RESOLUTION 121-26

Declaration of Nuisance
3610 South Dixie Hwy.

WHEREAS, the Board of Township Trustees of Shawnee Township, Allen County, Ohio has received complaints and/or reports from the Township Zoning Inspector regarding the condition of the real property located at **3610 S. Dixie Hwy.** Parcel No. #46-1412-02-012.000; and

WHEREAS, an inspection of the Property conducted on **May 28, 2026, and June 24, 2026** revealed the accumulation and/or maintenance of uncontrolled growth of vegetation, high grass/weeds, garbage, refuse, junk, inoperable machinery, and other debris in violation of the following Articles of the Shawnee Township Zoning Resolution:

1) Notice of Shawnee Township Zoning Violation - Article XVII "SUPPLEMENTARY DISTRICT REGULATIONS".
   Section # 1701. "PARKING OF TRAILERS, BOATS AND RECREATIONAL VEHICLES".

2) Notice of Shawnee Township Zoning Violation - Article XVII "SUPPLEMENTARY DISTRICT REGULATIONS".
   Section # 1704. "USES NOT PERMITTED".

3) Notice of Shawnee Township Zoning Violation - Article XXV "EXTERIOR PROPERTY MAINTENANCE CODE".
   Section # 2521. "THE PROHIBITED STORAGE AND ACCUMULATION OF JUNK MATERIALS ON PRIVATE PROPERTY".

4) Notice of Shawnee Township Zoning Violation - Article XXV "EXTERIOR PROPERTY MAINTENANCE CODE"
   Section # 2541 "UPKEEP OF VACANT STRUCTURES AND LAND"

5) Notice of Shawnee Township 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.

WHEREAS, pursuant to **Ohio Revised Code Section 505.87**, a Board of Township 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 that the owner's maintenance of such constitutes a nuisance; and

WHEREAS, based upon the evidence and reports presented, the Board finds and determines that the condition of the Property constitutes a public nuisance within the meaning of O.R.C. § 505.87 and poses a threat to the health, safety, and general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Shawnee Township, Allen County, Ohio:

SECTION 1. Declaration of Nuisance

The Board hereby specifically finds and determines that the maintenance of vegetation, garbage, refuse, debris, and the above-listed violations on the Property located at **3610 S. Dixie Hwy.** Parcel No #46-1412-02-012.000 constitutes a public nuisance under Ohio Revised Code Section 505.87.

SECTION 2. Order to Abate

The owner(s) of record, **Harold Jordan and Nichole Schneider,** and any holders of liens of record are hereby ordered to abate, control, or remove the nuisance conditions from the Property within **seven (7) calendar days** after notice of this order is given in accordance with O.R.C. § 505.87(B).

SECTION 3. Notice

The Shawnee Township Zoning Inspector is hereby authorized and directed to serve written notice of this Resolution upon the property owner(s) and any holders of liens of record by **Certified Mail**. If certified mail service is returned or cannot be perfected, notice shall be provided by any alternative method authorized under O.R.C. § 505.87 (including posting on the principal structure, website posting, or publication).

SECTION 4. Township Abatement Authority & Cost Recovery

If the nuisance is not abated, controlled, or removed by the owner or lienholder within **seven (7) days** after notice is given, the Board shall provide for its abatement, control, or removal using Township personnel, equipment, or independent contractors. Pursuant to O.R.C. § 505.87(F), all expenses incurred by the Township in performing this work shall be reported to the County Auditor to be entered upon the tax duplicate as a lien upon the land to be collected as other taxes.

Motion KEN GROSS

Second JOE RECKER

Adopted this 27th day of July 2026

Mr. Joe Recker	(Yes or No)	
Mr. Paul Neff	(Yes or No)	3-0
Mr. Kenny Gross	(Yes or No)	

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

Trustee

Trustee

Trustee

Attest:

Kevin Cooley, Fiscal Officer