

COUNCIL OF THE VILLAGE OF FLETCHER, OHIO

ORDINANCE 0-5-2025

AN ORDINANCE TO REGULATE PROPERTIES SO AS TO ENSURE THE HEALTH, SAFETY WITHIN THE VILLAGE.

Whereas, the village ordinances, in terms of health, safety of the residents within the village limits are outdated and in need of an update.

Whereas, the Village finds it necessary for the Health, Safety and Welfare of the Village residents to control properties not being maintained within the Village.

BE IT THEREFORE ORDAINED BY THE COUNCIL OF THE VILLAGE OF FLETCHER, STATE OF OHIO:

1. Codified Ordinance 521.01 to 521.11 is hereby amended to read in its entirety:

521.06 DUTY TO KEEP SIDEWALKS IN REPAIR AND CLEAN

(a) Property owners must maintain their sidewalks along their property borders. The sidewalks must be free from any debris. This includes snow, ice grass clippings, rocks, sticks etc. Anything that obstructs the sidewalk. All trees, shrubs and flowers must be kept off of the sidewalk, including low hanging branches.

(b) Whoever violates this section is guilty of a minor misdemeanor.

521.08 – LITTERING AND DEPOSIT OF GARBAGE, RUBBISH, JUNK, ETC.

(a) No person shall, without lawful authority, place or dispose of in any manner, upon any public property or upon the premises of another, any paper, trash, garbage, waste rubbish, refuse, junk or any substance or material which is or may become noxious, offensive, injurious or dangerous to the public health, comfort or safety.

(b) No person shall cause or allow trash, garbage, waste, rubbish, refuse or any other noxious or offensive materials or substances to be collected or remain in any place to the damage or prejudice of others or of the public, or unlawfully obstruct, impede, divert, corrupt or render unwholesome or impure, any natural watercourse.

(c) Whoever violates this section is guilty of a minor misdemeanor on a first offense; on each subsequent offense such person is guilty of a misdemeanor of the fourth degree.

521.09 – NOXIOUS OR OFFENSIVE ODORS

(a) No person shall erect, continue, use or maintain a dwelling, building, structure or place for a residence or for the exercise of a trade, employment or business, or for the keeping or feeding of an animal which, by occasioning noxious exhalations or noisome or offensive smells, becomes injurious to the health, comfort or property of individuals or of the public. (ORC 3767.13)

(b) Whoever violates this section is guilty of a misdemeanor of the third degree.

521.11 – JUNK MOTOR VEHICLES AND MOTOR VEHICLE PARTS

(a) As used in this section "junk motor vehicle" means any motor vehicle which is three years old or older; extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor or transmission; apparently inoperable; 159 and having a fair market value of fifteen hundred dollars (\$1,500.00) or less, that is left uncovered in the open on private property for more than seventy-two hours with the permission of the person having the right to the possession of the property, except if the person is operating a junk yard or scrap metal processing facility licensed under authority of Ohio R.C. 4737.05 to 4737.12, or regulated under the authority of the Municipality; or if the property on which the motor vehicle is left is not subject to licensure or regulation by any governmental authority, unless the person having the right to the possession of the property can establish that the motor vehicle is part of a bona fide commercial operation; or if the motor vehicle is a collector's vehicle; as defined in Ohio R.C. 4501.01(F).

(b) No person shall be prevented from storing or keeping, or restricted in the method of storing or keeping, any collector's vehicle on private property with the permission of the person having the right to the possession of the property, except that a person having such permission may be required to conceal, by means of buildings, fences, vegetation, terrain or other suitable obstruction, any unlicensed collector's vehicle stored in the open.

(c) The Village Council, or its designee, may send notice, by certified mail with return receipt requested, to the person having the right to the possession of the property on which a junk motor vehicle or motor vehicle part is left, that within ten days of receipt of the notice, the junk motor vehicle either shall be covered by being housed in a garage or other suitable structure or shall be removed from the property.

(d) No person shall willfully leave a junk motor vehicle or motor vehicle part uncovered in the open for more than ten days after receipt of a notice as provided in this section. The fact that a

junk motor vehicle or motor vehicle part is so left is prima-facie evidence of willful failure to comply with the notice, and each subsequent period of thirty days that a junk motor vehicle or motor vehicle part continues to be so left constitutes a separate offense. (ORC 4513.65)

(e) All vehicles must have a current license plate. All vehicles or vehicle parts must be on a driveway, such as concrete, gravel or pavement. No vehicles or vehicle parts can be parked on grass or dirt.

(f) Whoever violates this section is guilty of a minor misdemeanor on a first offense; on a second offense such person is guilty of a misdemeanor of the fourth degree; on each subsequent offense such person is guilty of a misdemeanor of the third degree. (ORC 4513.99(E))

2. All previously enacted renditions of Codified Ordinance 521 are hereby revoked and replaced by the above version.
3. All subsections of 521 not currently used are reserved for further use.

Adopted:



President of Council



Mayor

ATTEST: 

JULIE ANDERSON
Clerk
VILLAGE OF FLETCHER, Miami County, Ohio

Ordinance read:

Date: 11/10/25

Date: 12/8/25

Date: 1/12/26

