

Resolution 2026-148

A Resolution Declaring the Property Owned by Stephen Freeman , Located at 3257 Fisher Rd Columbus, Ohio 43204, Parcel # 140-003771-00, a Nuisance

PREAMBLE

WHEREAS, the Franklin Township Board of Trustees (the "Board") has found the Property owned by **Stephen Freeman**, located at **3257 Fisher Rd, Columbus, Ohio 43204**, Franklin Township, Franklin County, Ohio, known as **Parcel Numbers 140-003771-00** (the "Property"), is littered with an heavily overgrown property with extensive accumulation of trash, debris, discarded clothing, tarps, household items, and other refuse throughout the yard. Multiple deteriorated or apparently inoperable vehicles and equipment are present, including automobiles and a tractor, with debris piled around and inside them. Dense vegetation and scattered materials significantly obstruct access throughout the property., etc. (the "Garbage, Refuse and Debris");

WHEREAS, pursuant to Ohio Revised Code Section 505.87, the Board is authorized to determine that the maintenance of vegetation, garbage, refuse, and other debris upon property constitutes a nuisance and to order the owner to abate, control, or remove such nuisance conditions; and

WHEREAS, pursuant to Ohio Revised Code Section 505.87(B), for an initial nuisance determination, the Board is required to provide the property owner and lienholders of record with at least seven (7) days' notice to abate, control, or remove the nuisance conditions before the Township may proceed with abatement activities; and

WHEREAS, pursuant to Ohio Revised Code Section 505.87(C), if the Board determines within twelve (12) consecutive months after a prior nuisance determination that the same owner has maintained a nuisance condition upon the same property, the Township may proceed under the subsequent nuisance provisions requiring only four (4) days' notice prior to Township abatement activities; and

WHEREAS, if the owner fails to abate, control, or remove the nuisance conditions within the statutory time period, the Board may provide for the abatement, control, or removal of the nuisance and assess all costs incurred as a lien upon the Property pursuant to Ohio Revised Code Section 505.87(F); and

WHEREAS, it is in the best interest of Franklin Township and its residents to proceed pursuant to Ohio Revised Code Section 505.87 to remove the Garbage, Refuse, and Debris from the Property.

RESOLUTION

BE IT RESOLVED by the Board of Trustees of Franklin Township, Franklin County, Ohio, that the Board has found that the property owned by **Stephen Freeman**, located **3257 Fisher Rd Columbus, Ohio 43204, Parcel ID # 140-003771-00** in Franklin Township, Franklin County, Ohio, is littered with **heavily overgrown property with extensive accumulation of trash, debris, discarded clothing, tarps, household items, and other refuse throughout the yard. Multiple deteriorated or apparently inoperable vehicles and equipment are present, including automobiles and a tractor, with debris piled around and inside them. Dense vegetation and scattered materials significantly obstruct access throughout the property.** The Board hereby determines that the maintenance of the Garbage, Refuse, 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 abate, control, or remove the Garbage, Refuse, and Debris, or otherwise make arrangements satisfactory to the Township for

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such abatement, within seven (7) days after notice of this Resolution is provided pursuant to Ohio Revised Code Section 505.87(B).

If the Board determines within twelve (12) consecutive months after this nuisance determination that the same owner has maintained a nuisance condition upon the same Property, the Township may proceed under Ohio Revised Code Section 505.87(C), requiring only four (4) days' notice prior to Township abatement activities.

SECTION 2: Notice of this Resolution and any subsequent nuisance determinations shall be provided in any manner authorized by Ohio Revised Code Section 505.87, including certified mail, first-class mail where permitted, posting upon the principal structure with photographic documentation, posting upon the Township website for the required statutory period, publication upon the Township social media account or official public notice website, newspaper publication, or any other method authorized by law. Failure of delivery of the notice shall not invalidate any action to abate, control, or remove the nuisance.

SECTION 3: If the owner fails to abate, control, or remove the Garbage, Refuse, and Debris within the applicable statutory time period, and no agreement regarding abatement has been entered into with the Township, the Township Administrator and/or Administrative Assistant are authorized to provide for the abatement, control, or removal of the nuisance utilizing Township personnel, contractors, labor, materials, and equipment as necessary pursuant to Ohio Revised Code Section 505.87(E).

SECTION 4: All costs incurred by the Township relating to nuisance abatement activities, including labor, equipment, contractor fees, administrative costs, notice costs, publication costs, materials, legal expenses, and all other expenses permitted by Ohio Revised Code Section 505.87, shall be certified to the Franklin County Auditor for placement upon the tax duplicate as a lien against the Property.

SECTION 5: This Board finds and determines that all formal actions concerning and relating to the adoption of this Resolution were taken in open meetings of this Board in compliance with Ohio Revised Code Section 121.22.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect immediately upon its adoption.

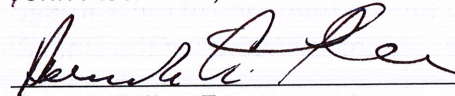
BOARD OF TRUSTEES, FRANKLIN TOWNSHIP, FRANKLIN COUNTY,
OHIO



Mike Blevins, Chairman



John Fleshman, Vice Chairman



Brenda Fuller, Trustee

FRANKLIN TOWNSHIP

O.R.C. 505.87 PARTY IN INTEREST NOTIFICATION LETTER

September 3rd, 2026

RESIDENT

Stephen Freeman
3257 Fisher Rd
Columbus, Ohio 43204

RE: 3257 Fisher Rd Columbus, Ohio 43204
PARCEL NO: 140-003771-00

Dear Party in Interest:

This letter is to notify all parties with an interest in the property identified below that the Franklin Township Board of Trustees has declared that the property located at **3257 Fisher Rd Columbus, Ohio 43204**, Parcel No. **140-003771-00** in Franklin Township, Franklin County, Ohio, is littered with garbage, refuse, and debris, and the Board hereby determines that the maintenance of the Garbage, Refuse, and Debris on the Property constitutes a nuisance and, pursuant to §505.87 of the Ohio Revised Code, orders the following actions:

The Board orders the owner of the Property to remove the Garbage, Refuse, and Debris or make arrangements for the removal within seven (7) days after the publication of this notice.

If action is not taken, the Township is authorized to order Township employees, materials, and equipment to be used to remove the Garbage, Refuse, and Debris or to enter into a contract with some suitable person or persons for its removal and all costs and expenses so incurred shall, when approved by the Board, be paid out of the unappropriated monies in the general fund; and

The Administrative Assistant shall report all expenses that the Township incurs in the removal of the Garbage, Refuse, and Debris to the Auditor of Franklin 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.

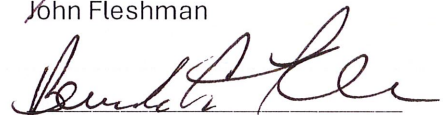
Franklin Township Trustees



Mike Blevins



John Fleshman



Brenda Fuller