

RECORD OF PROCEEDINGS
CLEARCREEK TOWNSHIP TRUSTEES
Minutes of Regular Meeting
September 27, 2021

The Clearcreek Township Trustees met in regular session at 9:00 a.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 if the Board members had any consent agenda item or items that they wished removed. No removal from the consent agenda was requested.

Mr. Wade asked for a motion to suspend the regular meeting to hold a Public Hearing to establish the Clearcreek Township Illicit Discharge Detection and Elimination Regulations, the Erosion Prevention and Sediment Control Regulations, and the Post-Construction Storm Water Runoff Control Regulations. 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. Clark, Township Administrator, advised the Public Hearing and following resolution were needed to allow Warren County Water and Soil to be the Township's regulatory and enforcement agent for these regulations. Mr. Wade and Mr. Gabbard had no questions for Mr. Clark.

Mr. Wade called for public comment for the Public Hearing of which, none was noted.

Mr. Wade then asked for a motion to conclude the Public Hearing and to 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.

At 9:03 a.m., the Regular Meeting resumed.

Mr. Wade asked for a motion to approve Resolution 5318 – Second and Final Reading – A Resolution to adopt the Clearcreek Township Illicit Discharge Detection and Elimination Regulations (IDDE), the Erosion Prevention and Sediment Control Regulations (EPSC), and the Post-Construction Storm Water Runoff Control Regulations. 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 called for public comment, of which, none was noted.

Mr. Wade read Resolution 5330 – A Resolution authorizing the Township Administrator to enter into a Crop Rental Agreement for part of lands more commonly known as Gitzinger Farm and dispensing with the second reading. Mr. Clark updated the Board on the contract and the amount of land available for farming. Mr. Gabbard noted that the creek passing through the land was eroding farmland and would have to have some mitigation work to halt erosion. Mr. Gabbard asked Mr. Clark to contact the Warren County Soil and Water Conservation District to see if something could be done. Mr. Wade asked for a motion to approve the Resolution. 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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Mr. Wade read Resolution 5331 – A Resolution authorizing the Township Administrator to enter into a Crop Rental Agreement for part of lands more commonly known as Harbaugh Park and dispensing with the second reading. Mr. Gabbard asked if he could vote on this Resolution. Mr. Pacheco, Law Director, informed Mr. Gabbard he could vote on this resolution. Mr. Wade asked for a motion to approve the Resolution. 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 5332 – A Resolution to initiate Text Amendment 2021-1, an amendment that refines the regulations for depth to lot ratios for lots and updates side yard setbacks for the Clearcreek Township, Warren County, Ohio, Zoning Code, and dispensing with the second reading. Mr. Palmer updated the Board on the reason for making the change. Mr. Palmer noted that Warren County had modified their regulations and was now in conflict with what the Township wished to enforce. These text amendments will allow the Township’s zoning regulations to remain the same. Mr. Palmer added that there were some changes being made to property setbacks for building structures. Mr. Palmer noted this is the first of several steps to allow the changes to be codified. Mr. Wade asked for a motion to approve the Resolution. 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. Agenbroad, Fire Chief, requested the Board accept a \$7,500 gift from the Springboro Fraternal Order of Eagles to purchase Emergency Medical Services training equipment for all three stations. Mr. Wade asked for a motion to accept the donation. Chief Agenbroad commended Captain Buehler for working with the Eagles to get the needed equipment. Mr. Wade asked for 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.

Chief Agenbroad requested the Board accept a \$1,000 gift from Enterprise TE Products Pipeline Co., LLC to the benefit of the Fire District. Mr. Wade asked for 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.

Chief Agenbroad requested the Board accept the generous donation of three air fryers from Doug and Laurie Crace for each Fire station. Mr. Gabbard noted that Mr. and Mrs. Crace run Anytime Fitness of Lebanon and have an affinity for helping public safety personnel. 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. Terrill, Police Chief, asked the Board for permission accept the generous donation from Doug and Laurie Crace, of a gas grill and a \$150 gift card to the Police Department. 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.

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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 – September 13, 2021, Regular Session.
- 2 Current Bills and Financial Report.
- 3 Authorize transmittal of Zoning Commission Action and set a public hearing on the zone change application approval by the Zoning Commission for Clark Ventures, LLC, at the request of Clark Ventures’ agent, Adam Sweeney, to postpone said rezoning hearing until Monday, November 8, 2021 because of a schedule conflict of the applicant.

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

At 9:15 a.m., Mr. Wade asked for a motion to adjourn 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.

FISCAL OFFICER _____

TRUSTEE _____

TRUSTEE _____

TRUSTEE _____

