MEETING AGENDA
CLEARCREEK TOWNSHIP TRUSTEES
Government Center – 7593 Bunnell Hill Road
July 13, 2026 – 5:30 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. SPECIAL ACTIVITY

A. Recommendation to promote Daniel Morgan to Probationary Police Sergeant at the contractual guaranteed rate of $47.25/hr. effective July 14, 2026
   1. Oath of Office – Police Sergeant, Daniel Morgan

B. **Public Hearing** – Rezoning application of JAT Services, located at 812 Old Route 122, parcel 09-33-240-004, from Office Zone "O" to Neighborhood Business Zone "B-1"
   a. Motion to suspend Regular Meeting and hold Public Hearing
   b. Staff summary and Proponent presentation
   c. Public Comments – testimony in support of, opposition to, or general comments
   d. Final questions by Board; Proponent responses
   e. Motion to end Public Hearing and resume Regular Session
   1. **RESOLUTION 5682** – A Resolution to approve/modify/deny the zone change request of Jodi Tesch-Carter of JAT Services to amend the Zoning Resolution and Map for a total of 1.0485 acres from Office Zone "O" To Neighborhood Business Zone "B-1," and dispense with the second reading

C. **Public Meeting** – MU-PUD Stage 2 application of WPB Enterprises, LLC, located on Clearcreek Franklin Road, parcel 04-15-101-008
   1. **RESOLUTION 5683** – A Resolution to approve/modify/deny the request by David Montgomery (Pickrel Schaeffer and Ebeling) agent for WPB Enterprises LLC, (Orville Wright) for a Stage 2 Preliminary Site Plan Review for the Mixed Use Planned Unit Development "MU-PUD" Phase 1 and sign location in Phase 3, and dispense with the second reading

IV. PUBLIC COMMENTS (limited to three minutes per speaker)

V. ITEM/S TO BE REMOVED FROM THE CONSENT AGENDA*

VI. FISCAL BUSINESS

A. Fiscal Officer's Report

B. **RESOLUTION 5684** – 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 Second Quarter of 2026 and dispensing with the second reading

VII. NEW BUSINESS

A. ADMINISTRATION

1. **RESOLUTION 5685** – A Resolution authorizing the Township Administrator to incur obligations greater than $10,000 on behalf of the township, dispensing with the second reading, and declaring an emergency

B. PLANNING & ZONING
   1. Discussion of data center siting temporary moratorium and zoning resolution amendment procedures
   2. **RESOLUTION 5686** – A Resolution determining that the maintenance of 7335 Eyler Drive, Parcel ID #04-07-307-019 constitutes a nuisance for vegetation growth, dispensing with the second reading, and declaring an emergency

C. FIRE DISTRICT
   1. Recommendation to accept the generous donation of $15,978.46 from the Warren County Foundation to benefit the Fire District

D. POLICE DEPARTMENT – Consent agenda

E. ROAD DEPARTMENT – Consent agenda

VIII. CONSENT AGENDA*

A. Fiscal Officer
   1. Current Bills and Financial Report
   2. Approval of Minutes – Regular Meeting, June 22, 2026

B. Fire District
   1. Recommendation to reclassify FF/PM Cory Davis from probationary, full-time to permanent, full-time status effective July 18, 2026, and adjust his earnings rate to $29.29/hr. as required by the collective bargaining agreement
   2. Recommendation to separate from employment probationary Firefighter/EMT Ezra Sullivan effective July 9, 2026
   3. Recommendation to adjust FF/PM Ryan Yates' rate of pay to $29.29/hr. effective July 4, 2026, as he has passed all testing and certifications to become a paramedic
   4. June 2026 Monthly Report

C. Police
   1. Recommendation to affirm the reassignment of Officer Kevin Hall to Corporal effective July 14, 2026, and adjust his rate of pay to $46.80 as required by the collective bargaining agreement
   2. Recommendation to reclassify Police Officer Aaron Ledford from probationary, full-time status to permanent, full-time status effective July 14, 2026
   3. June 2026 Monthly Report

D. Road
   1. June 2026 Monthly Report

E. Planning & Zoning
   1. June 2026 Monthly Report

IX. STAFF UPDATES

X. ADJOURN

* All matters under the Consent Agenda are considered by the Board of Trustees to be routine and will be enacted by one motion and vote. Any Trustee may remove any item/s from the Consent Agenda by

request. No second is required for the removal of any item/s. Items removed for separate discussion will be considered during the appropriate departmental section under New Business