



Property Maintenance Code
November 29, 2018



WELCOME

Symmes Township is one of the premier residential communities in Hamilton County. It offers . . .

- A beautiful park system
- Excellent schools
- Outstanding police and fire services
- Zero earnings tax
- Close proximity to highways
- A thriving business community
- Community events to bring residents together



Current Nuisance Authority under the Ohio Revised Code:

- Abatement of Building Nuisances – ORC Section 505.06
- Storage of Junk Motor Vehicles – ORC Section 505.173
- Removal, repairs or securance of insecure, unsafe buildings or structures – ORC Section 505.86
- Abatement, control, or removal of vegetation, garbage, refuse and other debris – ORC Section 505.87
- Removal of Junk Motor Vehicles – ORC Section 505.871



How Do We Currently Handle Nuisance Complaints?

- Perform one initial inspection to check validity of complaint.
- Notice is sent via regular mail to the owner to clear up the nuisance.
- If the owner calls, we will work with them to resolve the nuisance.
- A second inspection is made. If there is no progress, then we send another notice via regular mail to the owner.
- If there is no progress, then a Resolution to Declare the Property a Nuisance is passed by the Board of Trustees.
- Notice is sent via certified letter and regular mail to the owner. The owner is given 7 days to resolve the nuisance.
- If nuisance has not been abated, then the Township will abate the nuisance and charge the owner full costs for clean-up.



Time Line

- In 2015, we received complaints about structures and realized that we did not have all the tools we needed to handle those type of complaints.
- In 2015, we held 2 work sessions with the Board of Trustees (9/10/15 & 12/1/15).
- In 2016, the first draft of the Property Maintenance Code was distributed (3/28/16).
- In 2016, the first public hearing to adopt the Property Maintenance Code was held (4/7/16) and a second work session (6/21/16).
- In 2017, a work session was held to discuss the final code draft (5/11/17).
- In 2018, a work session was held to discuss the latest code draft (10/23/18).
- A final public hearing is scheduled for today, 11/29/18.



What will the new Property Maintenance Code require?

- General Maintenance of all exterior properties which includes the property and all structures thereon
- Exterior Properties includes yards, drainage areas and swales, fences and walls, stairways, driveways, and landscaping areas
- Exterior structural surfaces and features include doors, windows, chimneys, porches, decks, gutters, foundations, overhangs, siding, decorative features, the roof, etc.
- Garbage containers, refuse, junk motor vehicles, graffiti, commercial vehicles, trailers and recreational vehicles, signage and lighting, and accessory structures and buildings



General Maintenance of Exterior Properties will include the following:

- Drainage – all swales are maintained, downspouts must be 10 feet and sump pump lines 15 feet away from the property lines.
- Yards – all yards must have grass, be cut, clean and free from debris and all plantings/trees must be maintained (which includes dead trees/bushes).
- Exterior structural surfaces and features including doors, windows, chimneys, porches, decks, gutters, foundations, overhangs, siding, decorative features, the roof, etc. must be maintained.
- Garbage containers can be placed 24 hours prior to pick up and must be removed within 24 hours after pickup.
- All accessory structures/buildings must be maintained.
- Junk, inoperable or unlicensed vehicles must be kept inside a garage or enclosed accessory building.
- All cars must be parked on a driveway and a concrete apron is required at the street.
- All trailers, campers, RV's or boats, may be parked on the street for no more than 48 hours (for loading/unloading) and cannot block neighboring driveways.



General Maintenance of Exterior Properties will include the following:

- Commercial vehicles/trailers must be parked off-site.
- Lighting must be directed down and cannot shine onto adjacent properties.
- Dead animals cannot be hung from porches, balconies, etc. after slaughtering.



What will the new process look like?

- All citations will be complaint driven – will have to receive a complaint but will not exclude properties that are noticed when investigating another complaint
- Inspections will be made by the Code Enforcement Officer
- The CEO will generate a Notice of Violation allowing a reasonable time period for repairs to be made
- If the repairs are not made, a citation will be issued to the owner or person occupying the premises to Hamilton County Housing Court.



The following are samples of complaints the Township has received over the years.

Tall grass, overgrown vegetation



Abandoned Houses



Lack of maintenance



Junk & debris on property



Dead Trees and Abandoned Vehicles

