



Clermont County Public Health

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Clermont County General Health District Board of Health Meeting

The Clermont County Board of Health held its monthly meeting on August 12, 2026. President Dennis Brown called the meeting to order at 3:30 pm. Mr. Brown led the Board Members and guests in the Pledge of Allegiance.

CALL TO ORDER: Dennis Brown, present Dr. Janet Rickabaugh, present
Steve Meadors, present Dr. Brian Treon, present
Trevor Seal, present

Others present included Julianne Nesbit, Health Commissioner; Dr. Tara Jimison, Director of Nursing; Brian M. Williamson, Director of Environmental Health; Tyler Braasch, Director of Water and Waste; Tom Racke, Director of Plumbing; Krista Rose, Communications Coordinator; Katrina Stapleton, Fiscal Officer; Bevin O'Neill, Administrative Assistant; and others as listed on Attachment #1.

CONSENT AGENDA:

Ms. Nesbit stated that a consent agenda was prepared for the Board. No members requested further discussion of items on the consent agenda. Ms. Nesbit recommended approval of the following items:

1. **Approval of Board of Health Meeting Minutes from July 8, 2026** - Recommendation to approve the minutes of the July 8, 2026, Board of Health meeting as presented.
2. **Variances Black Water Holding Tank Extension Requests** - Recommendation to approve extending the variances for black water holding tanks for an additional month.
 - a. McNamara - 3502 Patterson Road, Tate Township (11-V-26)
 - b. Neiheisel - 3475 Patterson Road, Tate Township (15-V-26)
 - c. Crabb - 2466 Crane Schoolhouse Road, Tate Township (16-V-26)
 - d. Sorenson - 2653 Case Road, Tate Township (17-V-26)

Dr. Rickabaugh made a motion to approve consent agenda items #1 and #2. Mr. Seal seconded the motion. The vote was all ayes; the motion was adopted.

NON-CONSENT AGENDA:

Variances

Isolation Distance Variance at 872 Locust Corner Road, Pierce Township (21-V-26) – Mr. Braasch stated that Adam Lott requested an isolation distance variance to construct an accessory structure 6 feet 7 inches from the outer edge of the septic leach field at 872 Locust Corner Road, Pierce Township (21-V-26). Mr. Braasch stated that staff did not see any major concerns and recommended approval.

Mr. Meadors made a motion to approve the isolation distance variance of 6 feet 7 inches from the leach bed field. Dr. Treon seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #2)

Isolation Distance Variance at 5590 Newtonsville Hutchinson Road, Stonelick Township (22-V-26) – Mr. Braasch stated that Thomas Wiederhold requested an isolation distance variance to construct a deck 9 feet from the outer edge of the existing system at 5590 Newtonsville Hutchinson Road, Stonelick Township (22-V-26). The system is a septic tank with dosed leach lines. The tank size is unknown; the dose tank is 1,000 gallons. Mr. Braasch stated that staff recommended approval.

Dr. Rickabaugh made a motion to approve constructing a deck 9 feet from the outer edge of the existing septic system. Dr. Treon seconded the motion. The vote was all ayes; motion carried. (Attachment #3)

Connect a New Four-Bedroom Home to an Existing Household Sewage Treatment System at 6593 Shiloh Road, Wayne Township (23-V-26) – Mr. Braasch stated that Steve and Sarah Philhower requested approval to connect a new home to an existing home sewage treatment system at 6593 Shiloh Road, Wayne Township (23-V-26). The new home would have 4 bedrooms. The existing system consists of leach lines and a dose tank. The system has a history of failure, and staff recommended disapproval.

Mr. Philhower stated they have not had any issues with the septic since the previous failure in 2021, when sewage seeped to the surface. There was discussion about whether the home was 3 or 4 bedrooms. Mr. Braasch explained that the office would count as a bedroom for determining the flow rate. Mr. Philhower said that their daughter has moved out and the home currently has 4 occupants. Mr. Braasch asked the homeowners what their plan was for the old home once the new home was completed. Ms. Nesbit asked if they would agree to a contingency that the old house must be demolished upon completion of the new house. Mr. and Mrs. Philhower agreed to the contingency. Dr. Treon asked if the usage would be the same, just from a different house, and Mr. Braasch explained that yes, it would be. Mr. Braasch explained that the concern is the future number of occupants if/when the house is sold.

Dr. Treon moved to approve a variance to connect a new home to an existing household sewage treatment system, contingent upon demolition of the old house once the new house is completed. Mr. Meadors seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #4)

Isolation Distance Variance at 3111 South Bantam Road, Tate Township (24-V-26) – Mr. Braasch stated that GT Development LLC requested an isolation distance variance at 3111 South Bantam Road, Tate Township (24-V-26). GT Development LLC made changes to their stormwater management plan, which the Building Department approved; however, the plan placed the retention pond too close to the proposed mound. The stormwater retention pond was installed before we were aware of the change. A new design was submitted to maximize the isolation distance; however, it does not meet the isolation distance requirements, and there really aren't any other options for where to put the system. Mr. Braasch stated that the rules are not very clear about whether to measure from where the waterline is or where the slope starts in the retention pond, and he believes it is where the slope starts. The mound itself is 50 feet from the waterline, and the gradient drains within the 50 feet. The replacement area is entirely within the retention pond setback. Mr. Braasch stated that staff recommended approval contingent upon payment of the redesign fee.

Dr. Rickabaugh moved to approve the isolation distance variance contingent upon payment of the redesign fee. Dr. Meadors seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #5)

Isolation Distance and Connect a Room to an Existing Household Sewage Treatment System Variance at 1175 Binning Road, Union Township (25-V-26) – Mr. Braasch stated that Boss Renovations, LLC, requested an isolation distance variance as well as a variance to connect a room to an existing leach field system at 1175 Binning Road, Union Township (25-V-26). The system passed a Real Estate Loan Evaluation Inspection in May 2020. The property was vacant at that time and has remained vacant. The property has both a septic system and a well, and there is also a permit for a new well, which is how it was discovered that the new foundation was too close to the septic tank. The foundation for the addition has already been put in, and it is 9 inches from the septic tank. Staff recommended disapproval.

Jeff Rosselot, a representative from Boss Renovations, LLC, stated that the foundation was poured over the winter, as his architect instructed, because bad weather was coming. They wanted to pour the foundation before the snow came. Ms. Nesbit advised the Board that the proper permits were not pulled before the work was done. The Board discussed potential problems, such as access for routine maintenance and concerns that the tank was compromised. Mr. Rosselot stated that this property will be sold once it is completed, and Dr. Treon stated he worries about issues that may arise for the future homeowner and neighbors. Mr. Rosselot indicated that sealed risers would be installed. Ms. Nesbit asked Mr. Rosselot if he would agree to having the tank inspected by a registered service provider to ensure the integrity of the tank as a contingency of approval, and he agreed.

Mr. Meadors made a motion to approve the isolation distance and connecting a new home to an existing system variance, contingent on having the system inspected for tank integrity. Dr. Rickabaugh seconded the motion. The vote was three ayes and one opposed; Trevor Seal abstained; the motion was adopted. (Attachment #6)

Bruce Rolfes, a neighbor to the property, asked for clarification on what the approval of the variance means. He stated that he wants to see Mr. Rosselot succeed; however, he wanted to know the facts. Mr. Braasch explained to Mr. Rolfes that the approval of the variance is contingent upon Mr. Rosselot having the septic tank inspected and it being in good condition. Mr. Rolfes stated that he understood.

Isolation Distance at 3140 South Bantam Road, Tate Township (26-V-26) – Mr. Braasch stated that Tresa Gossett requested an isolation distance variance for a new replacement from a remediation at 3140 South Bantam Road, Tate Township (26-V-26). A recent failure occurred, and staff designed a new system. It is a split mound system; however, it is only 6 feet from the property line. Staff recommended approval as there is no alternative location for the system.

Dr. Rickabaugh moved to approve the isolation distance variance of 6 feet from the property line at 3140 South Bantam Road, Tate Township (26-V-26). Mr. Seal seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #7)

Isolation Distance at 2722 Chestnut Hill, Ohio Township (27-V-26) – Mr. Braasch stated that William and Deborah Gilpin are requesting an isolation distance variance due to Mr. Gilpin

installing a concrete pad 6 feet from the septic tank at 2722 Chestnut Hill, Ohio Township (27-V-26). Staff recommended approval.

Mr. Gilpin stated that he installed the concrete pad to hold his propane tank in front of his septic system because he was told his septic system had very expensive electronic parts and he wanted to protect it. When he installed the concrete pad, he was unaware of the isolation distance requirement. His contractor discovered the concrete pad and advised Mr. Gilpin that it was only 6 feet from the septic tank and that he would need to apply for an isolation distance variance. Mr. Gilpin stated that had he known about the isolation distance, he would not have installed the concrete pad so close to the septic tank. Mr. Braasch asked Mr. Gilpin how deep the concrete pad goes, and Mr. Gilpin stated that it is on top of the ground. Mr. Braasch said that since it is not under the ground, he is not overly concerned with it damaging the tank. He also stated that staff will still be completing inspections on it.

Dr. Treon moved to approve the isolation distance of 6 feet from the existing system at 2722 Chestnut Hill, Ohio Township (27-V-26). Mr. Seal seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #8)

Public Comment

No members of the public were present to offer comments.

Board of Health Education – At 4:07 pm, Ms. Nesbit presented the HIPAA Policy for a Hybrid Agency education. The presentation concluded at 4:27 pm.

NON-CONSENT AGENDA (continued)

Approval of Update to Personnel Policy Manual Section 08.16 Health Insurance Portability and Accountability Act (HIPAA) Privacy Policy – Ms. Nesbit requested that the board approve the updated Personnel Policy Manual Section 08.16: Health Insurance Portability and Accountability Act (HIPAA) Privacy Rule Policy.

Mr. Seal moved to approve the updated Personnel Policy Manual Section 08.16: Health Insurance Portability and Accountability Act (HIPAA) Privacy Rule Policy. Dr. Treon seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #9)

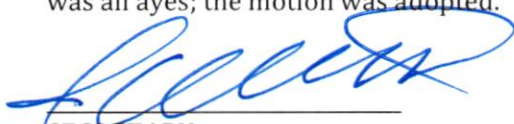
First Reading of a Resolution Establishing Revised License Fees for Risk Levels I, II, III, and IV Food Service Operations or Retail Food Establishments; Vending Food Service; Temporary Food Service Operations or Retail Food Establishments; Mobile Low-Risk Food Service Operations or Retail Food Establishments; Mobile High-Risk Food Service Operations or Retail Food Establishments; Individual Public Swimming Pools, Public Spas, or Special Use Pools; Government or Tax Supported School Swimming Pools, Spas, or Special Use Pools; Recreational Vehicle Parks, Recreation Camps, Combined Park Camps; Temporary Recreational Vehicle Parks, Recreation Camps, or Combined Park Camps; Tattooing, Body Piercing or Combined Body Art Service Establishments; Resident Camps; Plumbing; Septic; Replacement International Certificate of Vaccination Card; and Returned ACH Penalty Pursuant to Ohio Revised Code Section 3709.09 and 3709.21. Ms. Nesbit stated that Fiscal Officer Katrina Stapleton had prepared cost methodologies for the agency's programs. Ms. Stapleton explained that she evaluated all fees and provided the Board with the proposed fees for 2027. The Board reviewed the proposed revisions, and Ms. Nesbit then held the first reading of the Resolution Establishing Revised License Fees for Risk Levels I, II, III, and IV Food Service Operations or Retail Food Establishments; Vending Food Service; Temporary Food Service Operations or Retail Food

Mr. Meadors seconded the motion. The vote upon roll call was as follows: Mr. Seal, aye; Dr. Treon, aye; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; the motion was adopted.

Following the Executive Session, Dr. Rickabaugh moved to acknowledge receipt of the audit, waive the post-audit conference, and sign the required communications form and management representation letter. Dr. Treon seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #12)

ADJOURNMENT:

Mr. Seal made a motion to adjourn the meeting at 4:56 pm. Dr. Treon seconded the motion. The vote was all ayes; the motion was adopted.



SECRETARY



RESPECTFULLY SUBMITTED

Establishments; Mobile Low-Risk Food Service Operations or Retail Food Establishments; Mobile High-Risk Food Service Operations or Retail Food Establishments; Individual Public Swimming Pools, Public Spas, or Special Use Pools; Government or Tax Supported School Swimming Pools, Spas, or Special Use Pools; Recreational Vehicle Parks, Recreation Camps, Combined Park Camps; Temporary Recreational Vehicle Parks, Recreation Camps, or Combined Park Camps; Tattooing, Body Piercing or Combined Body Art Service Establishments; Resident Camps; Plumbing; Septic; Replacement International Certificate of Vaccination Card; and Returned ACH Penalty Pursuant to Ohio Revised Code Section 3709.09 and 3709.21 by title only. Notification of a public hearing to accept comments on the proposed fees at the September 9, 2026, Board of Health meeting will be sent to all necessary parties via mail and email, advertised in the local newspaper, and posted on the agency's website and all social media platforms.

Adoption of Resolution 10-26 Declaring Public Health Nuisances – Ms. Nesbit presented the addresses of three properties to be considered public health nuisances as stated in Attachment A of Resolution 10-26 Declaring Public Health Nuisances and Ordering Abatement of Nuisances at Identified Properties.

Following a review and discussions, Mr. Seal moved to waive the three required readings of Resolution 10-26 Declaring the Properties listed on Attachment A Public Health Nuisances. Dr. Rickabaugh seconded the motion. The vote upon roll call was as follows: Mr. Seal, yes; Dr. Treon, yes; Mr. Meadors, aye; Dr. Rickabaugh, yes; Mr. Brown, aye; the motion was adopted.

Dr. Treon then moved to declare Resolution 10-26 an emergency measure necessary for the immediate preservation of the public peace, health, or safety and to abate or remove the dangerous public health nuisances. Mr. Seal seconded the motion. The vote upon roll call was as follows: Mr. Seal, yes; Dr. Treon, yes; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; the motion was adopted.

Dr. Treon then moved to adopt Resolution 10-26 declaring the properties listed on Attachment A to be public health nuisances and ordering abatement of nuisances at the identified properties. The motion further stated that if corrections were not made within the allotted time, the nuisance cases would be referred to the Health District's legal counsel for appropriate action. Mr. Meadors seconded the motion. The vote upon roll call was as follows: Mr. Seal, yes; Dr. Treon, yes; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; the motion was adopted. (Attachment #10)

Approval and Payment of Bills – Ms. Nesbit presented a list of the Health District's invoices paid in July 2026, for consideration. Following the Board's review and discussion, Mr. Seal moved to approve the bills as presented. Dr. Rickabaugh seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #11)

EXECUTIVE SESSION

Executive Session to Monitor the Progress of the 2025 Financial Audit, Which Includes Matters Required to Be Kept Confidential by Federal Law, Federal Rules, or State Statutes by Division (G)(5) of Section 121.22 of the Revised Code – At 4:43 pm, Mr. Meadors moved to enter into executive session to discuss a matter required to be kept confidential. Treon seconded the motion. The vote upon roll call was Mr. Seal, aye; Dr. Treon, aye; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; the motion was adopted.

At 4:53 pm, Dr. Treon moved to return from executive session and resume regular session after discussing a matter required to be kept confidential, with no action taken and no decisions made.