

**St. Clair Township  
Planning Advisory Committee  
November 26, 2007  
Summary of Discussion**

**ATTENDED BY:**

Marjorie Angst	Bonnie Hobbs	Ron Sunderhaus
Steve Bartels	Mike Juengling	Doug Wheelright
Jewel Collins	Jerry Lanich	Greg Wilkens
Gary Couch	Tim McLelland	Ray Williams
Doug Dirksing	Bobby Rice	
Pearl Hicks	Rich Santefort	

Staff: Bill Miller, Larisa Sims, Jane Wittke, OKI; Mike Ekberg, Miami Conservancy District

**In a discussion about St. Clair Township and its future, those attending responded to the following questions and raised the following points and issues:**

**--What's good about your community and should be preserved?**

We have a great source of drinking water that needs to be protected.  
We have three good school systems serving the township (Edgewood, New Miami, and Ross).  
Our township is a beautiful place with woods, creeks, and farms, and not too many people.  
Our centers of population are easily walkable.  
We have several clean water sources in the Great Miami River, Seven Mile Creek and Four Mile Creek.  
Basic shopping is available without having to travel out of the township.  
Parents in the township are very involved with their kids and with youth activities.  
The township has a good balance of land use types and densities, which provides a foundation for future development.  
Location, location, location—the township is in the exact center of Butler County, accessible from all the rest of the county.

**--What would you emphasize about your community in an advertising campaign?**

It's the heart of Butler County—excellent for doing business.  
The township has a sense of spaciousness and rural life even as it's close to city amenities.  
We make good beer here with Miller Brewing in the township.  
The availability of clean plentiful water makes it possible to develop water-reliant businesses.  
This is a friendly and welcoming community.  
It's a neighborly and charitable community, where plenty of volunteers are always available for community activities and they show community pride.  
This is a stable community where people have roots; many families go back three or four generations.

**--What would make you move away from your neighborhood?**

Annexation by Hamilton would probably do it.  
Utility easements can be a real problem (because they chop up parcels of land).  
I couldn't deal with a train terminal being developed in the township.  
We already have 60 trains a day in the township--more would be impossible, because railroad crossings already cause delay.  
I don't want to have to move because of utility easements and the loss of rural area.

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**--What's the most pressing problem in your community today?**

How can we stop being known as a gravel pit? We need to protect our source water. The Great Miami River and Seven Mile Creek split the township geographically which creates a need for better transportation access.

There's a constant need for road maintenance at railroad crossings. Trains back up into the township when they're going into Hamilton. Norfolk Southern has 30 trains a day, and they use the same track as CSX. The Cedar Grove subdivision is totally encircled by railroad crossings and the creek, so emergency services get blocked. Trains and associated travel problems are the worst.

**--What's your greatest concern about the township's future?**

Uncontrolled, unplanned development is the biggest concern. At-grade railroad crossings need to be eliminated. There's no mechanism to compensate the township for use of its sand, gravel, and water or the public costs of utility easements. The Route 63 extension is needed. Opinion is divided on sewer extension into the township. We need a resolution to the former AK Steel/coke plant site. The uncertainty of flood plain mapping is an issue because of surrounding development. The extent of floodplain and impervious service restricts improvements and commercial development possibilities. We need to consider all layers of information and all factors regarding how land can be developed.

**--What's your greatest hope for the township's future?**

No future growth is my biggest hope. We want smart growth here. Our best hope is to shape the growth that's coming, because growth goes through cycles like everything else. I'd like to see us maintain a prosperous safe place to live that has a rural feeling, and where neighbors continue to look out for each other. Yes, we need to continue to know our neighbors and build community feeling. We need a railroad overpass or underpass at the Cedar Grove subdivision. We need free-flowing traffic. I'd like to see street design that gives a green and walkable feeling. We need to manage growth to retain the rural feeling; to improve and expand commercial growth; and to control residential growth. One way to manage growth is to use existing population and commercial centers as logical departure points from which to grow. We need five-year increments or goals in our township plan so that we can track our progress and keep momentum.