

**St. Clair Township  
Planning Advisory Committee  
February 25, 2008  
Summary of Discussion**

**ATTENDED BY:**

Don Berry	Gary Couch	Kevin Fall
Pearl Hicks	Bonnie Hobbs	Jerry Lanich
Tim McLelland	Eric Pottenger	Bobby Rice
Ron Sunderhaus	Doug Wheelright	Ray Williams

Staff: Larisa Sims and Jane Wittke, OKI

**In a discussion about the following aspects of St. Clair Township and data and analysis presented in draft form by staff, those attending responded with the following points and issues:**

**Natural Systems**

- What actual pollution exists that creates the water quality impairments that are in the draft summary?
- Given that the township is full of sand and gravel mines, it should be noted that Ohio law requires that there be a 75' buffer between a sand and gravel mine and a major stream.
- For gravel mining in the vicinity of a stream designated as a wild, scenic, or recreational river, the buffer has to be 120'.
- The Butler County Storm Water District (BCSWD) has drafted new floodplain regulations, and the Ohio Department of Natural Resources (ODNR) is reviewing them but has not yet approved them.
- The BCSWD's new draft floodplain regulations call for a buffer of 75' to limit development along the floodplain of the Mill Creek only.
- Agricultural uses are generally exempt from the BCSWD's floodplain regulations.
- Given the soils map showing areas with soil limitations for building development, and so much area with moderate to severe limitations in the township, including along Route 127, is it realistic to think that the Route 127 corridor can be developed?
- The soil limitations especially affect constructing buildings that would have a basement, and slab construction would be one way of dealing with this.
- Similar soil limitations exist along State Route 129 in Liberty Township and development has certainly taken off there.
- Depth to bedrock is a cost factor for sewer expansion as well as for building construction, because cutting through rock is much more costly than digging through soil.
- May want to also look at the productivity index for soils. For considering prime agricultural soils, the infiltration index is an indicator similar to the productivity index.
- The same soils that are good for growing crops are also generally good for growing houses.
- It's interesting to see the number of parcels and buildings affected by steep slopes.
- In a discussion of areas that present scenic views (also called viewsheds), the following areas in the township were mentioned:
  - the northeast corner of Eaton Road and Four Mile Creek;
  - the top of Snake Hill (on West Elkton Road);
  - the vicinity of Taylor School Road and Jacksonburg Road;
  - traveling northbound on Eaton Road about a mile and a half north of Beissinger Road;
  - the vicinity of Vincent Drive and West Elkton; and
  - the Wayne Hill Nursery area that fronts the B Street extension.

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**Infrastructure**

- Couldn't the process of assigning TMDLs (total maximum daily loads) of pollutants to streams in the township affect the potential for development? For example, if runoff is identified as a major problem, that issue could constrain providing sewer service, even if the sewer system has sufficient treatment capacity, because of the overall pollutant loading that could occur to a stream.
- Given the proposed sewer lines on the map, how much treatment capacity is needed to serve the existing population and the projected population?
- The Jackson Ditch has been around since the 1800's for agricultural drainage and is a major source of recharge to the aquifer.
- The Butler County Storm Water District did the Jackson Ditch study for many reasons, including flooding that will get worse if development occurs without any storm water mitigation, so the district wants to prevent problems by encouraging implementation of the study's recommendations as development occurs.
- Water quality in the Jackson Ditch watershed is generally good but there is a need to be pro-active as development occurs.
- Cooperation is important between jurisdictions in the Jackson Ditch area, and those downstream in the township don't want to have problems because of a lack of action upstream.
- The Rockies Express (REX) Pipeline Company is considering doing a constructed wetland at the Miller Brewing site as part of environmental mitigation associated with REX's major pipeline extension through St. Clair Township. This site could be a good demonstration project for the area.
- A signed official document for the REX pipeline now exists that includes the Soil and Water Conservation District's recommendations, and a copy of the document is available at the SWCD office for reference.
- How will it be possible for New Miami to extend water lines into the township when the village is having financial and accounting problems?

**Source Water**

- The diagram showing ground water/surface water interaction may be good to include in the plan.
- It's interesting to see how the floodplain sits over the aquifer and how much of the aquifer is really susceptible to contamination.
- Is dumping still happening at the Farthing site or have some security measures been installed?