

DANBURY TOWNSHIP

BOARD OF TRUSTEES

5972 E. Port Clinton Rd.

Marblehead, Ohio 43440

Members of Board

Dianne M. Rozak
David M. Hirt
John Paul Dress

Fiscal Officer

Carolyn Adams
P: (419) 732-3039
F: (419) 734-3137

NOTICE PURSUANT TO O.R.C. §505.87

May 11, 2023

Website Posted 05/11/2023 – 05/15/2023

Wally Wowk & Marianna Gedeon
9481 Island Road
North Ridgeville, Ohio 44039

**RE: 140 Tibbles (PIN# 0142030032207000 & 0142030032208000)
Danbury Township, Ottawa County, Ohio
Tall Grass**

To Whom It May Concern,

Pursuant to Section 505.87 of the Ohio Revised Code and Danbury Resolution No. 16-2022 and Resolution No. 13-2023, the Danbury Township Board of Trustees (the “Board”) has found that the maintenance of weeds, debris and uncontrolled vegetation exceeds 12” (the “Vegetation and Debris”) on the property at located at 140 Tibbles (PIN# 0142030032207000 & 0142030032208000), in Danbury Township, Ottawa County, Ohio, constitutes a nuisance, and you, as the record owner of this property and interested party to the property, are hereby ordered to remove, or make arrangements to remove, the Vegetation and Debris from the said property.

Within four (4) days from the date of this letter the nuisance should be abated by you. Failure to remove the Vegetation and Debris from the said property within four (4) days of the date of this letter, will result in the Township entering the property to abate the nuisance and all expenses incurred in the removal will be entered upon the tax duplicate and will be a lien upon the property from the date of entry.

Contact Kathryn A. Dale, AICP, Zoning & Planning Administrator at (419) 734-6120 for additional information or questions.

140 Tibbles
(PIN# 0142030032207000 & 0142030032208000)
05.09.23



The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in a regular meeting session at 6:00 p.m., on May 10, 2023, at the Danbury Township Building, 5972 E. Port Clinton Road, Marblehead, Ohio 43440, with the following members present:

Ms. Dianne Rozak; Mr. John Paul Dress; Mr. David Hirt

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

RESOLUTION NO. 13-2023

**A RESOLUTION DECLARING THE PROPERTY OWNED BY
WALLY WOWK & MARIANNE GEDEON, LOCATED AT
140 TIBBELS (PIN# 0142030032207000 & 0142030032208000)
IN DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO,
A NUSIANCE AND ORDERING ABATEMENT**

PREAMBLE

WHEREAS, the Danbury Township Board of Trustees (the "Board") has found the property owned by Wally Wowk & Marianne Gedeon, and located at 140 Tibbels, (PIN# 0142030032207000 & 0142030032208000) Lot 2 of Tibbels Allotment Subdivision and real property, to be littered with weeds, debris and uncontrolled vegetation (the "Vegetation and Debris"), exceeding 12", and;

WHEREAS, Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS, On June 8, 2022 by Trustee Resolution 16-2022, the Board determined that the same landowner and land constituted a nuisance and the Property was subsequently abated by the property owner; and

WHEREAS, it is in the best interests of Danbury Township (the "Township") and its residents to proceed under §505.87 of the Ohio Revised Code in order to remove, or have removed the Vegetation and Debris from the Property.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board of Trustees of Danbury Township, Ottawa County, Ohio has found that the property owned by Wally Wowk & Marianne Gedeon, and located at 140 Tibbels, (PIN# 0142030032207000 & 0142030032208000) Lot 2 of Tibbels Allotment Subdivision and real property, in Danbury Township, Ottawa County, Ohio is littered with weeds, debris and uncontrolled vegetation, exceeding 12", and the Board hereby determines that the maintenance of the Vegetation and Debris on the Property constitutes a nuisance and, pursuant to §505.87 of the Ohio Revised Code, orders the following actions:

Section 1. The Board orders the owner of the Property to remove the Vegetation and Debris or make arrangements for the removal within four (4) days after receipt of notice of this Resolution;

Section 2. The Board authorizes the Zoning Inspector or their designee to notify the record owner and lienholders of the Property as provided in §505.87(C) of the Ohio Revised Code;

Section 3. If the record owner does not remove the Vegetation and Debris or make arrangements for the removal within four (4) days from the receipt of notice hereof, the Trustee designated as the Zoning Department liaison is authorized to order Township employees, or enter into contract with any persons with adequate materials and equipment to be used to remove and abate the Vegetation and Debris, and all costs and expenses so incurred shall, when approved by the Board, be paid out of the unappropriated monies in the general fund;

Section 4. The Fiscal Officer shall report all expenses that the Township incurs in the removal of the Vegetation and Debris to the Auditor of Ottawa County, Ohio for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement of the Township's general fund as provided in §505.87 of the Ohio Revised Code;

Section 5. This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

This Resolution shall take effect and be in force from or after the earliest period allowed by law.

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

Vote Record: Ms. Rozak Yes Mr. Dress Yes Mr. Hirt Yes

ADOPTED this 10th day of May, 2023.

Attest:



Fiscal Officer
Carolyn Adams

Board of Trustees
Danbury Township
Ottawa County, Ohio



Dianne M. Rozak




John Paul Dress

David M. Hirt

AUTHENTICATION

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution duly passed by this Board of Trustees in session this 10th day of May, 2023 and filed with the Danbury Township Fiscal Officer.



Carolyn Adams
Danbury Township Fiscal Officer