

# WOOSTER TOWNSHIP TRUSTEES

PO Box 1318

Wooster, Ohio 44691

FILED 2021 SEP 28  
WAYNE COUNTY AUDITOR

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August 19, 2021

Wayne County Auditor's Office  
428 West Liberty Street  
Wooster, Ohio 44691

Subject: O.R.C. Sections 505.86 Costs  
\$2886.00  
2467 Shreve Road, Wooster, OH 44691  
Wooster Township, Wayne County, Ohio

Dear Jarra:

Pursuant to Ohio Revised Code Sections 505.86, and Wooster Township **Resolution No. 2021-4-20**, a copy of which is attached, the Board of Trustees of Wooster Township, Wayne County, Ohio (the "Board") declared the building/structure to be structurally defective, insecure and unsafe located at 2467 Shreve Road, Wooster, Wooster Township, Wayne County, Ohio (the "Property") to be an insecure/unsafe building/structure and ordered the owners to repair, remove or secure the building. Notice of the Board's action was served upon the record owner, Bradley A. Fath, on March 29, 2021, and all lien holders of record. Copies of two (2) receipts are attached.

Because the Building was not structurally secured by the owner and/or lien holders, the Wooster Township Board of Trustees had the Building structurally secure.

Pursuant to Section 505.86 of the Ohio Revised Code, the Board hereby certifies that the following is a statement of the charges incurred in structurally securing removing the Building:

- 1 certified letter \$7.00
- Invoice #4715 Wayne Siding \$2879

You are hereby respectfully requested to enter the above amounts upon the tax duplicate as a lien upon the Property from and after the date of the entry, to be collected as other taxes and returned to the Township to be placed in its general fund.

The tax parcel number of the Property is No. 56-01311.000, and it is further described as follows:

Northeast part of section 19. 1-acre lot

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**BOARD OF TRUSTEES  
WOOSTER TOWNSHIP, WAYNE COUNTY, OHIO**

**Resolution # 2021-3-15**

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**Resolution Providing Notice of Intent to Secure a Structurally Defective,  
Insecure, and/or Unsafe Structure Owned Bradley A. Fath Located at 2467  
Shreve Road, in Wooster Township, Wayne County, Ohio.**

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It was moved by Trustee Lindeman and seconded by Trustee Ogden, that the following resolution be adopted:

**PREAMBLE**

**WHEREAS**, the property located at 2467 Shreve Road (the "Property"), Wooster Township, Wayne County, Ohio 44691 (the "Township"), and currently owned by **Bradley A. Fath** (the "Owner"), is burdened by a neglected structure with open and/or broken windows and other points of entry (the "Structure"); and

**WHEREAS**, on or around October 15, 2020, the Wooster Township Fire Department, through its Fire Chief, Chris Shook (the "Fire Chief") and Mr. Russ Arters, Chief Building Official, Wayne County Building Department, declared the Structure to be insecure; and

**WHEREAS**, pursuant to the provisions of Ohio Revised Code Section 505.86, the Board of Trustees of Wooster Township, Wayne County, Ohio (the "Board") is authorized to provide for the removal, repair, or securance of any structurally defective, insecure, and unsafe buildings or other structures within the Township; and

**WHEREAS**, pursuant to the provisions of Ohio Revised Code Section 505.86, prior to the removal, repair, or securance of any insecure, unsafe, or structurally defective building or other structure, the Board is required to give notice to the owner and lienholders of record of its intent to remove, repair, or secure the structure, and provide an opportunity to the owner and lienholders of record to request a hearing in writing within thirty (30) days after receiving such notice; and

**WHEREAS**, it is in the best interest of the Township and its residents to proceed under the provisions of Ohio Revised Code Section 505.86 in order to remove, repair, or secure the structurally defective, insecure, and unsafe Structure located on the Property.

**RESOLUTION**

**NOW THEREFORE**, be it resolved by the Board of Trustees of Wooster Township, Wayne County, Ohio, that the following Resolution be, and it hereby is, adopted:

**RESOLVED**, that the Board hereby orders the following action in connection with the Structure located at **2467 Shreve Road, Wooster Township, Wayne County, Ohio 44691**, in the unincorporated area of Wooster Township, Wayne County, Ohio:

1. The Board hereby declares its intent to secure the Structure. Pursuant to the provisions of Ohio Revised Code Section 505.86, the Board directs the President of the Board and/or his designee to obtain a title search for the Property; to prepare the required notice pursuant to Ohio Revised Code Section 505.86; and to notify the owner(s) and all holders of legal or

**BOARD OF TRUSTEES  
WOOSTER TOWNSHIP, WAYNE COUNTY, OHIO**

**Resolution # 2021-4-20**

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**Resolution To Proceed With The Securance Of The Structurally Defective,  
Insecure And Unsafe Structure Owned By Bradley A. Fath Located at 2467  
Shreve Road, County Parcel No. 56-01311.000 In Wooster Township**

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It was moved by Trustee Miller and seconded by Trustee Lindeman, that the following resolution be adopted:

**PREAMBLE**

**WHEREAS**, the Wooster Township Fire Department has found a building located on the property at 2467 Shreve Road, County Parcel No. 56-01311.000 (the "Structure"), Wayne County, Ohio in the unincorporated area of Wooster Township, Wayne County, Ohio, 44691 (the "Property") to be structurally defective, insecure, and unsafe pursuant to the provisions of Section 505.86 of the Ohio Revised Code; and

**WHEREAS**, pursuant to Section 505.86 of the Ohio Revised Code, the Wooster Township (the "Township") Board of Trustees (the "Board") is authorized to remove, repair, or secure a structurally defective, insecure, and unsafe structure after notice to the property's owners and lienholders of record of the Board's intention to secure such structure if the owner fails to remove, repair, or secure the structure or make arrangements for such corrective measures within thirty (30) days from the date of said notice; and

**WHEREAS**, on or about March 29, 2021, pursuant to Resolution No. 2021-3-15, the Township notified the owner of the Property, Bradley A. Fath and lienholder(s) (if any) of the Board's intention to secure the Structure if the structurally defective, insecure, and unsafe conditions of the Structure were not corrected, and that the Owner had the right to request, within twenty (20) days of the date of said notice, a hearing before the Board to be heard and to determine whether or not the Board would proceed to secure the Structure.

**WHEREAS**, on or as of the twentieth day, April 18, 2021, the Owner and lienholder(s), if any, failed to request said hearing, and, to date and to the Board's knowledge, no corrective actions have been taken or arrangements made at this time with respect to the securance of the Structure; and

**WHEREAS**, it is in the best interests of the Township and its residents to proceed under Section 505.86 of the Ohio Revised Code in order to secure the insecure, unsafe and structurally defective Structure located on the Property.

**RESOLUTION**

**NOW THEREFORE**, be it resolved by the Board of Trustees of Wooster Township, Wayne County, Ohio, that the following Resolution be, and it hereby is, adopted:

**SECTION 1.** The Board hereby determines that the Structure located on the Property must be secured pursuant to Ohio Revised Code Section 505.86 and authorizes and directs Steve Miller,