

**St. Clair Township
Planning Advisory Committee
May 19, 2008
Summary of Discussion**

ATTENDED BY:

Steve Bartels	Doug Dirksing	Jerry Lanich
Tim McLelland	Rich Santefort	Joe Schmidt
Ron Sunderhaus	Doug Wheelright	Greg Wilkens
Ray Williams		

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

Staff distributed revised drafts of data and analysis summaries for source water, natural systems, and infrastructure to reflect earlier discussion and comments by the advisory group. The meeting discussion focused on draft goals, objectives and policies regarding Source Water, Natural Systems, and Infrastructure for the St. Clair Township Comprehensive Plan in progress.

To understand the following summary, it may help to know that the draft goals were presented with a letter abbreviation, the related draft objectives with the same letter and a number in sequence, and the related draft policies with the same letter and number, a period and a number in sequence, for example SW = goal, SW1 = objective, and SW1.1 = policy. Those attending responded with the following points and issues:

Source Water

- Butler Soil and Water Conservation District should be added to SW1.1.
- The township isn't compensated for water taken from it for other communities.
- The township also isn't compensated for the gravel extracted from it.
- Previously the township suggested to state representative Webster that he propose a per ton tax on sand and gravel that would come back to the township, but mining interests fought the proposal and it went nowhere.
- Changing state law regarding mining is beyond the purview of this group and beyond the task of developing a comprehensive plan for the township.
- For SW2 add "...or more frequently if warranted."
- For SW3.2 add Butler County Department of Development.

Natural Systems

- In NS1.1, what type of buffer would you use to protect air quality?
- It would be a spatial at-ground separation.
- Toxic and hazardous emissions aren't the only ones of concern: how about unhealthy airborne emissions or those that are undesirable because of odors?
- "Undesirable" emissions would probably be difficult to define and regulate, and it's simpler to talk about "unhealthy" emissions because there are National Ambient Air Quality Standards set by the U.S. EPA.
- For NS2.3, add the Butler County Department of Development, the Butler Soil and Water Conservation District, the County Engineer's office, and the County Storm Water District.
- For NS2.4, add the Butler County Storm Water District.
- In addition to NS2.4 that deals with water quality impairments, another policy is needed about maintaining good water quality in Seven Mile Creek, Mutton Run, and Cotton Run.

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Natural Systems cont.

- For NS2.5, give examples such as the Butler Soil and Water Conservation District and the NRCS (National Resources Conservation Service).
- NS3.2. could read “Conserve prime and locally designated important soils...” because of soils work that has been done in Butler County already.
- But how would the township implement NS3.2?
- Realistically, development on prime soils and agricultural land can’t be zoned out when financially powerful economic development proposals are received.
- Perhaps NS3.2 could be modified along the lines of “Establish local criteria for development on prime agricultural land, including...”
- Another possibility would be to word it such that the uses permitted would be residential and agricultural but not industrial or commercial.
- For NS3.6, strike “native” and use “non-invasive.”
- Is NS3.3 realistic? Who will implement it, as there’s not always a homeowners association to be the watchdog over things like landscaping requirements?
- In NS5.3, add sand and gravel mine reclamation.
- Add a policy related to mining reclamation and zoning.

Infrastructure

- The need to site a solid waste disposal facility somewhere in Butler County is a timebomb in terms of infrastructure controversy.
- In I1.1, the references to pre-development and post-development runoff needs work, and the county engineer’s office would like to have some input.
- Since development will occur where infrastructure is available, managing the extent and timing of infrastructure availability is probably the most effective way to direct development.
- A policy could be added for a development services boundary, such as the ones in Ross Township or Hanover Township, for example.
- In I2.2 add the Butler County Engineer’s Office.
- For Objective I2, the word “deficiencies” instead of the word “adequacy” would be more understandable.