

BOARD OF TRUSTEES
MARY MAKLEY WOLFF
KENDAL A. TRACY
MARK C. SCHULTE

FISCAL OFFICER
ERIC C. FERRY

ADMINISTRATOR /
PUBLIC SAFETY DIRECTOR
STEPHEN M. KELLY



ADMINISTRATION
513-248-3725
513-248-3730 (FAX)
COMMUNITY DEVELOPMENT
513-248-3731
SERVICE DEPARTMENT
513-248-3728
POLICE DEPARTMENT
513-248-3721
FIRE & EMS
513-248-3700
RECREATION
513-248-3727

MIAMI TOWNSHIP

6101 MEIJER DRIVE • MILFORD, OH 45150-2189

RESOLUTION 2026-33

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session on August 18, 2026 with the following members present: Mark Schulte, Ken Tracy and Mary Makley Wolff.

A motion was made to adopt the following Resolution:

RESOLUTION AUTHORIZING THE ABATEMENT, CONTROL OR REMOVAL OF VEGETATION, GARBAGE, RUBBISH, OR DEBRIS, DISPENSING WITH THE SECOND READING.

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

WHEREAS, the Miami Township Community Development Department has investigated the condition of the property listed in Exhibit A; and

WHEREAS, the Miami Township Community Development Department has documented the existence of non-maintained vegetation and/or the accumulation of garbage, rubbish or other debris (collectively "rubbish") on these properties and recommends to the Board that the existence of said vegetation and/or rubbish constitutes a nuisance; and

WHEREAS, the owner(s) of the aforementioned properties have received detailed documentation with specifications of the non-maintained vegetation and or items of rubbish that were to have been removed; and

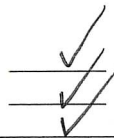
WHEREAS, the owner(s) of record of the aforementioned properties failed to remove the vegetation and/or rubbish, or such efforts have been insufficient and therefore substantial nuisance conditions still remain; and

WHEREAS, the owner(s) of record and lienholder(s) of the aforementioned properties will be advised prior to the cutting and removal of the non-maintained vegetation and prior to the removal of the rubbish by Miami Township as authorized herein, and will be given yet further opportunity to remedy the non-maintained vegetation and/or accumulation of rubbish prior to action by Miami Township.

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

- SECTION 1.** The non-maintained vegetation and/or rubbish located on the listed properties in Exhibit A are declared a nuisance.
- SECTION 2.** The Board of Trustees orders the removal of the non-maintained vegetation and/or rubbish located on the properties listed in Exhibit A.
- SECTION 3.** The Board of Trustees gives notice to the owner(s) of record and lienholder(s) that the removal of the vegetation and/or rubbish located at the listed properties will occur no sooner than seven days after giving notice required under Ohio Revised Code Section 505.87(B).
- SECTION 4.** The cost of the removal of the vegetation and/or rubbish shall be assessed to the owner(s) of record and the county auditor shall place the costs upon the tax duplicate. The costs are a lien upon such lands from and after the date of entry. The costs shall be collected as other taxes and returned to the Township general fund.
- SECTION 5.** The Township Administrator & Public Safety Director is authorized to execute any agreement between the owner(s) of the aforementioned property and Board of Trustees that is permitted pursuant to Section 505.87 of the Ohio Revised Code, and is further authorized to enter into any agreements with contractors that may be necessary for the Township to complete the work.
- SECTION 6.** The Board dispenses with the requirement that this Resolution be read on two (2) separate days, pursuant to Section 504.10 of the Ohio Revised Code, and authorizes the adoption of this Resolution upon its first reading.
- SECTION 7.** The Board finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.
- SECTION 8.** This Resolution is declared to be an emergency measure necessary for the preservation of the health, safety and well-being of the residents of the Township for the reason that an emergency situation exists whereby certain derelict property are creating an imminent threat to public health and/or safety.
- SECTION 9.** This Resolution shall take effect at the earliest period allowed by law.

Mr. Schulte
Mr. Tracy
Ms. Wolff



The motion was seconded and the resolution was adopted.

Resolution 2026-33 was adopted August 18, 2026.

ATTEST:


Eric C. Ferry, Fiscal Officer

APPROVED AS TO FORM:

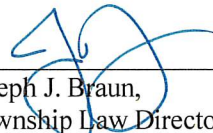

Joseph J. Braun,
Township Law Director

EXHIBIT A

ADDRESS

1288 U.S. Route 50

PARCEL ID #

192408B020.

CERTIFICATION

I, Eric C. Ferry, Fiscal Officer of Miami Township, do hereby certify that the foregoing is taken and copied from the Record of the Proceedings of Miami Township; that the same has been compared by me with the Resolution of said Record and that it is a true and correct copy thereof.


Eric C. Ferry, Fiscal Officer

EXHIBIT A

CURRAN
MARY LOU &
192408B014.
39.9 AC

MORGENSON
NATHANAEAL
192408B018.
0.4318 AC

UNGAR, JUDY
192408B022.
0.4 AC

TROXELL, PAMELA
& TROXELL, NORMA
192408B020.
0.463 AC

RICHARDSON
KENNETH R.
192408B037.
1.01 AC

HACKER, BRENDA
J. TRUSTEE
192408E023P
3.96 AC

BZAK PROPERTY GROUP
1289 US 50 LLC
192408E015.
1.8484 AC

WARRNON L.
192408B021.
0.68 AC

Microsoft, Vantor, Esri, HERE, Garmin, iPC, Clermont County



Printable page

PARID: 192408B020.

TROXELL PAMELA & TROXELL NORMA

1288 U S ROUTE 50

Parcel

Address 1288 U S ROUTE 50
 Unit #
 Class RESIDENTIAL
 Land Use Code 510-R - SINGLE FAMILY DWELLING, PLATTED LOT
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
 Tax Roll RP_OH
 Neighborhood 00137001
 Total Acres .463
 Taxing District 19
 District Name MIAMI TWP/CLE NRTHESTRN LSD
 Gross Tax Rate 76.41
 Effective Tax Rate 44.349813
 Non-Business Credit 9.2190
 Owner Occupancy Credit 2.3047

Owner

Owner 1 TROXELL PAMELA & TROXELL NORMA
 Owner 2

Tax Mailing Name and Address

Mailing Name 1 TROXELL PAMELA & TROXELL NORMA
 Mailing Name 2
 Address 1 1288 US ROUTE 50
 Address 2
 Address 3 MILFORD OH 45150
 Mortgage Company 795
 Mortgage Company Name CORELOGIC

Legal

Legal Desc 1
 Legal Desc 2
 Legal Desc 3

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	\$0.00	\$941.53	\$857.83	\$1,799.36

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	\$0.00	\$0.00	\$0.00	\$0.00

Homestead Credits

Homestead Exemption
Owner Occupancy Credit

NO
YES