

**St. Clair Township Comprehensive Planning
Public Input Meeting
January 28, 2008
Summary of Meeting Process and Discussion**

Thirty-nine people attended the public meeting and were seated in ten discussion groups. After a brief introductory presentation about the comprehensive planning process, each group was asked to provide their concerns and ideas for the future of St. Clair Township in the context of ten topic areas: Agriculture; Economic Development/Industrial and Commercial Development; Education; Environmental Concerns/Issues; Housing; Infrastructure Issues (water, sewer, storm water, police, fire, EMS); Populations with Specific Needs (Senior citizens, youth, disabled, etc); Recreation/Open Space and Cultural Activities (e.g. Libraries, etc); Source Water; Transportation.

Each group spent time discussing all the topic areas in turn, and a table leader at each group wrote down the comments about concerns and ideas under each topic area. When all the groups had discussed all the topic areas, all of the comments were posted by topic area for all to see. Each participant was given 10 dots to place on the item(s) they felt were the most important out of all posted, and each participant could allocate their 10 dots to as many or as few items as they chose.

All the comments written down by the table leaders are provided below under each topic heading. The numbers following some comments indicate the total number of dots that participants placed next to them to indicate their importance.

Agriculture

- Restrict use of eminent domain laws used to take farmland. (15)
- Less farm conversion to subdivisions (12)
- Committee of farmers to help decide restrictions/uses of their land. (9)
- Less infrastructure through farmland (3)
- Don't restrict agricultural practices because of subdivision next door. (2)
- No more gravel pits or limit the amount (2)
- More planned unit development (1)
- Better control of water runoff from agricultural use
- Conservation development
- Increased traffic can create hazards for farmers and their equipment.
- Preservation of farmland in conservation easements
- Responsible agricultural waste disposal (source water protection)
- Protect water from agricultural runoff, fertilizer
- Responsible development
- Farm size/land available does not support a full time farmer (\$\$\$) income
- Small agriculture farms – 10 acres or less, e.g. (hobby farm), roadside stand markets

Economic Development

- Big business (Miller/Honda Plant) good – do we want? (7)
- Balance economic growth with small town/rural character (4)
- Keep agriculture strong in the local economy. (3)
- Better quality restaurant—need water and sewer (2)
- Clean up AK Steel (New Miami) and redevelop industrial business (2)
- More light industry (2)
- No adult stores period! (2)

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Economic Development cont.

- Find way to utilize assets such as water and gravel—hopefully to tax the companies who are using assets. This would help reimburse our losses. (1)
- Keep development contained such as stores, restaurants, etc.
- Restriction of types of businesses; for example, not four versions of the same store.
- Minimize heavy industry.
- Keep streams clean from failing onsite treatment systems (septic-leaching fields, mound)
- Promote natural resources of the region (aquifer) and target potential users to bring in jobs/tax \$\$
- Regulate heavy industry by minimizing M1 and M2 zoning
- Maintain business corridor on Route 127
- Plan for re-development of gravel pits before opening.
- Tax incentives – good? Bad?
- Riverside Drive industrial/warehousing.
- Recruit ethanol plant to utilize railway/aquifer/agriculture of St. Clair Township like Bloomingburg, OH did with Cargill.
- Minimize industrial development in township.
- Plan for development.

Education

- How to fund – besides property tax, income tax. (5)
- Developers need to share responsibility for land & building for schools (5)
- Statewide-common school design & mechanics for economies of scale. (5)
- Students need education on real world issues – life, money, economy, environment. (3)
- Educate about storm water pollution & source water/aquifer protection. (2)
- Get back to basics! (2)
- Keep education within public school system. (2)
- Character education in public schools. (1)
- Develop industrial tax base for school monies. (1)
- Equality of opportunity for all students
- Physical properties – existing OK for now.
- Excellent school systems serve the township.
- Senior citizens should be exempt from taxes for schools.
- If previous statement were true, exempt all seniors from voting on levies.
- Schools need to cut wasteful spending.
- Uniforms for students.
- Fancy buildings do not make better students.
- Why are school districts not taking advantage of storm water credits offered by the county storm water district?

Environmental Concerns/Issues

- Creek erosion concern (8)
- AK Steel Clean-up? (7)
- Depletion of aquifer a concern (7)
- Control of visible litter (enforcement and prevention) (4)
- Aquifer recharge and the lack of – connection between ground water and surface water quantity & quality (2)

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Environmental Concerns/Issues cont.

- More recycling (2)
- Need clean-up of junk vehicles (2)
- Better reclamation of gravel pits. (1)
- Contamination of ground water from industry (1)
- West Nile Concern at Tire Recycling (1)
- Buffer zone at Rumpke Tires
- New Miami water contamination at new plant (AK & Rumpke)
- Old residential septic tanks (Seven Mile) and clean water from wells.
- Chemicals used on farms.
- Wildlife- ok or endangered?
- Runoff from farms (chemical)
- Concern of wells/septic locations close
- Other users should share expense of aquifer, e.g. tax or grant monies
- Gravel companies are hard on roads. They should pay taxes.
- Preservation of green/open space
- Will air quality decrease with development?
- Preservation of flood plain and riparian corridors
- Chemical transport of hazardous materials e.g. future rail yards over sensitive areas or other transport like 18-wheelers

Housing

- Building codes to establish minimum standards for upkeep. (3)
- Do not mix residential with commercial real estate. (3)
- Stiffer restrictions on maintaining property and enforcing codes on the books. (3)
- Developers should make homeowners association guidelines for upkeep. (2)
- Keep control of housing development to stifle or allow more, dependent on the patterns and behavior of developers through zoning, etc. (1)
- Retirement Village/Senior Center (1)
- Do not eliminate any of the older historic or established housing.
- No new housing (appreciate rural setting).
- Require deed restrictions for PUDs and subdivisions.
- No Section 8 Housing.
- Need restrictions on type of housing (multi-family vs. single family).
- Buffer areas around historic buildings, homes, etc. are needed.
- Establish restrictions on lots (sizes) for housing.
- Educate new property owners on source water protection and how they can help reduce risk to aquifer.
- Restore historical buildings/houses.
- Zoning restrictions on all housing.
- Restrict multi-family housing.
- Housing to accommodate various economic needs (\$\$\$)

Infrastructure

- Bring bypass across the river. (8)
- Developers should pay for infrastructure upgrades. (8)
- Expansion of sewers throughout the township (4)

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- Balanced growth between housing and light industry. (3)
- Improved road system in the township; improvements bring development? (2)
- Better planning on New Miami/County sewer project. (1)
- Conservation of ground water resources (1)
- Generate business plan for impact fees (require developer to pay fees to keep taxes down). (1)
- Who carries the burden of cost for improvements?
- Who will pay for improvements – existing owners or new development owners: road widenings, trunk mains, water extensions, railroad crossings, etc?
- Storm water runoff is a problem.
- Emergency services are good.
- Those benefitting from improvements should expect to pay.
- Comprehensive plan to work with industry.
- Concern about fire/emergency services keeping up with population increases.
- Who pays for sewer extension in AG districts?
- Those using more sewage treatment or water should pay greater share of cost.
- Concern that one business pulls residential water reserves down.
- Butler County Sheriff does good.

Populations with Specific Needs (Senior citizens, youth, disabled, etc.)

- Too many trains block crossings and create public safety concerns (8)
- Assisted living for senior citizens (1)
- Recreation center for youth (1)
- Speed limits at recreation areas (1)
- Providing city water and sewers
- Transportation for senior citizens for various needs: dr. appointment, grocery store, drug store, church activities
- Develop parks for teenagers
- Transportation for youth for created activities
- Community pool
- Sidewalks and walking paths needed
- More street lighting needed
- Future need of public transportation in township
- No large service centers (food, fuel, automotive) to serve all ages
- Need for daycare facility
- Lawn care facilities (senior needs) and housing upkeep.
- Urgent care type center/medical complex
- Youth advisory committee to assess needs of youth over time
- Need for public transportation
- Teach self reliance
- Some type of supervised activities
- More police service to follow previously proposed comments

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Recreation/Open Space and Cultural Activities

- Hiking/Walking/Bike Trail (8)
- Legal access to our waterways (Four Mile and Seven Mile) (4)
- Encourage the township or MetroParks to acquire development rights of existing gravel pits in the township to protect from risk to the aquifer. (2)
- Unimproved parks need to be improved (existing parks not open to public) (2)
- Senior citizen recreation/activity center and exercise center (2)
- Better park system in township (1)
- Indoor recreation center (especially for winter) (1)
- Policing of parks to keep vandals in check (1)
- Community Pool
- Library in St. Clair Township
- Show summer movies (family)
- Amphitheatre
- Summer Educational Programs (Music, Art, Field Trips)
- Ball Parks Available to all areas
- Winter activities
- Create board for recreation and culture
- Better serve this community by current libraries
- Who is going to pay for all of this?
- Center with computer access and information
- Organization of volunteers for all of above.
- Need realistic ideas and goals—will these facilities be used?

Source Water

- Expedite! Sewers and Water up 127 (22)
- Limit development & types of development in source water sensitive areas. (11)
- No more zoning of M1 & M2 over aquifer; eliminate current M1 & M2. (10)
- Promote infiltration of surface water runoff with pretreatment (6)
- Re-evaluate 100-year floodplain (6)
- AK Steel Site a concern. (3)
- Disposal sites for source water contaminants (township could provide barrels) (3)
- Dry wells in township and neighboring Trenton (1)
- Inform the public about disposing properly of contaminants. (1)
- More programs to allow for contaminant disposal (paints, solvents, chemicals) (1)
- Put limit on water usage from government users and consider tax per gallon. (1)
- Sewer systems would be better than existing “failing” septic systems (1)
- Use and create wetlands to recharge the aquifer.
- Master plan for storm water runoff around ground water sensitive areas
- Incorporate overlay district for storm water over township
- Cooperative planning. Cooperation amongst present water sources (Seven Mile, New Miami, Hamilton, and Southwest Regional Water)
- Would levy help with watershed? (creeks, streams, runs)
- Prevention of runoff entering aquifer.

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Transportation

- Underpass/Overpass for railroad tracks at 127, 127 & Trenton Road, 127 & Fear Not Mills Road (22)
- Establishment of JEDD & TIF districts (7)
- Entrance/Exit Calvary Christian Center onto 127 (6)
- Better railroad crossing maintenance (5)
- Improve current roads prior to creating new roads (4)
- Loss of farmland through takings of property through eminent domain (local, state, federal) (4)
- Emergency access to Cedar Grove and Jackson Road Trailer Park when trains are stopped and blocking ingress/egress (3)
- Future railroad should go over/under roads (2)
- More roads = more development, taxes, etc. (1)
- No more railroads (1)
- Maintenance of roads, bridges, etc.
- Construction of new rail lines (traffic obstruction)
- Funding of transportation
- Construction of new rail lines (taking of land)
- Alternative salt and ice control
- Maintain roads/repaving
- Emergency vehicles obstructed by trains
- Better speed limit marking
- I-75 connection (63 connector)
- School transportation is good.
- Road widening & intersection improvements pre-planned and paid for by developers
- No public transportation available in township
- Truck traffic destruction of roadways
- Alternative to I-75

Most Important Comments Based on Points Allocated by Participants:

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- Underpass/Overpass for railroad tracks at 127, 127 & Trenton Road, 127 & Fear Not Mills Road (22)
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- Less farm conversion to subdivisions (12)
- Limit development & types of development in source water sensitive areas. (11)
- No more zoning of M1 & M2 over aquifer; eliminate current M1 & M2. (10)
- Committee of farmers to help decide restrictions/uses of their land. (9)
- Bring bypass across the river. (8)
- Creek erosion concern (8)
- Developers should pay for infrastructure upgrades. (8)
- Hiking/Walking/Bike Trail (8)
- Too many trains block crossings and create public safety concerns (8)
- AK Steel Clean-up? (7)
- Big business (Miller/Honda Plant) good – do we want? (7)
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