

## RECORD OF PROCEEDINGS

### Minutes of the Public Hearing of the Trustees of Sycamore Township Sycamore Township, Hamilton County, Ohio

October 3, 2023

The Public Hearing regarding the unsecure/unsafe building(s) on property located at 12093 6<sup>th</sup> Avenue was called to order at 6:45 p.m. by Ms. Schwegmann. Present for the hearing were Chairman Schwegmann, Vice Chairman Weidman, Trustee James, Assistant Law Director Katherine Barbieri, Administrator Kellums, and Planning & Zoning Administrator Uckotter.

Mr. Uckotter stated he did not have a prepared report for the Board but displayed Resolution 2023-075, previously approved by the Board, which authorized the removal, repair, or securance of unsecure or unsafe structures on the property. He noted there are two parcels at this address with separate owners. He said one parcel, owned by Jerry Stuckey and Regina Stuckey, has a house on it and the other parcel has a garage on it.

Mr. Uckotter stated at the last Trustee meeting, the Stuckeys requested a public hearing and had said they would secure the building. Mr. Uckotter reported since then, a silt fence was erected but more discussion is needed about securing the building in the short term.

Mr. Uckotter stated the Township has secured a low bid of \$14,000.00 to raze the house and the garage on the property.

Ms. Schwegmann asked if anyone present wished to comment about the property in question. Ms. Barbieri asked those providing testimony to rise to be sworn in.

Jerry Stuckey, of 6750 Elwynne Drive, Cincinnati, OH 45236, and Regina Stuckey, of 6826 Park Avenue, Cincinnati, OH 45236, owners of 12093 Sixth Avenue, addressed the Board. Ms. Stuckey discussed two parcels being listed on the resolution and noted they own only one parcel. She asked if the owner of the other parcel had been notified.

Mr. Uckotter answered they had been notified by certified and regular mail, and a notice was put in the newspaper and posted on the structures.

Ms. Stuckey said fencing was put up, however, Mr. Uckotter requested a chain link fence.

Mr. Uckotter said the Township wants to work with the Stuckeys but expressed concerns about the silt fencing being sufficient to keep people off the property.

Ms. Stuckey asked if there is something in the Zoning Resolution requiring a chain link fence.

Mr. Uckotter said the Township has the authority to move forward with demolition if there is an imminent safety threat due to the condition of the building.

Ms. Stuckey reported they have another bid to raze the house and indicated they were hesitant to spend money installing a chain link fence when the building is torn down in the next month. They also had

questioned the township's requirements for the culvert beneath the patio saying the demolition contractor had asked about it.

Mr. Uckotter stated that is a cistern and said the demolition quote that the Township received included the removal of the cistern and filling the space back in with dirt.

Mr. Weidman asked Mr. Uckotter to display a photo of the fencing and the Board discussed securance of the building with the Stuckeys. Mr. Kellums suggested orange construction fencing.

There was a discussion with the Stuckeys about the removal of the cistern. They told the board they would install construction fencing around the house over the weekend.




Mr. Uckotter stated Section 7 of the approved resolution requires the Board to decide on the matter no later than thirty days after this public hearing in accordance with O.R.C. 505.86(C)(3). He suggested the Board discuss a deadline for the owners to have the building razed before the Township would act.

Mr. James suggested waiting to issue an order until the next meeting as that would be within the timeline and the Stuckeys may then have a contract in place for demolition.

Ms. Barbieri stated that would be appropriate for the board to take no action this evening and issue an order at the next meeting.

The Stuckeys were asked to provide a written report to Mr. Uckotter by the next meeting. There was discussion about the length of time to get a demolition permit from the county and about items that must be included in the demolition quote.

Ms. Schwegmann closed the public hearing at 7:06 p.m.

  
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Tracy Schwegmann, Chairman  
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Thomas J. Weidman, Vice Chairman  
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Thomas C. James, Jr., Trustee  
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Jonathan T. Deters, Fiscal Officer  
10/03/2023 Public Hearing 12093 6<sup>th</sup> Avenue