

September 6, 2016

To: Members of the Jefferson Township
Board of Trustees

From: J. Jeffrey Payne,
Zoning Director

Re: **Activity Report for August 2016**

Summarized below is the activity report for the month of August, 2016:

Category:	Number:
BZA Cases	1 (see attached detail)
Zoning Cases	<i>Draft of the Proposed Jefferson Township Zoning Resolution (still under review)</i>
Subdivision Applications	None
Zoning Certificates	None
Demolitions	4 – Recommended properties in the MC 2015 CDBG process
Complaints	<ul style="list-style-type: none">• 5 Nuisance Declarations in January 2016;• 24 Nuisance Declarations in March 2016;• 20 Nuisance Declarations in April 2016.• 31 Nuisance Declarations in May 2016;• 12 Nuisance Declarations in June 2016;• 4 Nuisance Declarations in July 2016;• 8 Nuisance Declarations in August 2016<ul style="list-style-type: none">• (see attached detail)

Jefferson Township Future Land Use Strategic Planning Process:

The Jefferson Township Zoning Resolution is currently under review by the staff of the Montgomery County Planning Commission. Last month we reported that we were revising the "Sign Code" section of the proposed zoning resolution to be in legal compliance with a recent US Supreme Court ruling. The final elements of the proposed sign section are being finalized. The staff anticipates this will be reviewed by the MCPC in October.

7750 Dayton Farmerville Road – KOTE Composting

The Jefferson Township Board of Zoning Appeals met on Thursday August 18, 2016, in compliance with the decision of the Common Pleas Court in Case No. 2014 CV 06029, and issued a Conditional Use approval. The Conditional Use approval included a total of 21 conditions as part of the approval - 10 site conditions; 11 operational conditions; and the requirement for a six month review after the issuance of the Zoning Certificate. The official DOE was sent to the applicant on Tuesday, August 29, 2016 via certified mail.

Please review the attachments for additional information on the above summary.

09/06/2016 - Jefferson Township Board of Trustees
Zoning Activity Report for August 2016 Detail

<u>Category:</u>	<u>Address:</u>	<u>Description:</u>
<i>Zoning Certificates</i>	None	
<i>Subdivision Applications</i>	None	
<i>BZA Cases:</i>	7750 DaytonFarmersville Road #003-2014	Conditinal Use Permit issued under the Common Pleas Court's Decision in Case No. 2014 CV 06029
<i>Rezoning Cases:</i>	None	
<i>Demolitions</i>		

January 19, 2016 Nuisance Declarations

935 CALUMET LANE	Abated
6445 GERMANTOWN PIKE	Abated
185 LANSDOWNE AVENUE & PARCEL # G29 18203 0047	Enforcement in process.
TAFT AVENUE @ KNAPP STREET	Enforcement in process.

March 15, 2016 Nuisance Declarations

209 KNOX AVE.	Abated
6794 DAYTON FARMERSVILLE RD.	Abated
6560 DAYTON FARMERSVILLE RD.	Abated
7671 DAYTON LIBERTY RD. BRICKER AVE. PARCEL # G27 18303 0106	Abated (emergency boarding) Property Owner Notification Completed / Abatement on hold
KELTNER @ PARSONS AVE.	Abated
346 PARSONS Ave.	Abated
42 DAVENPORT AVE.	Enforcement in process
40 DAVENPORT AVE.	Enforcement in process
6628 WEST THIRD ST.	Enforcement in process
104 CALUMET LN.	Enforcement in process
278 COLGATE AVE.	Enforcement in process - Abandoned Vehicle Towed
COLGATE AVE. [300 BLOCK] PID G29 18202A0091	Enforcement in process - Abandoned Vehicle Towed
COLGATE AVE. [300 BLOCK] PID G29 18202A0092	Enforcement in process - Abandoned Vehicle Towed
9 MAEDER AVE	Abated
22 IONA AVE.	Abated
23 IONA AVE.	Enforcement In Process

09/06/2016 - Jefferson Township Board of Trustees
Zoning Activity Report for August 2016 Detail

24 IONA AVE.	Enforcement In Process
25 IONA AVE.	Enforcement In Process
105 BRICKER AVE.	Abated
113 BRICKER AVE.	Abated
127 BRICKER AVE.	Abated

April 19, 2016 Nuisance Declarations

139 CHAIN AVENUE	Abated
4718 ERICSON AVENUE	Abated
4737 ERICSON AVENUE	Abated
4742 ERICSON AVENUE	Abated
4754 ERICSON AVENUE	Abated
4760 ERICSON AVENUE	Abated
4766 ERICSON AVENUE	Abated
4767 ERICSON AVENUE	Abated
15 PAIGE AVENUE	Abated
23 PAIGE AVENUE	Abated
101 PAIGE AVENUE	Abated
330 LAWNCREST AVE	Abated
6445 GERMANTOWN PIKE	Abated
6349 GERMANTOWN PIKE	Enforcement In Process
928 INFIRMARY ROAD	Abated by owner (zoning enforcement)
3474 S. UNION ROAD	Enforcement In Process
313 LAWNCREST	Abated
345 LAWNCREST	In Property Owner Notification Process
110 CHAIN AVENUE	Abated
118 CHAIN AVENUE	Abated

May 24, 2016 Nuisance Declarations

4824 VANGUARD AVE	Abated
4854 ERICSON AVE	Abated
4848 ERICSON AVE	Abated
4842 ERICSON AVE	Abated
4843 ERICSON AVE	Abated
4849 ERICSON AVE	Abated
4913 TENSCHAW DR.	Abated
4932 TENSCHAW DR.	Enforcement In Process
4918 COULSON DR.	Abated
1375 KIMMEL LN.	Abated by Owner
1372 KIMMEL LN.	In Property Owner Notification Process
1615 KIMMEL LN.	Abated by Owner
5031 COULSON DR.	In Property Owner Notification Process
5136 BALLARD DR.	Abated
5107 BALLARD DR.	Abated
5099 ALTRIM RD.	Abated
5107 ALTRIM RD.	Abated
5170 DERBY RD.	In Property Owner Notification Process
5091 DERBY RD.	In Property Owner Notification Process
5312 TUCSON DR.	In Property Owner Notification Process

09/06/2016 - Jefferson Township Board of Trustees
Zoning Activity Report for August 2016 Detail

5144 TUCSON DR.	In Property Owner Notification Process
4759 GERMANTOWN PK. GERMANTOWN PIKE @ DERBY RD.	In Property Owner Notification Process In Property Owner Notification Process
4643 BELCOURT DR.	In Property Owner Notification Process
4084 GERMANTOWN PK.	In Property Owner Notification Process
25 S. NORTHAMPTON AVE.	In Property Owner Notification Process
1107 ROSSITER DR.	In Property Owner Notification Process
5142 RETFORD DR.	In Property Owner Notification Process
4624 BELCOURT DR.	In Property Owner Notification Process
131 S. LUTHERAN CHURCH RD.	In Property Owner Notification Process
4901 TENSRAW DR.	In Property Owner Notification Process

June, 2016 Nuisance Declarations

6736 DAYTON FARMERSVILLE RD.	Abated
1741 HOPEWELL AVE.	Abated
1660 HOPEWELL AVE.	Abated
5100 DERBY RD.	In Property Owner Notification Process
110 KNOX AVE.	Abated
7315 DAYTON LIBERTY RD.	Abated
244 CHAIN AVE	Abated
31 CHAIN AVE.	Abated
2882 S. UNION RD.	In Property Owner Notification Process
2910 S. UNION RD.	In Property Owner Notification Process
5985 DAYTON LIBERTY RD.	In Property Owner Notification Process

July, 2016 Nuisance Declarations

1138 NORMDALE AVE	In Property Owner Notification Process
5260 TUCSON DR	In Property Owner Notification Process
2828 S. UNION RD.	In Property Owner Notification Process
2910 S. UNION RD.	In Property Owner Notification Process

August, 2016 Nuisance Declarations

4997 HACKETT DR.	In Property Owner Notification Process
5095 ALTRIM DR.	In Property Owner Notification Process
4724 VANGUARD AVE.	Abated
4787 GERMANTOWN 2925 SOLDIERS HOME WEST CARROLTON	In Property Owner Notification Process Abated
7160 DAYTON LIBERTY	In Property Owner Notification Process

09/06/2016 - Jefferson Township Board of Trustees
Zoning Activity Report for August 2016 Detail

340 MAEDER

In Property Owner Notification Process

317 PARSONS

In Property Owner Notification Process

*Nuisance Assessment
+
Lighting Assessment
due this
month.*