appeal (\$500.00 hearing fee)
within ten (10) days of receipt of this notice **[see 2508.2]**.





Shawnee Township Zoning Office

Shawnee Township Administration Building • 2530 Fort Amanda Road • Lima, Ohio 45804 (419) 991-8706 • zoning@shawneetownship.com
Valerie Lester – Zoning Inspector

Notice of Zoning Violation - Article XXV “EXTERIOR PROPERTY MAINTENANCE CODE” Section # 2544 “ACCUMULATION OF JUNK, JUNK PARTS, INOPERABLE MACHINERY, DISCARDED OBJECTS, AND DEBRIS PROHIBITED IN ALL ZONING DISTRICTS”. (See Attached Document)

You are ordered to remove waste materials, scrap, garbage, debris and **ALL** items mentioned in this section from the property.

Notice of Zoning Violation - ARTICLE XVII “SUPPLEMENTARY DISTRICT REGULATIONS” Section # 1701 “PARKING OF BOATS, TRAILERS, AND RECREATIONAL VEHICLES”. (See Attached Document)

You are ordered to remove recreational vehicles (RVs) from the street facing sides of your property. You are ordered to remove all motor vehicles and trailers parked on the lawn.



07.02.2025 13:50



02.10.2026 12:18

Thank you,

Valerie Lester
Shawnee Township Zoning Inspector
zoning@shawneetownship.com
419-222-2984



02.10.2026 12:24