

**St. Clair Township
Planning Advisory Committee
November 17, 2008
Summary of Discussion**

ATTENDED BY:

| | | |
|---------------|-------------|----------------|
| Steve Bartels | Don Berry | Gary Couch |
| Doug Dirksing | Pearl Hicks | Bonnie Hobbs |
| Jerry Lanich | Joe Schmidt | Ron Sunderhaus |
| Ray Williams | | |

Staff: Bill Miller, Larisa Sims and Jane Wittke, OKI

Review of Draft Comprehensive Plan

At this meeting the committee focused on finalizing the content of the draft comprehensive plan for review by the public. OKI staff members Jane Wittke and Larisa Sims summarized changes to the text and maps in the draft plan made in response to suggestions and comments from the advisory committee, and some material which the committee had first seen in the draft that was mailed out for their review on November 12 (a brief introduction to the report, and some new text in the capital improvements and implementation sections).

Questions and comments then focused on specific details of the draft report, as summarized below:

- Clarification was sought about a potential intersection re-alignment at Busenbark and Trenton Roads.
- It was suggested that on maps within the draft plan, the labeling of local roads outside the township be simplified.
- A request was made to include at least one zoomed-in map of the main body of the township with the other two southern pieces of the township shown zoomed in as well, as inserts.
- The boundaries of the township in the vicinity of Sharon Park need to be consistently displayed (some maps were developed before more current information had been provided).
- Would it help to show the boundaries of the Village of New Miami in the existing zoning map in the land use chapter?
- A change is needed on the future land use map, concerning a quarter mile of frontage on West Elkton Road next to the City of Hamilton, because of the land use that exists there now.
- A brief discussion ensued about whether the draft plan is sufficiently protective of wildlife habitat.
- It was noted that the county's floodplain regulations call for a buffer of 75 feet along riparian corridors, which is helpful not only for flood management but also for riparian habitat.

OKI staff asked the committee to send them (lsims@oki.org and/or jwittke@oki.org) any additional comments about the draft as soon as possible but no later than November 21, to enable preparing a final draft for public review well before the public meeting on December 8.

Preparing for the Public Meeting on December 8

- Copies of the final draft of the comprehensive plan will be available for public review at the Township Office and on the website of the Butler County Department of Development:
http://development.butlercountyohio.org/content/txtcontent/plan/StClair_Comp_Plan/StClair_Comp_Plan
- The format of the December 8 meeting will be an open house with displays and staff available, and probably a brief presentation that can be repeated.
- Because the May open house from 4 to 6 p.m. was lightly attended, this open house will be scheduled from 5 to 7 p.m. in the hope that more people will stop on their way home from work.

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- The Township will try to get some media coverage by sending out press releases and public service announcements.
- It may be of interest to the media that this is a comprehensive plan with a drinking water protection component.
- Flyers will also be made available for distribution by the township and committee members.
- Those flyers can be distributed through stores like Gary Couch's and the Landmark facility, the VFW hall, the post office, and to local associations and events like the Izaak Walton League and the craft show.
- Churches are another good place to reach large numbers of people with information through flyers and announcements.
- If everyone on the advisory committee invited and encourage two or three people to come, the turnout would probably be as good as it was at the public meeting in January.
- Word of mouth is a really effective way to get people to public meetings, especially if they realize that a plan is being considered that could affect them, and this is their chance to give their opinions.
- Free food or refreshments are also really effective, and we should be able to get some food donated for the public open house.
- That information should be on the flyer, along with the notation that the refreshments are provided by citizens of the township.
- OKI will see to it that the Township has a master copy of the flyer as well as the press release and public service announcements, and will provide these as soon as possible, in addition to providing an electronic copy of the draft plan to be posted on the County's website.
- Depending on the input received at the December 8th public meeting on the draft plan, more discussion may be warranted, so the committee has tentatively scheduled a December 15 meeting if needed.