

RECORD OF PROCEEDINGS
CLEARCREEK TOWNSHIP TRUSTEES
Minutes of Regular Meeting
June 12, 2023

The Clearcreek Township Trustees met in regular session at 5:30 p.m. with the following members present: Mr. Gabbard and Mr. Wade.

Mr. Wade opened the meeting and led in the Pledge of Allegiance.

Mr. Wade asked the Board if any item needed to be removed from the Consent Agenda. No requests for removal were noted.

Mr. Wade asked for Public Comments. No comments were noted.

Mr. Wade asked for a motion to appoint Jon Gleeson to the employment position of probationary, fulltime Administrative Police Specialist at a rate of \$25.00 per hour effective June 21, 2023. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Wade asked Mr. Gleeson to come forward to take the Oath of Office. Mr. Wade administered the Oath of Office to Mr. Gleeson.

Mr. Wade asked for a motion to suspend the regular meeting and convene a Public Hearing on the 2024 Tax Budget. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Carolus, Fiscal Officer, explained that the Ohio Revised Code required this public hearing and Trustee approval of the Tax Budget to be sent to the Warren County Budget Commission for consideration. Mr. Wade asked if the Board or anyone in the audience had questions for the Fiscal Officer. Hearing none, Mr. Wade asked for a motion to close the Public Hearing and immediately resume the Regular Meeting. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Wade asked for a motion to send the 2024 Tax Budget to the Warren County Budget Commission. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Wade asked for a motion to suspend the regular meeting and convene a Public Hearing on Resolution 5434 – A Resolution to approve/modify/deny the zone change application for 738 W SR 122, totaling 45.175 acres, parcel ID number 08-03-300-0020, in Clearcreek Township from Light Industrial Zone “M-1” to Open Space Rural Residence Zone “OSR-1,” and dispense with the second reading. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Palmer, Planning and Zoning Director, gave background information on the requested rezoning. Mr. Wade asked if the Board had any questions about the request. Hearing none, Mr. Wade asked the applicant to come forward. Mr. William Cobb, 328 Melanie Drive, Franklin, Ohio, Agent for the

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owner, explained the reason for the request. Mr. Wade asked if anyone had further questions. Hearing none, Mr. Wade asked for a motion to close the Public Hearing and immediately resume the Regular Meeting. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Wade asked for a motion to approve Resolution 5434 – A Resolution to approve/modify/deny the zone change application for 738 W SR 122, totaling 45.175 acres, parcel ID number 08-03-300-0020, in Clearcreek Township from Light Industrial Zone “M-1” to Open Space Rural Residence Zone “OSR-1,” and dispense with the second reading. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Carolus asked the Board to approve Resolution 5435 – A Resolution approving a transfer of funds from the General Fund to other Funds in amounts equal to investment income generated by those Funds for the 1st Quarter of 2023 and dispense with the second reading. Mr. Wade asked for a motion to approve Resolution 5435. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Wade read Resolution 5436 – A Resolution authorizing the Fiscal Officer to enter into a Ground Lease Agreement with the City of Springboro and dispense with the second reading. Mr. Clark, Township Administrator, explained that the Lease is related to the building of Station 24 in Springboro and provides terms that include the City of Springboro using Coterminous agreement property tax revenue to help offset the cost of building Station 24. Mr. Wade asked for a motion to approve the Resolution as presented. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Jones, Road Superintendent updated the Board on several road projects.

Mr. Wade read Resolution 5437 – A Resolution authorizing the Township Administrator to execute a contract with the Warren County Engineer for the 2023 Warren County Striping Project and dispense with the second reading. Mr. Jones noted that 6.3 miles of striping will be done this year. Mr. Wade asked for a motion to approve Resolution 5437. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Gabbard asked Mr. Jones to investigate an issue on Music Place.

Mr. Terrill, Police Chief, asked the Board to accept the generous donation of \$500 from Elite Computers to the benefit of Safety Town 2023. Chief Terrill noted that this is a repeat donation. Mr. Wade asked for a motion to accept the donation. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

Mr. Palmer began a discussion on grass nuisance enforcement efforts with the Board. One case was a property that was only partially mowing their property. After discussing the situation, Mr. Palmer was directed by the Board to enforce the grass nuisance resolution.

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Mr. Palmer then began a discussion with the Board, Mr. Clark, and Mr. Pacheco, Law Director, on how the Board wished to regulate short-term rentals using Zoning Authority. After a lengthy discussion, Mr. Palmer thanked everyone for input that will result in proposed changes to the current Zoning regulations.

Mr. Palmer then asked the Board for direction on a current zoning violation issue. After a discussion with the Board and Mr. Pacheco, Mr. Pacheco was directed by the Board to communicate with the owner of the property, addressing all the issues as identified by the Board and staff.

Mr. Agenbroad, Fire Chief, noted that EMS supervisor, Lieutenant Kahn, reported that successful cardiac resuscitations had increased to 40 percent where state and national averages were around 27 percent. Chief Agenbroad noted the hard work associated with this achievement. The Board thanked the Chief for their work.

Mr. Wade asked for a motion to approve the Consent Agenda. Mr. Gabbard moved to approve the Consent Agenda as presented to the Board:

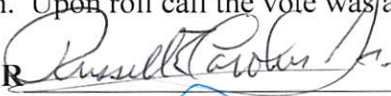

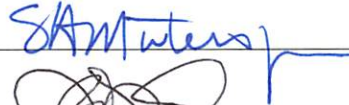
- 1 Approval of Minutes – May 22, 2023 - Regular Session.
- 2 Current Bills and Financial Report.
- 3 Accept the Road, Planning and Zoning, Police, and Fire District’s monthly reports for May 2023.

Mr. Wade seconded the motion and upon roll call the vote was as follows: Mr. Gabbard-yea; and Mr. Wade-yea.

Mr. Clark updated the Board on issues with Altafiber utility installations in Sycamore Trails subdivision, sub five-acre tract agricultural activities, the Pickle Ball court bid opening on June 20th, and being the scheduled speaker for the July 6th Chamber Networking Breakfast.

Mr. Wade noted the presence of Mr. Will Hampton, a Boy Scout doing merit badge work. The Board noted their appreciation for Mr. Hampton learning about local government.

With no further business to conduct, Mr. Wade asked for a motion to adjourn the meeting at 6:30 p.m. Mr. Gabbard so moved with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; and Mr. Wade-yea.

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