

RECORD OF PROCEEDINGS
CLEARCREEK TOWNSHIP TRUSTEES
Minutes of Regular Meeting
November 10, 2025

The Clearcreek Township Trustees met in regular session at 5:30 p.m. with the following members present: Mr. Gabbard, Mr. Muterspaw, 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 Mr. Ezra Sullivan to come forward. Mr. Wade administered the Oath of Office as a Firefighter/Emergency Medical Technician. Mr. Sullivan's badge was pinned by his mother, Jacquelyn Martin.

Mr. Wade read Resolution 5612 – A Resolution to approve/modify/deny the request by Springboro Development Co., LLC, agent for property owners, for a Stage 2 Preliminary Site Plan Review for the Residential Planned Unit Development “R-PUD,” Clearcreek Heights Subdivision and dispensing with the second reading. A copy of the proposed Resolution is attached to these minutes. Mr. Palmer, Planning and Zoning Director, updated the Board on status of the project and the resolution under consideration. After the presentation, Mr. Clark, Township Administrator, asked if the minimum lot frontage requirement for curved lot properties was based on the arc length or the chord length. Mr. Muterspaw inquired about the timing of the implementation phases. Mr. Palmer indicated that the applicant would answer both Mr. Clark's and Mr. Muterspaw's questions. Mr. Wade asked for the applicant's representative to come forward. Brandon Kiser, Springboro Development Company, came forward. Mr. Kiser noted that timing for development of the project would have phase one starting in early 2026 with phase two starting in late 2027 and phase three starting in late 2028. Mr. Kiser then discussed issues with the easements associated with condition 22 of the resolution concerning a sanitary sewer easement. Mr. Bryan Pecheco, Law Director, stated his concerns with the nature of condition 22 and how it could potentially cause the Township legal issues. Mr. Pacheco noted that the discussion of easements between Mr. Gunlock (adjacent property owner) and the applicant are not public concerns but private matters between the two parties. Mr. Pacheco, Mr. Kiser, and the Board discussed the issues surrounding condition 22. Mr. Pacheco recommended that the Board remove Condition 22. Mr. John Bayer, from the firm Bayer Becker, engineer for the project, informed the Board that his company had met with City of Springboro representatives to conform with the building standards for the city. Mr. Bayer advised that if the project is approved, a traffic study will begin. Mr. Bayer also advised that the frontage was a straight-line measurement based on the tangent to the building setback. Mr. Wade then asked for public comments on the request. Mr. Michael Johnson, 277 Triple Crown Circle, advised he was glad to hear that a traffic study would be done and discussed his concern that traffic from the development would overrun his subdivision. Mr. Johnson submitted a petition from the residents of the Richard's Run subdivision opposing the extension of Steeplechase Drive into the new development. A copy of the petition is attached to these minutes. Mr. David Marshall, 3527 Ferry Road, Bellbrook, Ohio, representative of the Gunlock family who owns land adjacent to the land being developed, advocated for the condition 22 easement or table the Resolution until an agreement between the parties has been reached. Mr. Pacheco and Mr. Marshall discussed the easement, with Mr. Marshall arguing that the easement should be regarded as a public utility and

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thus should be part of the Resolution as a benefit to the public. Mr. Johnson came forward again to emphasize his concerns about traffic from the new subdivision. Mr. Bayer described the easement issue from an engineering viewpoint. Andrew Gunlock, 8263 Crosley Road, advocated for the easement which would allow the Gunlock family property adjacent to the development to be more fully developed noting the additional sanitary sewer depth would be paid for by the Gunlock family. Mr. Wade advised that he would like all parties with interest in the easement to come together to develop an agreement before the Township acts on the Resolution. Mr. Gabbard agreed with the suggestion. Mr. Kiser noted that he would have to present any agreement to all the owners of the property being developed which could take some time. Mr. Palmer asked Mr. Kiser if he had any further concerns with the remainder of the conditions in the proposed Resolution. Mr. Kiser said he was satisfied with the remainder of the conditions. After a short discussion, the Board agreed to table the motion until the parties could come forward with an agreement. Mr. Wade asked for a motion to table the Resolution to a future date to be determined after an agreement is reached. Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea. Mrs. Terri Muha-Johnson, 2777 Triple Crown Circle, asked about a pan handled property that was discussed in the initial presentation by Mr. Palmer. Mrs. Johnson asked if that property would have a driveway behind another property. Mr. Gabbard noted that the pan handle was widened to allow a more standard driveway. Mrs. Muha-Johnson, then asked about the amount of green space associated with the project. Mr. Palmer described the conditions of the development's green space.

Mr. Wade called for public comments. Mr. Driskoll 'Pete' Gibbs, 7328 Larkspur Court, came forward to discuss stormwater issues on his property. The Board listened to Mr. Gibbs' issues. Mr. Pacheco noted that the Township offered to help with his situation, but Mr. Gibbs had refused to accept the offer.

Mr. Carolus, Fiscal Officer, noted that Resolution 5626 – A Resolution approving the Permanent Budget Appropriations for Fiscal Year 2026 was before the Board for a second reading. Mr. Wade asked for a motion to approve Resolution 5626. Mr. Gabbard so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; Mr. Muterspaw-yea; and Mr. Wade-yea.

Mr. Wade read Resolution 5630 – A Resolution approving supplemental appropriations to the Permanent Budget Appropriations for Fiscal Year 2025, dispensing with the second reading, and declaring an emergency. The emergency declaration is the need to supplement and transfer funds for anticipated 2025 obligations at the earliest time permitted by law. Mr. Carolus noted that the supplemental appropriation was needed to allow the Coterminous Agreement inside millage transfer to be made along with a small supplemental to the Fire Fund for an unanticipated worker's compensation premium. Mr. Wade asked for a motion to approve the Resolution. Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

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Mr. Wade read Resolution 5631 - A Resolution approving a transfer of General Fund – Transfers Out to Fire Fund – Fire-Transfers-In in the Permanent Budget Appropriations for Fiscal Year 2025 and dispensing with the second reading. Mr. Carolus noted that this transfer is part of the Coterminous Agreement with the City of Springboro. Mr. Wade asked for a motion to approve the Resolution. Mr. Gabbard so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; Mr. Muterspaw-yea; and Mr. Wade-yea.

Mr. Wade read Resolution 5632 – 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. The reason for the emergency is the need to authorize and start work on the obligations below at the earliest time permitted by law. Mr. Clark, along with Mr. Agenbroad, Fire Chief, described the items being purchased. The items being purchased were:

- A. Renew the agreement for annual preventative maintenance of the Fire Department's LifePak 15 Cardiac monitors and Lucas CPR devices at a total estimated cost of \$96,629.08 (\$24,157.27 annually) for a four-year term with Stryker Corporation.
- B. Purchase security camera upgrades for Patricia Allyn Park at a cost of \$14,279.00 from Elite Computers. This expense will be drawn from Police Loeb Foundation grant funds.

Mr. Wade asked for a motion to approve the Resolution. Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

Mr. Terrill, Police Chief, asked the Board to authorize the hiring of up to four patrol officers, a promotional process to backfill one sergeant position, and a promotional process to add one operations lieutenant for formal appointments in 2026. Chief Terrill thanked the citizens of Clearcreek Township for passage of the levy. Chief Terrill noted these additional positions will need to be authorized to begin the hiring process. Mr. Wade asked for a motion to authorize the process to begin hiring the personnel. Mr. Gabbard so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; Mr. Muterspaw-yea; and Mr. Wade-yea.

Mr. Palmer asked the Board to make a conditional offer of probationary employment to Jandon Ankrom as a part-time code enforcement officer at an hourly rate of \$24.00, effective upon acceptable completion of post-offer, pre-employment testing. Mr. Muterspaw asked how many hours Mr. Ankrom would be working per week. Mr. Palmer replied that 24 hours per week is the anticipated number of hours to be worked. Mr. Wade asked for a motion to authorize the conditional offer of probationary employment. Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

Chief Agenbroad asked the Board to accept the generous donation of \$250 from the Tractor Supply Company Foundation to benefit the Fire District. Mr. Wade asked for a motion to accept the donation. Mr. Gabbard so moved with Mr. Muterspaw seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea; Mr. Muterspaw-yea; and Mr. Wade-yea.

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Chief Agenbroad then asked the Board to accept a grant award of \$2,707.74 from the Ohio Department of Public Safety, EMS Division, for training and equipment expenses. Mr. Wade asked for a motion to accept the grant award. Mr. Muterspaw so moved with Mr. Gabbard seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

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 Regular Minutes – October 27, 2025, Regular Session.
- 2 Current Bills and Financial Report.
- 3 Adjust Officer Kevin Hall's rate of pay to \$41.03 (Senior Patrol Officer), effective November 8, 2025, as prescribed by the collective bargaining agreement.
- 4 Appoint Elizabeth Leisz to the Clearcreek Township Board of Zoning Appeals to a Full Member term set to expire November 30, 2030.
- 5 Appoint Clint Morton to the Clearcreek Township Board of Zoning Appeals to a Full Member term set to expire November 30, 2028.
- 6 Adjust Firefighter/Paramedic Richard Scott's hourly rate of pay to \$24.79, effective November 8, 2025, as he has completed his paramedic certification.
- 7 Remove Captain Joel Logsdon from probationary status and accept him as regular, permanent status as a Captain effective November 8, 2025, and adjust his hourly rate of pay to \$37.73.
- 8 Accept the Road, Planning and Zoning, Police, and Fire monthly reports for October 2025.

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

With no further business, Mr. Wade asked for a motion to adjourn the Regular Meeting at 6:52 p.m. Mr. Muterspaw so moved with Mr. Gabbard, seconding the motion. Upon roll call the vote was as follows: Mr. Muterspaw-yea; Mr. Gabbard-yea; and Mr. Wade-yea.

FISCAL OFFICER 
TRUSTEE 
TRUSTEE 
TRUSTEE _____

RESOLUTION 5629
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Warren County, Ohio
November 10, 2025

CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

**A RESOLUTION TO APPROVE/MODIFY/DENY THE REQUEST BY
SPRINGBORO DEVELOPMENT CO LLC, AGENT FOR PROPERTY OWNERS: RHONDA
BRUNK, RYAN BRUNK, RENEE ADAMS (BRUNK), REGAN BRUNK, DUANE BRUNK,
SHARON BRUNK AND KAREN WEIST, FOR A STAGE 2 PRELIMINARY SITE PLAN
REVIEW FOR THE RESIDENTIAL PLANNED UNIT DEVELOPMENT "R-PUD",
CLEARCREEK HEIGHTS SUBDIVISION AND DISPENSING WITH THE SECOND
READING**

WHEREAS the "R-PUD" is a total of 100.296 acres. The parcel is identified as 1176 State Route 73, parcel number 04-07-200-004, and account 0612135. The request is located in Section 7, Town 2, and Range 5 in Clearcreek Township, and;

WHEREAS the Stage 1 "R-PUD" was approved via Trustee Resolution 5589 on May 12, 2025, subject to eight (8) conditions, and;

WHEREAS the Warren County Regional Planning Commission reviewed and approved the Stage 2 "R-PUD" Preliminary Site Plan, subject to twelve (12) conditions, and;

WHEREAS on October 6, 2025 the Clearcreek Township Zoning Commission approved the Stage 2 request subject to twenty-two (22) updated staff conditions based upon comments from the public and the developer.

NOW THEREFORE, BE IT RESOLVED by the Board of Clearcreek Township Trustees that the "R-PUD" Preliminary Site Plan for the above referenced property be APPROVED/MODIFIED /DENIED subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Clearcreek Township Zoning Code, Clearcreek Township Trustees Resolution 5589 (PUD Stage 1), and the Warren County Subdivision Regulations.
3. Compliance with the requirements of the Warren County Engineer's Office and the City of Springboro for access to State Route 73. The City of Springboro shall determine if a traffic impact analysis is required and the timing of the traffic impact analysis. Any road improvements deemed necessary shall be installed by the developer.
4. Water and wastewater facilities shall comply with the City of Springboro or other applicable utility providers standards. Any improvements deemed necessary by the utility provider shall be installed by the developer.

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5. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An Earth Disturbing Permit and Environment Assessment shall be done and approved by SWCD prior to Final Plat.
6. The proposed stormwater management system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer's Office.
7. The Stage 2 Preliminary PUD Narrative and Site Plan (sheets 1-24) submitted August 25, 2025 and the updated Stage 2 Preliminary PUD Narrative and Site Plan (sheets 1-24) shall serve as the referenced approval documents unless otherwise modified through these conditions or an updated reference document has been submitted to replace specific items.
8. The August 25, 2025 submittal depicts a two (2) phase development. The applicant orally requested a three (3) phase development on October 6, 2025 with the final phase containing twenty-four (24) lots. If the applicant desires to increase the number of phases, an updated phasing plan will need to be submitted prior to the Stage 2 PUD Trustee meeting, so that the lot count for the installation of road connections and the installation of amenities as outlined below can be reviewed and updated to remain achievable.
9. A Homeowners Association (HOA) shall be established for management and maintenance, but not limited to common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 99th residential lot.
10. The first Final Plat shall include a stub street connection to Steeplechase Drive and shall occur prior to Final Plat approval for the 50th residential lot.
11. All stub streets shall be built to the property line or connect to an existing roadway prior to the Final Plat approval of the 114th residential lot.
12. The road cross-section, including sidewalks for Steeplechase Drive within Richard's Run Subdivision, and the road cross-section, including sidewalks for North Hills Boulevard within the North Hills of Stone Ridge Subdivision, continue within the Clearcreek Heights Subdivision to the next intersection.
13. Compliance with all other local, state, and federal regulations.
14. An inground swimming pool is the only type of accessory structure allowed for residential lots in this PUD.
15. The minimum width for all lots (95', 105') will be measured at the minimum front yard setback.
16. The panhandle lot will be reclassified as an irregular lot. This lot will conform to the minimum lot geometrics and setbacks as found on the updated Stage 2 Preliminary PUD Site Plan (sheets 3, 5) received October 6, 2025.
17. Per the City of Springboro September 18, 2025 comments:
 - a. Provide 30' wide sanitary sewer easement throughout subdivision (centered on sewer main).
 - b. Public sanitary sewer and water main design per city of Springboro specifications.

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- c. Provide traffic impact study and improvements to be completed per study/city recommendations.
 - d. Provide right of way dedication along the frontage of SR 73 per city requirements.
- 18. The following minimum architectural standards shall be required for the PUD:
 - a. Materials: all exterior building materials will be natural, including brick, stone and Hardie board.
 - b. Minimum square footage: 1,800 sq. ft. of livable space.
 - c. While the majority of the homes are built to order—allowing buyers to choose specific elevations—the developer will maintain a non-repetition policy within the community to ensure that no two (2) similar homes are built side by side.
- 19. A streetscape buffer shall be required along the southern boundary of the PUD that is coincident with SR 73 road right-of-way (ROW).
 - a. This buffer shall be located outside of the ROW and recorded utility easements.
 - b. The applicant shall provide a detailed streetscape buffer (trees and earth mounds) as part of the Stage 3 PUD application.
 - c. The streetscape buffer standard shall be Clearcreek Township Zoning Resolution Section 17.06(c) Option 2.
 - i. This standard shall be used to determine the vegetation requirements/credit for each buffer area.
 - ii. This standard requires four (4) trees per every 100' of parcel length.
 - 1. Minimum tree size is 1 ½" diameter for deciduous trees.
 - 2. Minimum tree size of 4' in height for evergreen trees.
- 20. Perimeter buffers shall be required along the western, eastern and northern boundaries of the PUD.
 - a. The applicant shall provide a detailed perimeter buffer plan as part of the Stage 3 PUD application.
 - i. Trees shall be identified as existing or proposed.
 - ii. Species of trees shall be identified.
 - iii. The diameter of all deciduous trees shall be identified.
 - iv. The height of all evergreen trees shall be identified.
 - v. The location of the trees shall be identified.
 - b. The perimeter buffer standard shall be Clearcreek Township Zoning Resolution Section 17.06(d) Option 4.
 - i. This standard shall be used to determine the vegetation requirements/credit for each buffer area.
 - ii. This standard requires seven (7) trees and thirty-three (33) shrubs per every 100' of parcel length.
 - iii. Existing tree credit is measured forty-eight (48) inches from grade, a minimum of fifteen (15) inches of tree width is required per every 100' of parcel length.
 - 1. This credit can be in a single or multiple trees.

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2. The minimum credit starting size is 1 ½" diameter.
21. The following amenities are planned for this PUD:
- a. A minimum of 32.008 acres of open space is required for this PUD (31.359 acres out of row, .649 acres in ROW)
 - b. Open space lot 1:
 - i. Perimeter buffer, see condition 20 above.
 - ii. Streetscape buffer:
 - 1. Landscape as depicted on Stage 2 Preliminary PUD Site Plan sheets 22 & 24.
 - 2. The applicant shall provide details for the earth mound(s) as well as any update to the location of the buffer as part of the Stage 3 PUD application.
 - iii. Pond with fountain:
 - 1. Spillway information and fountain shall be submitted as part of the Stage 3 PUD application.
 - iv. Ground Sign:
 - 1. Maximum of one (1) sign.
 - 2. Maximum height of 10'.
 - 3. Minimum setback from ROW 10'.
 - 4. Maximum sign face of 32 sq. ft.
 - c. Open space lot 2:
 - i. Perimeter buffer, condition 20 above.
 - ii. Streetscape buffer:
 - 1. Landscape as depicted on Stage 2 Preliminary PUD Site Plan sheets 22 & 24.
 - 2. The applicant shall provide details for the earth mound(s) as well as any update to the location of the buffer as part of the Stage 3 application.
 - iii. Pond with fountain:
 - 1. Spillway information and fountain shall be submitted as part of the Stage 3 PUD application.
 - iv. Ground Sign:
 - 1. Maximum of one (1) sign.
 - 2. Maximum height of 10'.
 - 3. Minimum setback from ROW 10'.
 - 4. Maximum sign face of 32 sq. ft.
 - d. Open space lot 3:
 - i. Landscape as found on the updated Stage 2 Preliminary PUD Site Plan (sheet 24) received October 6, 2025.
 - e. Open space lot 4:
 - i. Perimeter buffer, condition 20 above.
 - ii. Ponds with fountains:

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1. Spillway information and fountain shall be submitted as part of the Stage 3 PUD application.
 - f. Open space lot 5:
 - i. Perimeter buffer, condition 20 above.
 - g. Open space lot 6:
 - i. Five (5) foot wide serpentine sidewalk that connects streets "B" & "C"
 - ii. Landscape as depicted on stage 2 preliminary PUD Site Plan sheets 23 & 24.
 - h. Open space lot 7:
 - i. Clock tower focal point
 1. Specifications for the clock tower shall be submitted as part of the Stage 3 PUD application.
 - ii. Landscape shall exclude trees.
 - i. Open space lot 8:
 - i. Landscape as found on the updated Stage 2 Preliminary PUD Site Plan (sheets 23, 24) received October 6, 2025.
22. The Zoning Commission recognizes the request on behalf David Marshall engineer for the Gunlock property, to have a sanitary sewer easement extended to the property line at a location and depth that will allow the sewer to service a future subdivision. The Zoning Commission requests the applicant, and his engineers meet with Mr. Randy Gunlock and his engineers to discuss the request and come to an agreement that can be shown on an updated drawing that will be submitted for the file, prior to the Stage 2 PUD Trustee meeting.

BE IT LASTLY RESOLVED, by the Board of Clearcreek Township Trustees upon majority vote hereby dispenses with the requirement that this resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading.

Mr. _____ moved to adopt the foregoing Resolution. Mr. _____ seconded the motion and upon the call of the roll the following vote resulted:

Mr. Wade -

Mr. Gabbard -

Mr. Muterspaw -

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Resolution adopted at a regular public meeting conducted November 10, 2025.

THE BOARD OF
CLEARCREEK TOWNSHIP TRUSTEES

Law Director Bryan Pacheco
Approved as to form

PRESENTED BY Michael Johnson

1

Petition for Richards Run Neighborhood

We, the families of the Richard's Run neighborhood, urge the rejection of the proposed extension of Steeplechase Drive into the adjacent new development. This extension would compromise the safety of our children and increase the risk of crime by converting our currently protected no-through-traffic neighborhood into a main access route to the SR 73/Richard's Run traffic light.

We implore the appropriate City of Springboro/Clearcreek Township, and Warren County/or ODOT officials to consider alternative plans that preserve the safe, family-centric nature of Richard's Run.

** These names were acquired either thru online petition or written & signed on paper. Green highlights indicate owners living in the same home who signed the petition.

Richard's Run has 103 homes in its community. 76 homes are represented by 1-3 adult signatures for a percentage of 74% of homeowners. 101 adult signatures were obtained. Not all homeowners in our community were able to be contacted as of this date, June 5, 2025.

	Last Name	First Name	Address	City	State	Zip Code	Country	Date Signed	Notes
1	Avel	Andy	7423 Stoneham Circle	Springboro	OH	45066	United States	5/9/2025	Stoneridge 3 Meadow
2	Azimonda	Azirza	250 Triple Crown Cr.	Springboro	OH	45066	United States		
3	Baslock	Lisa	20 Steeplechase Dr.	Springboro	OH	45066	United States	5/5/2025	
4	Bedell	John	165 Steeplechase Dr.	Springboro	OH	45066	United States	5/6/2025	
5	Bedell	Leah	165 Steeplechase Dr.	Springboro	OH	45066	United States	5/6/2025	
6	Brockman	Michael	65 North Richard's Run	Springboro	OH	45066	United States	5/7/2025	
7	Caldwell	Yvonne	271 Triple Crown Cr	Springboro	OH	45066	United States	5/10/2025	
8	Caldwell	Ronald	271 Triple Crown Cr	Springboro	OH	45066	United States	5/11/2025	
9	Carpenter	Sara	268 Triple Crown Cr	Springboro	OH	45066	United States	5/9/2025	
10	Carpenter	Nathan	268 Triple Crown Cr	Springboro	OH	45066	United States	5/9/2025	
11	Conn	Greg	25 Steeplechase Dr.	Springboro	OH	45066	United States		
12	Conn	Judith	25 Steeplechase Dr.	Springboro	OH	45066	United States		
13	Cook	Tobie	145 Steeplechase Dr.	Springboro	OH	45006	United States	5/5/2025	
14	Cook	James	145 Steeplechase Dr.	Springboro	OH	45006	United States	5/5/2025	
15	Couch	Michael	211 Triple Crown Cr.	Springboro	OH	45066	United States		
16	Courtney	Holly	30 Clay Manor	Springboro	OH	45066	United States	5/6/2025	
17	Courtney	Brad	30 Clay Manor	Springboro	OH	45066	United States	5/6/2025	
18	D'Amico	Amy	280 Triple Crown Cr.	Springboro	OH	45066	United States	5/5/2025	
19	D'Amico	Michael	280 Triple Crown Cr.	Springboro	OH	45066	United States	5/5/2025	
20	Dwyer	Kate	40 College Hill Terrace	Springboro	OH	45066	United States		

21	Ellis	Gentry	235 Steeplechase Dr.	springboro	OH	45066 United States	5/5/2025
22	Ellis	Michael	235 Steeplechase Dr.	Springboro	OH	45066 United States	
23	England	Trisha	165 Triple Crown Cr.	Springboro	OH	45066 United States	5/5/2025
24	Eppinger	Sarah	283 Triple Crown Cr.	Springboro	OH	45066 United States	5/9/2025
25	Finley	Shirley	240 Steeple Chase Dr.	Springboro	OH	45066 United States	
26	Ford	Peter	289 Triple Crown Cr.	Springboro	OH	45066 United States	
27	Funkhouser	Sarah	305 Steeplechase Dr.	Springboro	OH	45066 United States	
28	Geise	Sarah	255 Steeplechase Dr.	SPRINGBORO	OH	45066 United States	
29	Goettke	Carolyn	286 Triple Crown Cr	Springboro	OH	45066 United States	
30	Graci	Lisa	265 Steeplechase Dr.	Springboro	OH	45066 United States	5/9/2025
31	Graci	Tony	265 Steeplechase Dr.	Springboro	OH	45066 United States	5/9/2025
32	Gulsara	M	310 Steeplechase Dr.	Springboro	OH	45066 United States	
33	Hamilton	Brad	15 College Hill Terrace	Springboro	OH	45066 United States	5/6/2025
34	Hovenac	Edward	275 Steeple Chase Dr.			45066 United States	
35	Hovenac	Mary	275 Steeple Chase Dr.	Springboro	OH	45066 United States	5/5/2025
36	Johnson	Michael	277 Triple Crown Cr.	Springboro		45066 United States	
37	Muha-Johnson	Terri	277 Triple Crown Cr.		OH	45066 United States	
38	Kemper	Sean	245 Steeplechase Dr.	Springboro	OH	45066 United States	5/6/2025
39	Kies-Knapke	Kristin	175 Triple Crown Cr.	Springboro	OH	45066 United States	5/5/2025
40	King	Christina	70 College Hill Terrace	Springboro	OH	45066 United States	5/9/2025
41	Kohnen	Maureen	60 College Hill Terrace	Springboro	OH	45066 United States	
42	Lawrence	Scott	205 Triple Crown Cr.	Springboro	OH	45066 United States	
43	Lehmann	Shawn	175 Triple Crown Cr.	Springboro	OH	45066 United States	
44	LeMaster	Lori	225 Steeplechase Dr.	Dayton	OH	45410 United States	5/5/2025
45	LeMaster	Daniel	225 Steeplechase Dr.				
46	Lovely-Dowd	Robin	374 East Central	Springboro	OH	45066 United States	
47	Manacher	Celeste	205 Steeplechase Dr.	Springboro	OH	45068 United States	5/6/2025
48	Marquis	Steve	274 Triple Crown Cr.	Springboro	OH	45066 United States	5/5/2025
49	McCall	Robert	60 Triple Crown Cr.	Springboro	OH	45066 United States	5/5/2025
50	Meredith	William	240 Triple Crown Cr.	Springboro	OH	45066 United States	
51	Miller	Stephen	55 Steeple Chase Dr.	Springboro	OH	45066 United States	5/6/2025
52	Miller	James	256 Triple Crown Cr.	Springboro	OH	45066 United States	
53	Moles	Dan	165 South Bend Ct.	Springboro	OH	45066 United States	Stoneridge Northwoods
54	Morrison	Lisa	185 Triple Crown Cr.	Springboro	OH	45066 United States	5/12/2025

55	Murphy	Kristen	20 College Hill Terrace	Springboro	OH	45066 United States	
56	Nasiba	Nabiyova	250 Triple Crown Cr.	Springboro	OH	45066 United States	
57	Obasuyi	Victor	75 N. Richard's Run	Springboro	OH	45066 United States	
58	Pullen	Christine	80 Triple Crown Cr.	Springboro	OH	45066 United States	5/9/2025
59	Pullen	Ken	80 Triple Crown Cr.	Springboro	OH	45066 United States	5/9/2025
60	Saleh	Hala	40 North Richard's Run	Springboro	OH	45066 United States	5/10/2025
61	Schweers	Megan		Springboro	OH	45066 United States	5/5/2025
62	Shackleford	Larry	60 Richard's Run	Springboro	OH	45066 United States	
63	Shadle	Mary	15 N. Richard's Run	Springboro	OH	45066 United States	5/11/2025
64	Shadle	Jon	15 N. Richard's Run		OH	45066 United States	
65	Shepherd	Don	247 Triple Crown Cr.	Springboro	OH	45066 United States	5/5/2025
66	Shulbov	Rashid	250 Triple Crown Cr.	Springboro	OH	45066 United States	
67	Smith	Emily	259 Triple Crown Cr.	Springboro	OH	45066 United States	
68	Spaeth	Deborah	25 North Richard's Run	Springboro	OH	45066 United States	5/10/2025
69	Spaeth	Timothy	25 North Richard's Run	Springboro	OH	45066 United States	5/13/2025
70	Stager	Corey	135 Triple Crown Cr.	Springboro	OH	45066 United States	5/12/2025
71	Stager	Brittini	135 Triple Crown Cr.	Springboro	OH	45066 United States	5/12/2025
72	Stomel	Susan	125 Steeplechase Dr.	Springboro	OH	45066 United States	
73	Stomel	Matthew	125 Steeplechase Dr.	Springboro	OH	45066 United States	
74	Stone	Randall	45 North Richards Run	Springboro	OH	45066 United States	5/7/2025
75	Stone	Bakosh	45 North Richards Run	Springboro	OH	45066 United States	
76	Valley	John	215 Steeplechase Dr.	Springboro	OH	45066 United States	
77	Warner	Karen	24 Triplecrown Cr	Springboro	OH	45066 United States	
78	Wedgewood	Gary	241 Triple Crown Cr.	Springboro	OH	45066 United States	
79	Westhafer	Betsy	55 North Richard's Run	Springboro	OH	45066 United States	5/5/2025
80	Westhafer	Paul	55 North Richard's Run	Springboro	OH	45066 United States	5/6/2025
81	Woodrey	Dale	220 Triple Crown Cr.	Springboro	OH	45066 United States	
82	Woody	Larry	253 Triplecrown Cr.	Springboro	OH	45066 United States	
83	Woody	Zandra	253 Triplecrown Cr.	Springboro	OH	45066 United States	
84	Wuellner	Stephanie	85 N. Richard's Run	Springboro	OH	45066 United States	
85	Wuellner	Emily	85 N. Richard's Run	Springboro	OH	45066 United States	
86	Wuellner	Mallory	85 N. Richard's Run	Springboro	OH	45066 United States	
87	Zeller	Laura	220 Steeplechase Dr.	Springboro	OH	45066 United States	5/5/2025
88	Zeller	David	220 Steeplechase Dr.	Springboro	OH	45066 United States	5/6/2025

89	Zlotnik	Ann	185 Steeplechase Dr.	Springboro	OH	45066 United States	
90	Alexander	Elizabeth	217 Triple Crown Cr.	Springboro	OH	45066 United States	6/3/2025
91	Alexander	Scott	217 Triple Crown Cr.	Springboro	OH	45066 United States	6/3/2025
92	Kaur	G	10 College Hill Terrace	Springboro	OH	45066 United States	6/3/2025
93	Zhabriyeh	Akhmad	30 College Hill Terrace	Springboro	OH	45066 United States	6/3/2025
94	Bodden	Jody	50 College Hill Terrace	Springboro	OH	45066 United States	6/3/2025
95	Bodden	Jim	50 College Hill Terrace	Springboro	OH	45066 United States	6/3/2025
96	Burris	Jared	50 Clay Manor Ct.	Springboro	OH	45066 United States	6/4/2025
97	Davis	Sherry	85 Clay Manor Ct.	Springboro	OH	45066 United States	6/4/2025
98	King	James	65 Clay Manor Ct.	Springboro	OH	45066 United States	6/4/2025
99	Bernard	Brent	5 Clay Manor Ct.	Springboro	OH	45066 United States	6/4/2025
100	Weaver	Keith	45 Triple Crown Cr.	Springboro	OH	45066 United States	6/4/2025
101	Weaver	Jill	45 Triple Crown Cr.	Springboro	OH	45066 United States	6/4/2025