

RECORD OF PROCEEDINGS
CLEARCREEK TOWNSHIP TRUSTEES
Minutes of Regular Meeting
October 9, 2023

Mr. Wade asked for a motion to approve, modify, or deny RESOLUTION 5460 – A Resolution to approve/modify/deny the zone change request of Darren Keith Fickert to amend the Zoning Resolution and Map for a total of 8.017 acres from Township Residence Zone “TR-1” to Residence Zone “R-1” and dispense with the second reading. Mr. Gabbard moved to approve the rezoning with Mr. Wade seconding the motion. Upon roll call the vote was as follows: Mr. Gabbard-yea, and Mr. Wade-yea.

With no representative for RESOLUTION 5459 present, and after a short discussion with the Board, Mr. Palmer asked if the Board would consider starting the Public Hearing, and then table in progress the Public Hearing at the November 13, 2023, 5:30 p.m. Regular Meeting.

Mr. Wade asked for a motion to suspend the regular meeting and start a Public Hearing on RESOLUTION 5459 – A Resolution to approve/modify/deny the zone change request of Corey Edward Cummings to amend the Zoning Resolution and Map for a total of 2.209 acres from Suburban Residence Zone “SR-1” to General Business Zone “B-2” 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. Roger Christian, 12 Juniper Court, and Jerome Stewart came forward to ask questions about the zoning process. After learning about the process, both were satisfied with the explanation.

Mr. Wade then asked for a motion to table in process the Public Hearing to the November 13, 2023, 5:30 p.m. Regular Meeting and to resume tonight’s 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 read Resolution 5461 – A Resolution approving Supplemental Appropriations to the Permanent Budget Appropriations for Fiscal Year 2023, dispensing with the second reading. Mr. Clark noted that Mr. Carolus, Fiscal Officer, had earned almost \$100,000 additional dollars by timely investments of property tax advances for 2023. 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. Wade read Resolution 5462 – 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 third quarter 2023 and dispensing with the second reading. 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. Wade read Resolution 5463 – A Resolution approving a transfer of General Fund appropriations (Parks) to General Fund - Transfers Out in the Permanent Budget Appropriations for Fiscal Year 2023, dispensing with the second reading. Mr. Clark explained that the coterminal agreement would now transfer money from the General Fund to the Fire Fund in the amount that normally would have been

RECORD OF PROCEEDINGS
CLEARCREEK TOWNSHIP TRUSTEES
Minutes of Regular Meeting
October 9, 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. The following people came forward to express concerns related to intersection safety at Spring Blossom Drive and the entrance to Hidden Valley Orchards (HVO): Bill and Karen Schoultheis from 5554 Spring Blossom Drive, Jim and Georgia Thacker from 5505 Spring Blossom Drive, and Mary-Ellen Vollemans from 5525 Spring Blossom Drive. Mr. Schoultheis stated that the group had been in contact with HVO with the object of getting a better entrance setup but had been unsuccessful with these efforts. The group offered possible solutions along with a list of accidents that had occurred at the intersection. Ms. Vollemans asked the Board for help in resolving the issue. Mrs. Thacker stated that noise was her main concern. She stated she could still hear bands at HVO playing in her bedroom at 9:30 p.m., with her fan on and her earplugs in. The group reiterated their concerns with parking, traffic, and noise. Mr. Gabbard mentioned that he would be meeting with the Engineer's Office to see what could be done. Mr. Wade asked Mr. Gabbard to be included in the discussion on HVO. Mr. Wade and Mr. Gabbard stated their desire to work through the process with the County Engineer and Scott Lipps' office to mitigate the issues brought forth.

Mr. Shawn Weller, 5498 Spring Blossom Drive, came forth and said he avoided traffic issues by going right (South) to Bunnell Hill when leaving the subdivision. He also stated that although parking on the road had been a challenge last year, signs provided by HVO's owners had mitigated issues 99% of the time. He lastly stated that when the music became too loud, he contacted the owners who then turned down the volume.

Mr. Wade thanked everyone for coming to the meeting and stated the Board will be looking at ways to help mitigate the issues identified.

Mr. Wade noted a change to the Agenda moving the second public hearing to allow more time for the first public hearing applicant to appear. Mr. Wade started the Public Hearing on Resolution 5460 – A Resolution to approve/modify/deny the zone change request of Darren Keith Fickert to amend the Zoning Resolution and Map for a total of 8.017 acres from Township Residence Zone "TR-1" to Residence Zone "R-1" and dispense with the second reading. Mr. Palmer, Township Zoning and Planning Director gave background information on the request. Hearing no questions from the Board, Keith Fickert, 8616 N State Route 48, was asked if he wanted to comment on the request. Mr. Keith Fickert asked his brother to come forward to explain their request for rezoning. After an extended presentation, Mr. Wade asked if any further information needed to be provided. Hearing none, Mr. Wade asked for a motion to conclude the Public Hearing and 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.

RECORD OF PROCEEDINGS
CLEARCREEK TOWNSHIP TRUSTEES
Minutes of Regular Meeting
October 9, 2023

sent to the City of Springboro by check. This moves the budgetary authority from “Parks Other” to “Transfers Out”. 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. Wade read Resolution 5464 – A Resolution determining that the maintenance of 2985 West St. Rt. 122 constitutes a nuisance and ordering the removal of debris and the removal of a junk vehicle after sufficient notice, dispensing with the second reading. After a short Board discussion with Mr. Palmer, 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.

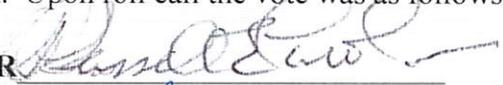
Mr. Wade asked for a motion to approve the Consent Agenda. Mr. Gabbard moved to approve the Consent Agenda as presented to the Board:

- 1 Approval of Minutes – September 25, 2023 - Regular Session.
- 2 Current Bills and Financial Report.
- 3 Remove Alex Harshbarger from probationary status and designate his employment as permanent, part-time effective October 17, 2023
- 4 Set a public hearing for a Zoning Commission case at 4023 State Route 48, State 2, “MU-PUD” for Monday, November 13, 2023, 5:30 p.m.
- 5 Accept the Road, Planning and Zoning, Police, and Fire District’s monthly reports for September 2023.

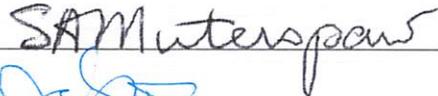
Mr. Wade seconded the motion and upon roll call the vote was as follows: Mr. Gabbard-yea; and Mr. Wade-yea.

Mr. Clark updated the Board on efforts by the Parks and Roads departments in relation to the pickleball courts being constructed at Patricia Allyn Park.

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.

FISCAL OFFICER 

TRUSTEE 

TRUSTEE 

TRUSTEE 