



**Current situation**

Galloway Apartments has had consistent issues with trash piling up at the container sites. FCPH received initial complaint on December 19, 2022. Chris Copley spoke with property manager on 12/19/22 and completed initial observation on 12/30/22. There were piles of trash on the ground next to the containers still. Chris went back on January 9<sup>th</sup>, no change. Jeff Grose completed the Registered Environmental Health Specialist inspection on the 9<sup>th</sup> as well. In midst of investigations, Prairie Township abated the trash issues on 1/19/23 and subsequently again on 2/3/23 and has placed liens on the property. FCPH sent Notice of Hearing on 1/19/23. Property management has switched trash collectors, as they said that was the issue, however, trash solid waste nuisances continue to occur. Please see photos from 1/30/23, where there are already starting to be trash bags on the ground as well as This is a recurring issue. The issue was again abated in February. We have now received an updated complaint as of October 5<sup>th</sup>, again of trash piling up. Jeff Grose inspected the site on 10/5/23 and found trash outside of the dumpster; at this time the Township was working with Waste Management to resolve the issue. On November 11<sup>th</sup>, FCPH staff had a meeting with Jai Sneed, the regional manager of the property (among others) He stated that due to funding constraints they were initially focused on ensuring water, electricity and gas stayed on, but that they were working on the trash issues as well. On 11/19/23, Waste management removed all dumpsters from the site due to back fees and failure to pay. There are currently no dumpsters on site, this is a public health nuisance. Currently, Prairie Township is working withing their Nuisance Abatement Program as well as Environmental Court as well to abate the issue.

**Requirements**

Ohio Revised Code 3707.01 (B) states: "The board of health of a ... general health district shall abate and remove all nuisances within its jurisdiction. It may, by order, compel the owners, agents, assignees, occupants, or tenants of any lot, property, building, or structure to abate and remove any nuisance therein, and prosecute such persons for neglect or refusal to obey such orders";

**Variance request**

**Options**

1. Declare the property to be a public health nuisance;
2. Not declare the property to be a public health nuisance; or
3. Table for further investigation.

**Recommendation**

State recommendation for the BoH along with any conditions.

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**Pictures**

Attach any pictures along with titles and descriptions.



Facility Information				
Facility/Owner Name <b>Galloway Village Apartments</b>		Program Area <b>Bare</b>		Facility Phone <b>(614)</b>
Health Office <b>Franklin County Public Health</b>		District <b>Prairie Twp</b> 🇺🇸		
Building # <b>99</b>	Direction	Street Name <b>Murray Hill</b>	Type <b>Road</b>	Suffix Unit #
Zip Code <b>43228</b>	City <b>Columbus</b>	County <b>Franklin</b>	State <b>OH</b>	
Country <b>USA</b>	Directions			

General Details		<input type="checkbox"/> Critical
Complaint Type <b>Nuisance Property Health &amp; Sanitation</b> 🇺🇸		Date Received <b>05-Oct-2023 02:41 PM</b> 🇺🇸
Investigation Start Date		Date Closed
Received By <b>Jennie McAdams</b>		Referred To <b>Jeff Grose</b> 🇺🇸
Confirmation <b>No</b>		Census Tract
Complaint ID <b>JMAS-CWBPWT</b>		

Complainant Information		<input type="checkbox"/> Asked to remain anonymr	<input type="checkbox"/> Verified
Name <b>Sam Swisher (Prairie Twp Zoning)</b>	Phone #1 <b>((614-982-2193))</b>	Phone #2 <b>(614)</b>	
Address	Email	Results Requested <input type="radio"/> No <input type="radio"/> Yes	
City	State <b>OH</b>	Zip Code	
Country <b>USA</b>			

Complaint Details and Actions	
Complaint Details <b>Excess trash not fitting into dumpsters</b> 🇺🇸	
Action Taken <b>Referred to Sanitarian</b>	Follow-Up Date
Disposition	Action Required By
Comments	
Attachments	
    	
Galloway Village Trash Flyer - Playground.jpg Image.jpeg Image.jpeg Image.jpeg Image.jpeg Image.jpeg	



Image.jpeg Image.jpeg Image.jpeg Image.jpeg Image.jpeg Image.jpeg galloway email.pdf

GALLOWAYPICS10523.msg Galloway email 2.pdf FW Galloway Village Apts11223.msg

RE Galloway Village Apts11323.msg Galloway Apartments .msg111723.msg

**Contacts**

Activity Log		
User	Activity Status	Activity Date / Time
		30-Nov-2023 08:12 AM
Activity Log		
<p>User: Jeff Grose Activity Status: On Site Visit = ~ Activity Date / Time: 05-Oct-2023 08:45 AM            Activity Log: Took photos (see attachment 10523)of the condition of the property around the dumpsters. JM indicated that the township has declared the property a nusiance and will be working with WM to remove the debris.</p> <p>User: Jeff Grose Activity Status: Phone Call = ~ Activity Date / Time: 06-Oct-2023 09:04 AM            Activity Log: LVM (883-854-3437) asking that someone return my call to discuss the SW issues at the complex and the directive to residents to place their trash on the ground near the playground.</p> <p>User: Jeff Grose Activity Status: Phone Call = ~ Activity Date / Time: 06-Oct-2023 09:16 AM            Activity Log: Per Debra Thomas, manager, stated that they have not been able remove the sw from property because they lack the funds to pay the vendor. She indicated the complex has been sold and they are working with the new owners have the sw removed as soon as the purchase is finalized.</p> <p>User: Jeff Grose Activity Status: On Site Visit = ~ Activity Date / Time: 02-Nov-2023 11:04 AM            Activity Log: See attachment 11223.</p> <p>User: Jeff Grose Activity Status: Phone Call = ~ Activity Date / Time: 07-Nov-2023 10:23 AM            Activity Log: Zoom meeting w/ Jordan Sneed, Reg. Mgr, Debra, Complex Mgr. and JM to discuss sw problems at the complex. Mr. Sneed indicated that the company is cash strapped and does not have the funds to properly manage sw. I suggested that more dumpsters or increased collection is needed to manage the sw generated at the complex. He indicated that he will keep us informed about the owners efforts to find funds for waste management. I indicated that our office may take the matter to the environmental court if we continue to recieve complaints about solid waste mismanagement.</p> <p>User: Jeff Grose Activity Status: On Site Visit = ~ Activity Date / Time: 17-Nov-2023 11:09 AM            Activity Log: see attached photos 111723.</p>		

**Supporting Documents**

## McAdams, Jennie W.

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**From:** Swisher, Sam <sswisher@prairietownship.org>  
**Sent:** Thursday, October 5, 2023 1:49 PM  
**To:** McAdams, Jennie W.  
**Cc:** Alicia Armentrout; Cassady Critchfield; Dana Scott; McCabe, Angel  
**Subject:** Galloway Village Apartments  
**Attachments:** Galloway Village Trash Flyer - Playground.jpg

Hello Jennie,

Today a resident called into the office in regards to the trash situation at Galloway Village Apartments. He informed us that he lives in the apartments and received a flyer on his door today. The flyer is asking that the residents place their household trash in the playground area of the complex on Monday and Wednesday evening, for a Tuesday and Thursday pickup. (We have photos of trash in the playground area) The flyer states that residents are not to place trash in or around the dumpster areas and that all residents must comply with this request. I wanted to make sure you were aware of this.

A copy of the flyer is attached.

Thank you!

Sam Swisher  
Zoning Assistant

Prairie Township Building and Zoning  
25 Maple Drive, Columbus, OH 43228  
Main: 614-982-2190 | Direct: 614-982-2193  
[sswisher@prairietownship.org](mailto:sswisher@prairietownship.org)  
[www.prairietownship.org](http://www.prairietownship.org)



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## McAdams, Jennie W.

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**From:** Swisher, Sam <sswisher@prairietownship.org>  
**Sent:** Thursday, October 5, 2023 8:51 AM  
**To:** McAdams, Jennie W.  
**Cc:** Alicia Armentrout; Cassady Critchfield; Dana Scott; McCabe, Angel  
**Subject:** Galloway Village Apartments

Hello Jennie,

The trash service has been suspended again at Galloway Village Apartments. The dumpsters are now overflowing and trash is piling up on the ground around the dumpsters. The properties were declared a nuisance by our Board of Trustees at our 10/4/23 meeting. We are working on a co-operative effort with Waste Management to remove the trash from the property and empty the dumpsters. Hopefully, we will be able to have the trash removed by the end of next week. Just want to keep you in the loop and get you involved if there is anything that can be done from your end.

Let me know if you need any additional information from me.

Thank you!

Sam Swisher  
Zoning Assistant

Prairie Township Building and Zoning  
25 Maple Drive, Columbus, OH 43228  
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J. Grose  
Galloway Village Apartments  
11/17/23





J. Grose  
Galloway Village Apartments  
11/17/23







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Galloway Village Apartments  
11/17/23



J. Grose  
Galloway Village Apartments  
11/17/23





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