

**MEMORANDUM**

**To:** Ross Township Zoning Commission

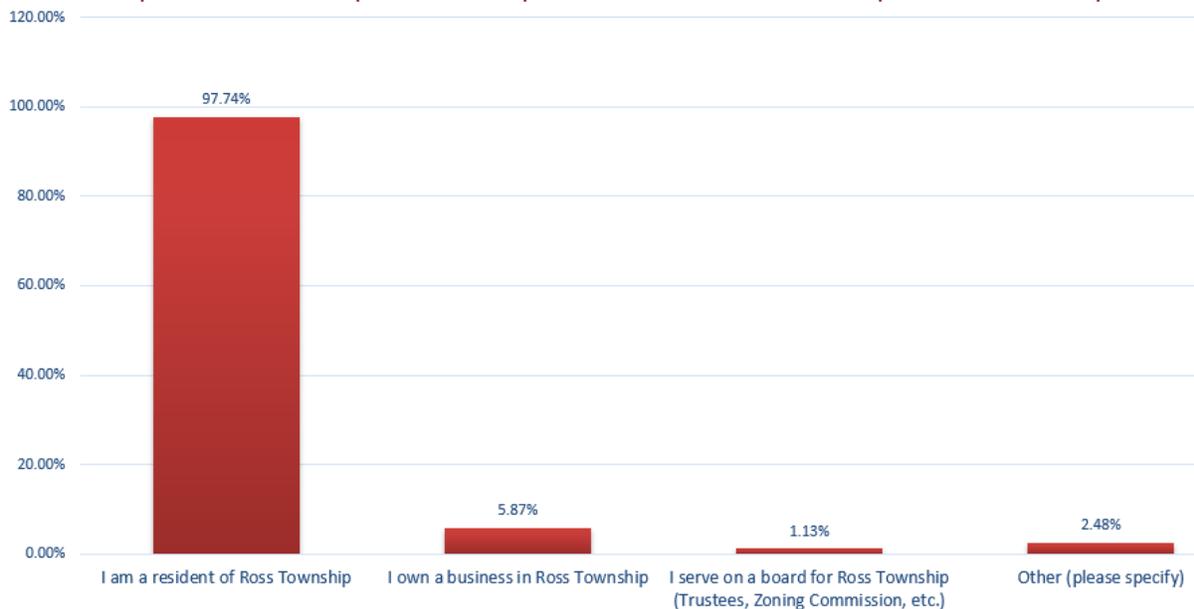
**Date:** July 19, 2021

**From:** Wendy E. Moeller, FAICP  
Compass Point Planning

**Re:** Envision Ross Online Survey Summary

As part of the comprehensive plan update project, we wanted to reach out to the community and allow them an opportunity to participate in the process via an online survey. As of the morning of the end of June 2021, we had received 446 responses. Please note, all answers have been provided without paraphrasing or major edits. There were limited times when a comment was removed as it reflected a personal comment, attack, or contained profanity, and where the response unrelated to the question or overall survey. Otherwise, I have only corrected some minor misspellings and technical issues.

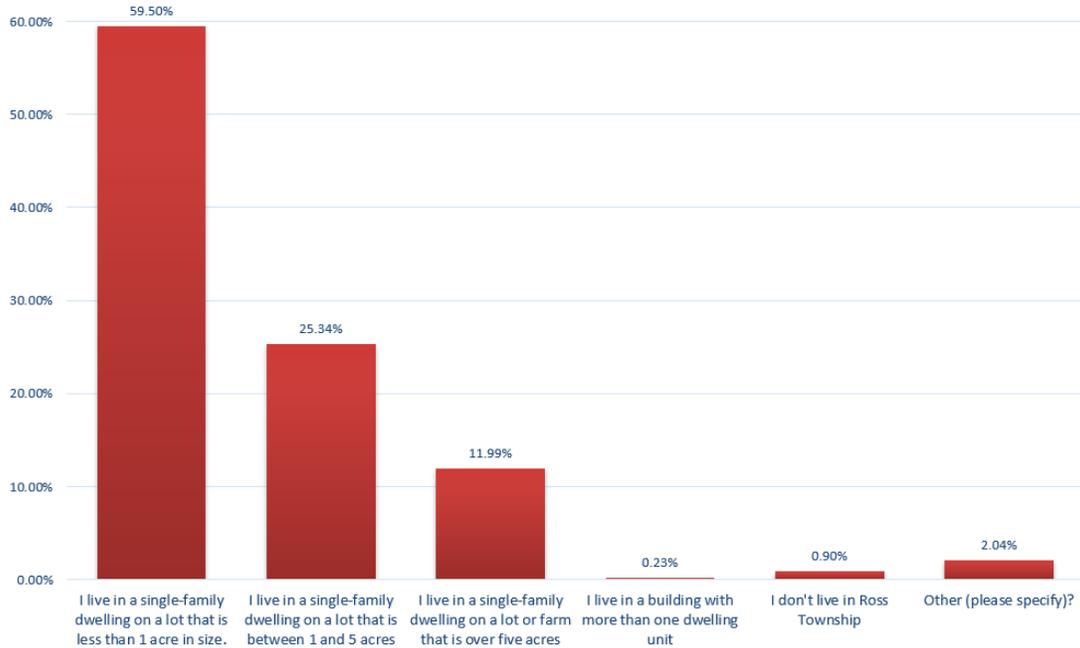
**Question 1: Tell us about your relationship with the Ross Township. 446 Responses – Please note that each person could respond to multiple answers so the total responses do not equal 100%**



**“Other Responses”:**

- Live in Morgan Twp.
- Technically City of Hamilton, bordering Ross, kids in RLS
- Fire Department
- I own a farm in Ross Township
- I own property in Ross Twp.
- Morgan Township just 1/4 mile out of Ross Township
- Morgan Township resident in RLS District
- Property owners and business owner
- Live in Morgan Township
- We have lived in Ross since 1976 and served on a HOA board for several terms. Love our community and want to see controlled development per the standards developed in the ZR.
- Property owner

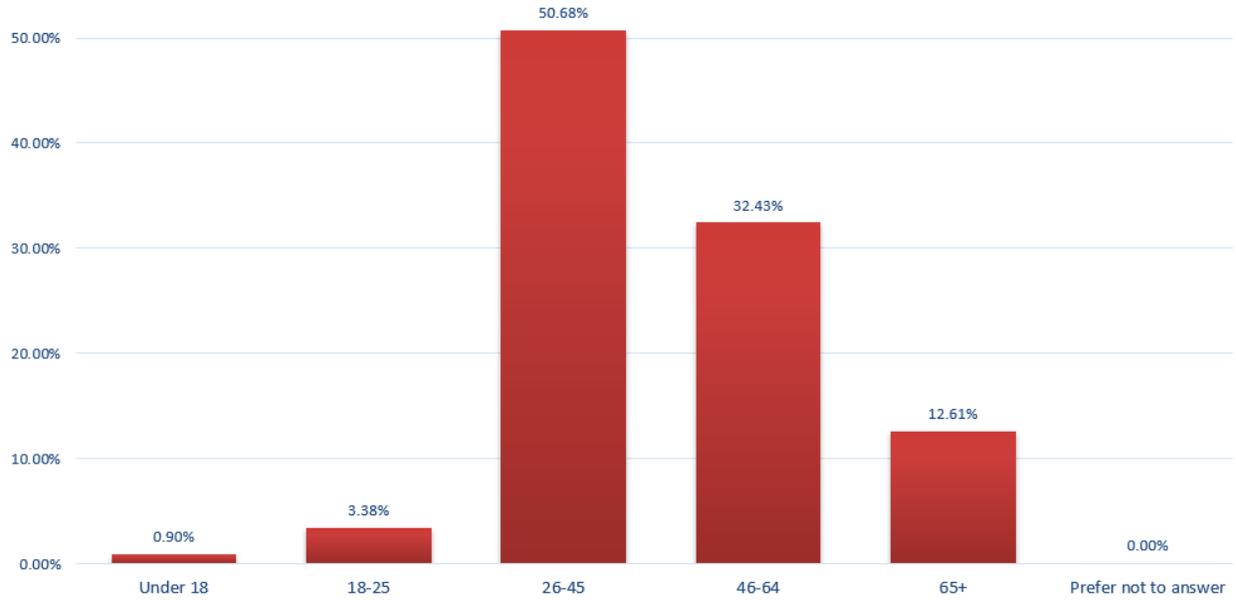
**Question 2: Tell us about what type of housing/development you currently live in. 442 Responses:**



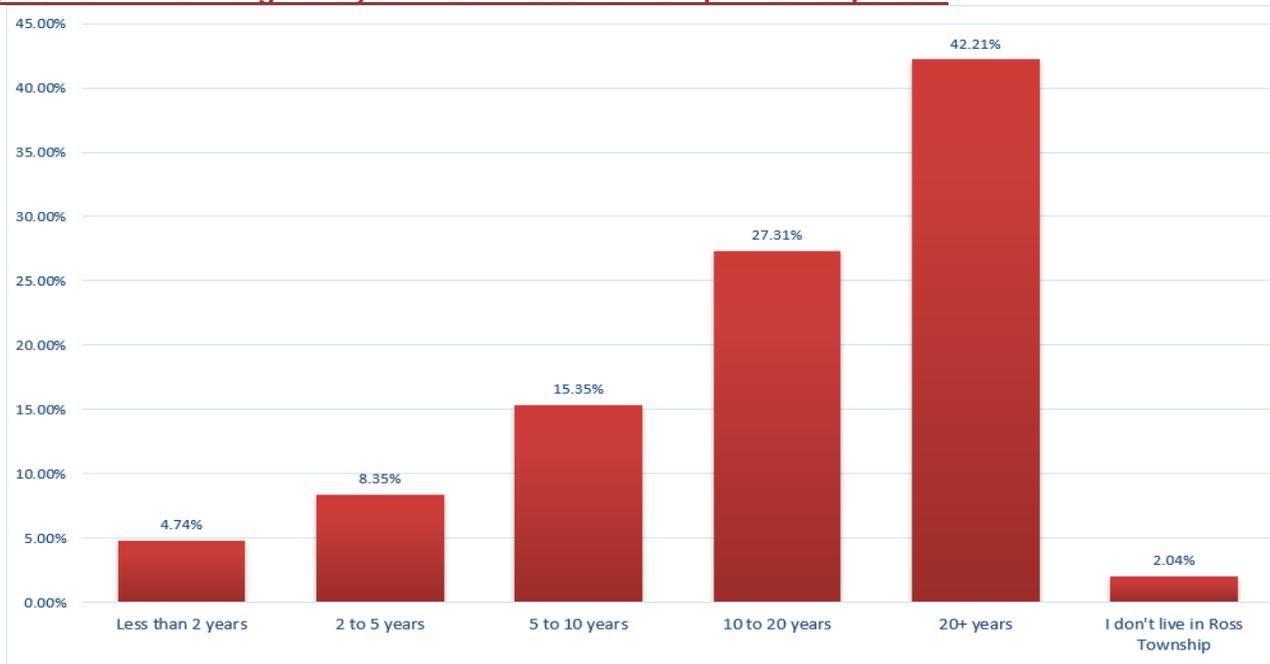
**“Other Responses”:**

- I own a single-family home in less than 1 acres
- I also have a building for my business on 2 acers in Ross Twp.
- Also, a business building on 2 acres in Ross Twp.
- Just moved from a single-family farm house, 1.89 acres. Now live in a quad unit.
- I own single family homes in Ross Twp
- Live on a small active grain farm
- Single family 1 acre
- Have owned homes on property in the past from a half-acre to 7 acres.
- 5-acre lot

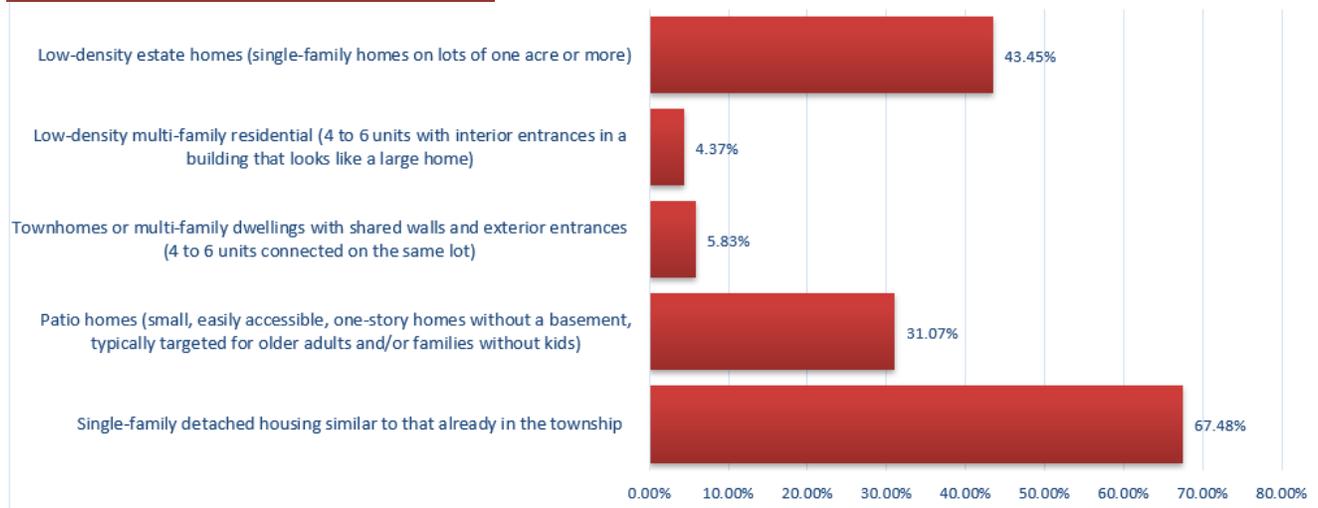
**Question 3: What is your age? 444 Responses**



**Question 4: How long have you lived in Ross Township? 443 Responses**



**Question 5: Residential growth will likely be limited in the future due to a lack of water and sewer service. Where there is future residential development, why type of housing would you like to see? Check all that apply. 412 Responses**



**Comments:**

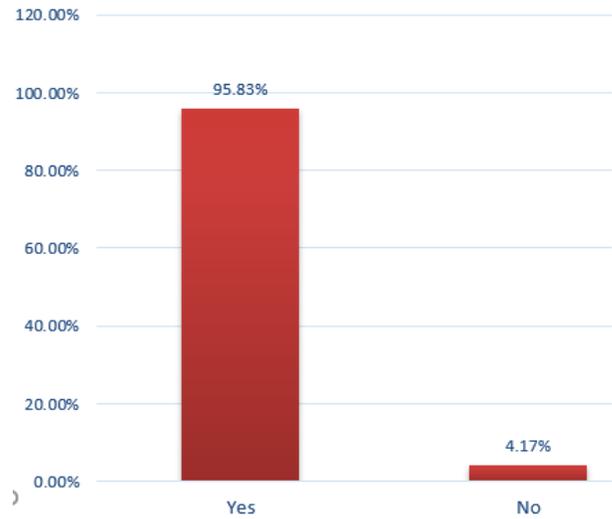
- No apartments, condos, townhomes, or rental properties.
- Ideally no new development until infrastructure is addressed. Fire, Police, Schools.
- None we want to keep Ross small and not like Colerain or Harrison
- Affordable housing!
- None. I want Ross to be more farm land and less residential developments!!
- Plans for increase infrastructure accordingly would be important as well as tax abatements to attract businesses that would help pay for schools, roads, etc. in the future (i.e., Mason growth plan in the 90s)
- We have enough now don't you think?
- No buildings we like green spaces!
- None of the above!!!! Yeah, you want to move to the subdivision life move to West Chester or Mason!!!
- I don't want to see much more residential development, or at least would like to see it at a very low rate. Keep this a small town before it gets out of hand.
- Prefer none. We moved out here for the quiet town and country setting. Sounds like we're Turning into Colerain or West Chester.
- None. Enough growth in the area. That's why we moved in here is to be in more of the country
- Ross is losing small town feel fast! Multifamily housing will be a headache (from someone who manages multi families for 20 years)
- No more developments, keep what's left green
- My parents are considering relocating here from an "active adult" community in AZ, primarily to be closer to me since we moved to OH. There are not any single-story patio homes without basements for them (minus the exception of the very limited landminiums we looked at that they built in Venice Crossing). But the floor plan was not good. Additionally, it would be nice to have some amenities, clubhouse, etc. for the retirees to meet up to be social. That's one thing my folks said is lacking here.
- Preferably homes with 3 plus acres
- This is not West Chester and we need to preserve what we have. People move here for the schools and small-town feel... a d what country is left.
- No more new homes.
- 5-acre lot min and whatever house the owner wants
- No more development!
- We don't want to make the same mistakes of Harrison. It's why I moved. The schools are crowded the streets aren't ready for the growth, and the city didn't take this into consideration when looking at how the new subdivisions would affect the city. And introducing water/sewer would be a welcome change it shouldn't be forced. We as home owners will be introduced to an increase in taxes already with the values of home increasing. Having an added bill like my parents did can burden home owners for years. I'd hate to see Ross change It does not look good for Harrison.
- Preferably on 1+ acres

- No more housing is needed. It's a shame the Burns property development is not included in this survey. They snuck another one in. 😞
- None
- I would like to see no more development of Ross Township. We need to keep our small town small. Increased development will ruin the country feel of our community.
- Stop trying to grow Ross, people move here to have land and stay in a small town
- none
- Hope to see more well-built homes and not the cheap Ryan Homes like the ones their building in Harrison.
- We used to have zoning laws of no new structures on less than 5 acres. We need to return to this before we outgrow our schools and lose the suburban feel.
- No apartments!!!!
- None
- None. Just leave Ross as it is.
- No more homes!!!!
- I would welcome all types to try and meet the needs of an inclusive community.
- None
- Building homes for expertly or people with no kids. We don't need multifamily complexes, apartments, townhomes, etc. 10 years down the road they will be trashed and our town will be trashed. The elderly can use the smaller homes and free up the bigger homes for future residents. Make them affordable and not 500k two-bedroom homes for retired folks.
- None whatsoever
- No more
- Would prefer single family dwelling with .5 acre lots or bigger
- Please keep multifamily housing out of the area. It only leads to overcrowding; taxing the already tight infrastructure of the area. And please don't allow section 8 type housing, things are already coming apart at the seams
- The township is already over populated, stop building.
- If I have to choose, it would-be single-family dwellings, but I don't want neighborhoods.
- do not want apartment complexes
- What we don't want is the homes that are being built in Harrison. The multi-residential homes must be upgraded like the ones in Hamilton. The patio homes can't be all siding. There has to be a combination of brick and siding. There should not be a patio home with a detached garage which looks cheap. The residents already voted to overturn this type of home on a ballot.
- We suggest the Girl Scout Camp, Ross Trails, Venice Crossing be used as a standard for future development.
- I don't want multifamily dwellings. I don't want it to become like Fairfield, Hamilton, Colerain etc.
- We do not want any development. We like less people in the area. It just brings litter traffic and crime.
- Please no housing projects
- People are coming to Ross in droves to escape the large populated areas. Please don't destroy Ross with development
- None
- Having income diversity is important for students to grow in a community that looks like the rest of the world. The different housing types allow for different income levels to become part of the community. Also, when parents' divorce it's difficult for both to be able to afford \$300,000+ homes. Divorce is hard enough in kids on if they have to change schools because the separated parents can't afford to stay in the community is just a further disruption to the kids.
- No apartments and NO SECTION 8
- Better off for now letting butler County handle. With home rule in a township. Enforcement of any thing is next to impossible. Then you have to hire bunch of people to run zoning depth. Waste of money.
- Stop changing zoning rules and violating the prior land use plan
- It's nice to have a mixture of both in Ross but mainly on the west side of ross is all country and should stay that way and the other side is more rural.
- I am completely against apartments, multi-family housing, and townhomes coming to Ross. While the initial plan would not be for low income, you cannot plan the future of it. It leaves WAY TOO MUCH open for people to change.
- Would prefer little growth. Love the area as it is.

**Question 6: If new residential developments do occur, do you want the township to require open space and landscaping that will help maintain a rural character for Ross Township? 432 Responses**

**Comments:**

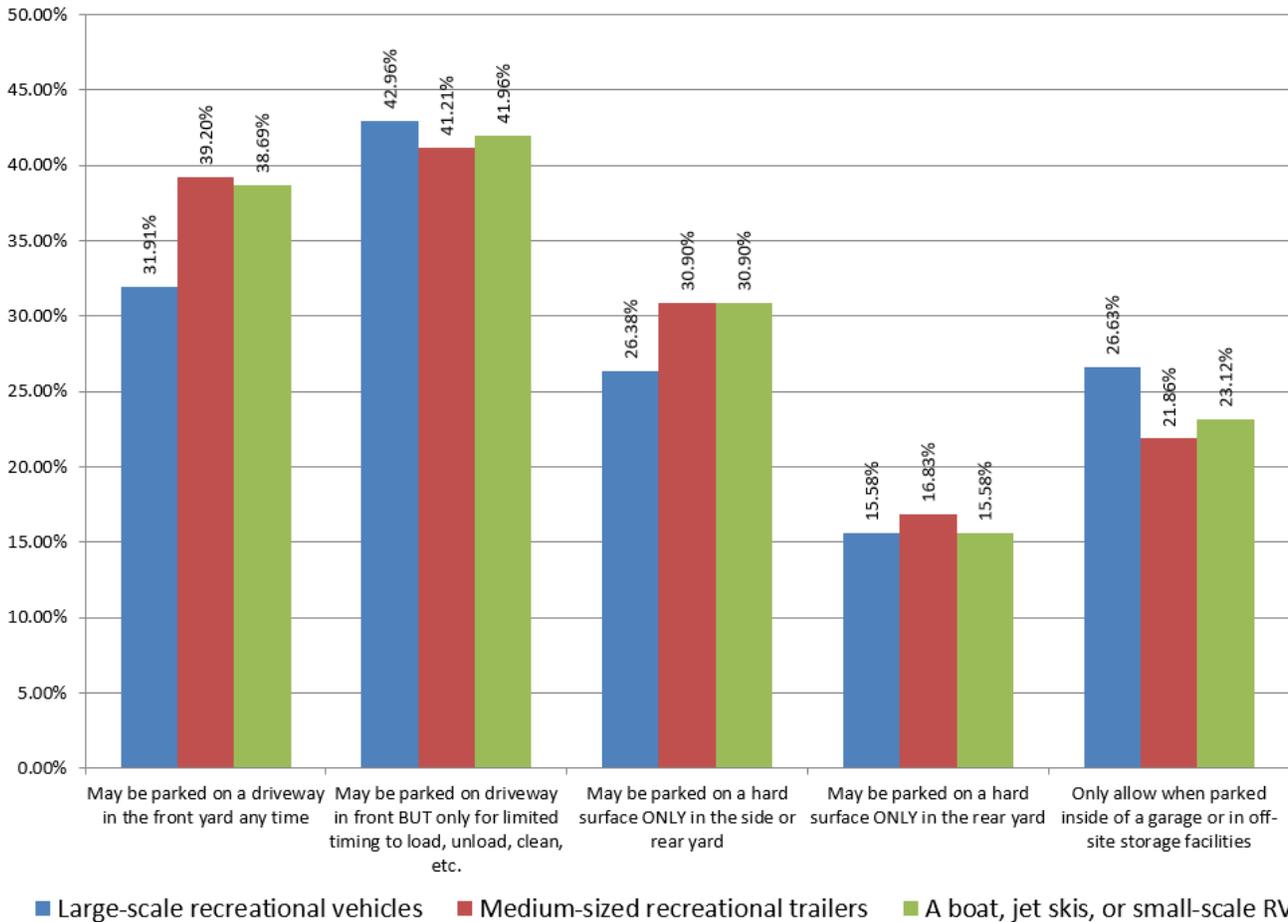
- It would be nice to have flags in the summer like in Shandon/ Okeana and Holiday decor.
- Has to keep that country feeling
- More open space will help reduce runoff as well.
- How do you define rural character?
- I would like to see 1/2 acre minimum lots with sq.ft. restrictions. No apartments or condos. Then allow nice garages to house recreational vehicles and utilities trailers.
- Push out corporate farming and bring incentive for small farms and markets.
- No new subdivision!!!!!!!!!!!!!! Only reason we moved to Ross is to get away from subdivision and traffic!!!!
- See above answer
- It doesn't really matter to me. Not everyone wants an acre + but still like to be in the Ross area because it's a nice area and the schools are highly rated. That's why we built here. My husband travels for work so he has no time for lawn mowing & yard work. We were fine with our just under an acre here where we built in Ross Trails.
- High density housing exists in plenty of places around Ross and keeping it rural is what makes Ross so special. Being "close" to places like Hamilton/Colerain while maintaining a rural feeling makes the town what it is and makes it a great in between from "middle of nowhere" and "close to the city."
- No more new homes.
- I'm undecided, I like keeping Ross looking rural however I don't like being told what we can and cannot do on land we own
- No more developments
- Our township can't handle any more developments, this question is ridiculous.
- No further development would be ideal.
- I moved here because it was a small country setting without the fast robustness of the city yet there is Colerain Hamilton Fairfield and even Oxford near for all that.
- We moved out her to get away from the city.
- ross is fine the way it is
- I believe people should be able to do what they please with their property.
- But I would rather there be no more new houses.



- I don't think open space = rural character. NYC has Central Park and that is not rural character. So, yes- develop communities with open space for playgrounds/community areas/parks but don't call it rural character unless you intend to not develop farmers' fields/pasture. Rural character is a phrase of appeasement.
- What I love about Ross and I feel a responsibility to leave room for nature.
- No development
- Use the standard at Venice Crossing and Ross Trails
- There is a lot of room on the Burn's farm. There can be open space there.
- We do not want any development. We like less people in the area. It just brings litter traffic and crime.
- Please leave Ross alone. It's perfect how it is. Stop adding houses and destroying the land.
- I would love to see walking paths and screening required for new development neighborhoods.
- I don't want Ross Township involved at all
- If you don't require it from the start, it's hard to go back and start requiring it. Colerain....the land of concrete...is trying to beautify its overall look but it's almost impossible because they are now working backwards. They have too many businesses and neighborhoods that they didn't require it for in first place.
- Ross Township needs a park
- Does that mean that each new development will be controlled by a home owners association? I don't like them.

- What is rural character? Parks? Swaths of corn and soybeans? Cattle or Pig farms? There are many that move to Ross and want to be the last person to build a house, while not taking responsibility they just subtracted from what others defined as their rural character. There are also those who have stayed in Ross for years and have built two or three new houses over their life time, they want rural character too, but just wanted a new house on what use to be open fields. People are attached to someone else's land that they do not own, maintain or pay the taxes. Most people are not aware of the costs involved in making a decent living from farming. Many farmers rent other people's land in addition to what they may own themselves. Rural character - the farmer's rural character is mostly GONE now, so define the future of rural character. There are many people that would be quite happy NOT to be stuck behind a tractor on the road, smell manure deal with the dust that flies during planting and harvest season. Some people think an empty road to ride a bicycle, is rural character. People who build on hill sides take away the rural character for those who live in the valley, those who build in the valley take away the rural character of those who build in the hills. Cell towers subtract from rural character, but you want your cell phone, right? People move from the city for rural character but then ruin it with all of their flood lights on every corner of their house and out building they own. A noisy ball park or soccer field takes away the rural character of those who live close to it. You never see a ball park in the middle of a housing development. Open Space has a price. Are you willing to pay or adjust your satisfaction level? Many of us have already had to be like the coyote - adapt.

**Question 7: There have been multiple comments and issues raised about the parking and storage of recreational vehicles and trailers. Tell us how you would like to see the township regulate the parking and storage of different sizes of vehicles. The images are intended to provide an example of the general scale of vehicle being discussed. These questions are all related to vehicles used for personal use, and not related to commercial vehicles. NOTE: Homeowner Associations (HOAs) can have more restrictive rules for such vehicles in subdivisions, in which case, the HOA enforces anything more restrictive than zoning, not the township. 398 Responses – Respondents could pick multiple answers so the percentages will not add up to 100%**



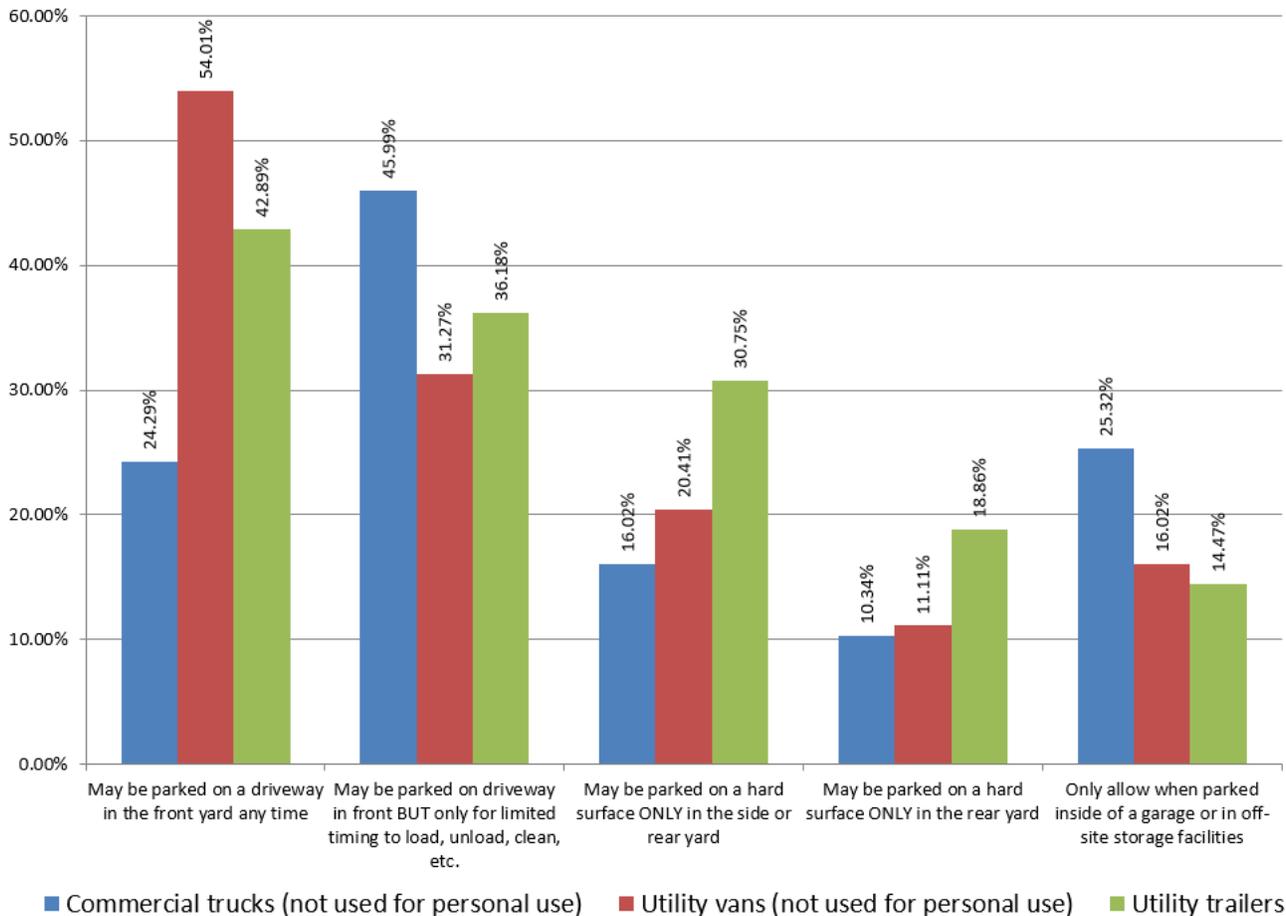
**Comments:**

- Someone's side or back yard can be someone else side or back yard
- Nobody is going to tell me what I can and can't do on my property
- Why worry about recreational vehicles and trailers. Worry about junk in peoples yards, houses not kept up, etc.
- Let them be parked wherever they want!
- Park anything you want on your own property because you pay taxes on it. Do what you want!!
- Allow up to 3-7 days max
- It wasn't specified how big the lots were. Five acres or more could handle the parking of an RV. Anything less, no parking.
- I don't feel I have a say on this matter
- Regulation is not your answer. The Township should not tell people where to park on their own property. If it is abandoned or clearly non-functional it can be regulated as litter or dumping. But generally speaking, let people do what they want on their property.

- People should be able to store whatever the hell they want on their own property wherever they want.
- People use common sense. Don't park something long term in your driveway or yard that is bigger than your truck! During the season for it but not permanently.
- Your driveway belongs to you, Not the township and they need to tell all those stuck-up people who complain to mind their own business, it sucks when one person complains and they start crap, why does one person have more say than another.
- Your house you should be able to park where or what you want on it!!! This is America us
- If someone owns property, they have the right to keep their vehicles and trailers wherever they please on their property.
- Let people who own use property as they wish.
- If they own the property and the units, it's theirs, they should be able to do what they want. However knowingly moving into a hoa, their rules
- No HOA's!!
- None of the above
- You should be able to park whatever you want in the driveway or yard of the property that you own and pay taxes on.
- I think this could be tailored a bit more. If someone owns more than 1 acre that they can do what they wish. Their lots are large enough and far enough away from neighbors it shouldn't be an issue as long as it is on their property on a hard surface.
- Mind your own business what's on my property is none of your business
- People should be able to park anything on their property
- If you choose to live with an HOA that's your business and the HOA can decide. If you live in Ross it's your home no new ordinances should be put into place! It's country and that's the beauty of living here don't ruin it.
- Who are you to tell someone who owns property and pays taxes what they can do with their other property that they license and pay more money for?
- My feeling is, as long as it doesn't look like "The Clampetts" are living there, let people park what they want on their driveway. I think some people need to get a life, I don't own an RV, boat, or trailer etc. but there seems to be a lot of pettiness and it's ok if I do it but not my neighbors. I've lived in Ross since 1991 so, yes, I've been here awhile. Thank you
- Having numerous trailers and or broken-down vehicles in residential rear yards should never be allowed. i.e., Jennifer Dr in cul-de-sac
- Less control. Let people be!
- If it starts and runs and is tagged properly then it should be allowed to be parked in a manor it's not an "eye sore". Why should I pay for storage when I pay my house payments and my property tax? I wouldn't tell my neighbor not to plant Tulips because I'm allergic because that is their property and their business what they do.
- I think side yard without hard surface is ok for any vehicle anytime. Requiring backyard obstructs views more than side
- Doesn't bother me
- I see no issue with these vehicles as long as they're maintained in good condition and parked on a driveway or in the side/rear yard (i.e., not in the front of the home in the grass). Side yard should be no different than rear yard in my opinion.
- Not anyone's business but the homeowner. If you want an HOA MOVE BACK TO COLERAIN
- During summer anything goes. Winter it needs stored.
- If you purchase the property, it is yours to do what you please.
- They bought them; they bought their home. No one should tell them what they can and cannot do with own belongings on their own property.
- As long as sidewalks are clear you should be able to park what you wish at your residence.
- It's their property let them park it where ever as long as it doesn't look trashy.
- Let's keep Ross looking nice.
- Stop regulating where people park their property. These issues did not come up until the neighborhood began sprouting.
- I don't see any issues with anyone parking any items such as listed above on someone's driveway of their own home.
- None
- If someone owns property no one should be allowed to tell them what to do with their property like this. What a weird world we live in where someone can tell you what your allowed to do so much...on their own property. Isn't our motto home of the free?
- All of these "eye sores" on one's property
- Ross Township homes are expensive and we don't need RVs and boats vehicles parked in their driveway or yards.

- Will the township buy land so residents of Ross have a place to store their recreational vehicles, if you decide to have such silly laws?
- Loading and unloading is not parking. Stocking a vehicle for a day on the river makes common sense and takes a short time. Hard felt experience from being in a HOA supports only allowing parking of recreational vehicles in a storage facility. Allowing any variance to this restriction is difficult to monitor and enforce.
- Look at your demographic of people living in Ross. Many of these people use boats, RVs, etc. as their way to take vacations, go to sport tournaments, and to restrict those people by saying they need to have it covered in a garage or off site is going to create more issues. Butler County itself changed its stance purely on the efforts of a few individuals who can't stand to see these vehicles, and the correlation between that change and the rezoning isn't a coincidence.
- As long as the yard is large enough and well kept, I don't have any issues if people keep their recreational vehicles in the side or back yard. They pay taxes to own that property and if it doesn't look like a parking lot, then it should be acceptable.... especially over 3 acres.
- HOA can regulate.
- None
- They should not be stored in a neighborhood.
- Allow parking of boats, campers during appropriate season of use
- If you allow these to be parked in driveways, they block sidewalks and then force children and adults out into the street. They also block views of oncoming traffic for the neighbors pulling in and out of their driveways.
- Inside a garage or offsite ONLY Enough of the junking up of the neighborhoods
- Summer months not a problem. Should be allowed to keep and work on. As long as not junk or eye soar. Ok if live on large lot where neighbors are not close by.
- Should be allowed to own a boat or camper because they bought them and it's the same thing with cars, they should be allowed to have them parked wherever even if it's along the side of the street. We don't live in a democracy and if a person doesn't like that housing lifestyle, then there's other places elsewhere which exceed their needs.
- Recreation vehicles should be able to be parked on a concrete/ asphalt surface on the side or rear of a property at any time.
- Should not be parked for more than two weeks per year outside a home. Parking for extended time outside a home is an eyesore for those who have to see it. Most people who own them park them so they don't have to see it, but it seems they don't care if their neighbor does have the view. Build shelter or park at a storage facility, protect your investment.
- No RV an if I wanted to have all of above in my subdivision, I would have moved in a trailer park. All of the above should be gone or not visible front the street
- Township should not regulate these. HOA can make that decision but township shouldn't be regulating this
- The need to be mandated into off site storage facilities or inside storage. They quickly take away from the neighborhood feeling when stored in view.
- We live in a rural area so we can have these types of things don't like the country setting stay in the city

**Question 8: Similar to the issues with recreational vehicles, there are questions about how to regulate trailers and commercial vehicles. Tell us how you would like to see the township regulate the parking and storage of different sizes of trailers and vehicles. The images are intended to provide an example of the general scale of vehicle being discussed. NOTE: Homeowner Associations (HOAs) can have more restrictive rules for such vehicles in subdivisions, in which case, the HOA enforces anything more restrictive than zoning, not the township. 387 Responses – Respondents could pick multiple answers so the percentages will not add up to 100%**

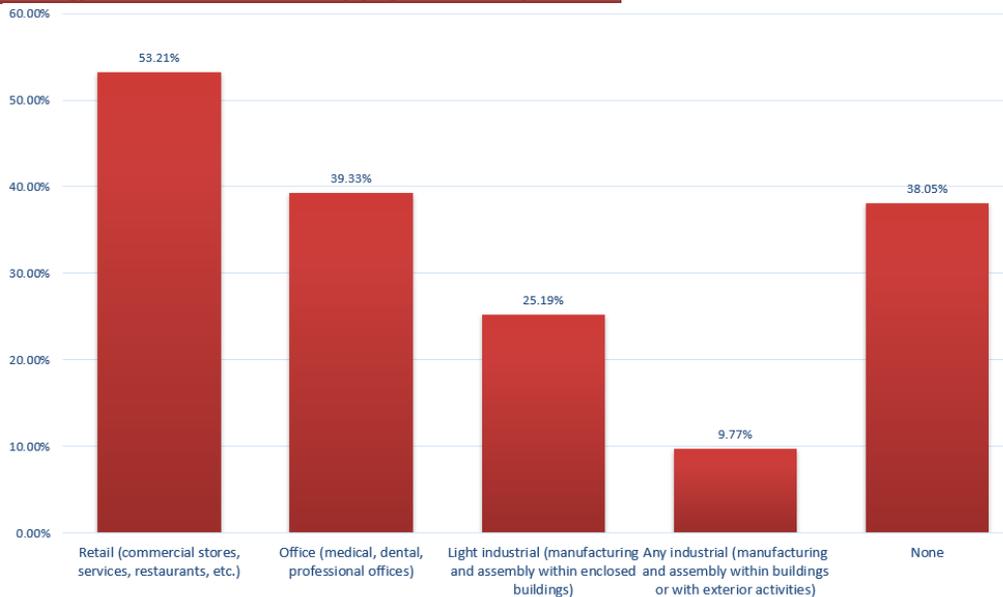


**Comments:**

- Again, nobody is going to tell me what I can and can't have on my property
- Let them be parked anywhere they need to be for however long. If you're in subdivision then they dictate
- You own the property do what you want with it!!
- Less than 24 hours
- N/A
- See note in RV section. Functional vehicles should be left without regulation.
- Same, if it's your daily work vehicle with the exception that it's not a huge truck and trailer. Use common sense!
- Appreciate the truckers who make the world move! Putting limits on a trucker parking his rig on his property is crazy! So many truckers in my area park at home. They have to struggle to find parking in the road. They should not have to fight to park at home!
- Their units, their properties, their business, unless moving into a HOA
- Why is it anyone's business what people park in their own driveways?
- I don't really have an opinion on this, as I'm guessing it's not even allowed where we live
- None of the above

- I don't see how it is a problem if someone parks a vehicle on their own property, whether that is referring to vans, trailers, RVs, etc. There's no sense in putting in borderline HOA-type restrictions on an entire township.
- Again, I think if they own a large enough lot (1+acres) then as long as it's in their driveway or parked in back on a hard surface it's fine. Not to disturb the residents around them.
- Once again mind your business I'll mind mine. My property isn't your concern
- No new ordinances or regulations.
- See above comment
- There are many people living on Ross, who are blue collar, hardworking folks, I don't feel it hurts to have the above vehicle parked on a driveway -for however long. To me. It shows inclusiveness that anyone is welcome in our community, no matter how you - legally - earn a living.
- Again, less control, let people be.
- Not anyone's business but the homeowner. If you want an HOA MOVE BACK TO WEST CHESTER
- As long as sidewalks are clear you should be able to park what you wish at your residence.
- People may have no other choice than to park their work trailers on the street
- Again, why is this anyone else's business other than the property owners? Their land their rules. Ya know...freedom.
- All of these take away the "look" of one's property
- Again, we have a neighbor that has a trailer that is broken and it sits in his driveway.
- I am more concerned with property left in disrepair and unkept than someone wanting to park their RVs, trucks, and trailers in their privately owned driveway. Government controls enough already. If people want restrictions let them live where there is an HOA to control.
- See comments from line # 7
- I am more concerned with property left in disrepair and unkept than someone wanting to park their RVs, trucks, and trailers in their privately owned driveway. Government controls enough already. If people want restrictions let them live where there is an HOA to control.
- Again, loading and unloading is not parking.
- Let HOA s handle it.
- All three should not be stored at a house in a neighborhood.
- Same as comment above. These block sidewalks and views of traffic.
- These things should NOT be allowed to be stored in a residential neighborhood
- This also applies from the campers and boats question
- Your clarification of utility vans / commercial vehicles is very poorly described. Many blue-collar employees in the community have utility vans / commercial vehicles which are required for their employment. How can you tell them they are not allowed to park them on their property if they are required to have them for employment? I would strongly recommend you make sure this is clarified better
- utility van - only on hard surface at the side of the house. Most backyards. back into someone else's backyard. Utility trailer, at side of house on hard surface. You should not give your neighbor the best view of your vehicle or trailer.
- Need to be stored offsite unless loading them for use in the driveway for a very limited time. Again, things like this ruin the neighborhood feel.
- Lots of business owners in Ross have equipment Should not have to relocate to run your business

**Question 9: What type of nonresidential economic development do you think the township should encourage? Check all that apply. 389 responses**



**Comments:**

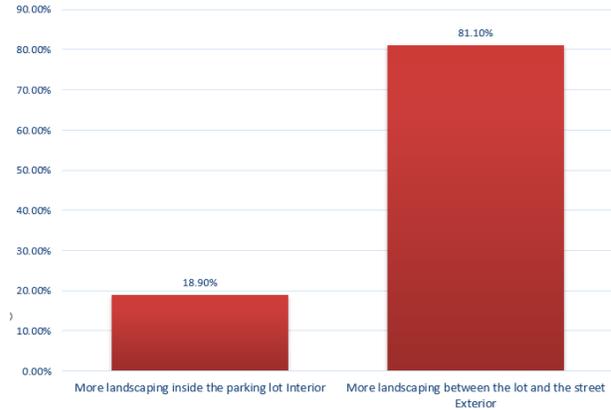
- It would be cool if we could strive to have smaller business/ restaurants with bands and live music where you can walk around and maybe have a DORA area.
- Retail only small business
- Community center
- Encourage? water. sewage?
- Regarding retail: would prefer independently owned companies vs. chain/"big box" stores.
- only request is another sit-down type restaurant NOT a corporate restaurant
- For the township to thrive and keep residents happy we need stores and restaurants in Ross. It's crucial to support local businesses. But not on a large scale. This township can grow WITHOUT big business coming in and making it not feel small town anymore.
- Ross has plenty of stores, restaurants. It's only minutes from Hamilton and Harrison.
- With limits
- Library to accommodate our growing district
- Need to slow down before we become the new Colerain
- We live close enough to all of the above and have some in the community already.
- A few different sit-down restaurants. We need a variety. More healthy food choices!
- Drive 9 minutes to Colerain or 14 minutes to Hamilton to shop we don't need that here!!!
- Stop developing. Keep Ross small and rural. We like it how it is and can travel to neighboring towns/cities for the services we need. If people don't like it, they can move to more developed neighboring towns/cities
- I think some growth in these areas is good as our town grows. But the economic development should stay in proportion to residential development.
- Family-owned restaurants (not chain)
- Small businesses only
- Grocery store only...Kroger
- Here for the small town
- But limited and preferably not chains.
- Leave Ross alone!
- Limited. 27 does not need to become the new Colerain Avenue
- Small mom and pop businesses. We don't need a hotel or large retail here.
- There are plenty 10 minutes away.
- Library would be great!!
- I would love to see an addition of a park or recreational area. (Ex: A YMCA and Library)
- Please do not push for large grocers. minimal growth.
- If you start bringing in more businesses, you are going to lose that small town feel. Everything that we need is about 15 to 20 min in either direction of Ross. No need to build anything new.
- Only one-story high

- Coming from living in 3 other states, Denver, CO, Lincoln, NE, Dallas, TX I have an outsiders perspective. Having been here now for about a year, although I do like living in Ross, they are definitely missing the boat when it comes to retail and restaurants. There's a unique opportunity to recruit some higher-end retailers, as there are lots of people in Ross that would probably appreciate that. For example, a boutique-type grocery store that carries organic produce (i.e., a Natural Grocer or Trader Joe's). There's a lack of that in this area. We also need a dry cleaners, liquor store, 3 - 4 upscale restaurants (brunch/lunch place, Mexican, gourmet pizza, bbq, some with patios), a few retailers, (that aren't Walmart), day spa. A place for people to congregate like an upscale bowling alley (see Lucky Strike), Also see The Shops at Highland Village in Flower Mound, TX. We lived near there in TX & they did a nice job with that area. As far as Dr offices, an eye care, veterinary care would be nice.
- Maybe a few restaurants only
- More than retail, I'd love a park similar to vacillate Green in Fairfield. A place with small business, green space, a playground, foundations or a splash pad and lots of seating. Uptown Oxford is another great example. We need a place for families to gather!!!!
- Perhaps small town locally owned businesses but no franchise!
- None
- Ross is a small town and needs to be kept that way
- No fast food, nice sit-down restaurants
- We are pretty maxed out with medicinal services and the edges of the township are full of industrial.
- It'd be nice to not have to go to Colerain as often.
- Nothing, we need to keep Ross Township just the way it is, period.
- I am not against people industry like auto shops and small manufacturers in rural areas. I do not want the main street in Ross to look like Colerain Ave
- Upkeep and support of the businesses already here. We don't need anymore; we are close to many urban areas with plenty of shopping and business choices.
- It's a small town and already has enough built up with the plaza where Elis is located and we have the new UDF and Family Dollar.
- Keep it the way it is
- Let Ross stay Ross. Please.
- We need more development focused on community engagement - a library, park, or community center would be a great addition to the township. Additional sit-in restaurants would also be nice.
- Agriculture
- Industrial only if it's outside of the downtown area and not near subdivisions. It could be up on 27 but I truly doubt that a bigger industry will build here.
- Smaller retail - no large commercial stores (WalMart, Meijer etc.). No large commercial developments (Liberty Center).
- This should be limited to a certain number of each per area of the township
- rural is not commercial
- Jobs bring revenue and revenue builds communities. If we had our own ZR we will be able to tell and show all of the above businesses what will be required if they come to Ross Twp.
- Ross itself is a rural community. Economic development is a benefit for the residents of ross, but we aren't a Mason, a Springdale, or whatever else you want to compare to. If you lose the identity, you lose the successes of the community up to this point.
- We do not want any development. We like less people in the area. It just brings litter traffic and crime.
- Leave Ross alone.
- Small businesses!!! Large scale corporate type retail would be a pain, but a nice "downtown" area with small businesses and shops would be great.
- Anything that will generate taxes and lower the school district tax burden on the residents.
- Taco Bell or chipotle!
- Restaurants only
- It would be nice to have a few more restaurants however need to be controlled and not in excess.
- The town of Ross could use more of this for its residents and the town has come a long way but don't want this to be encouraged too much so Ross doesn't turn out like Monroe or Mason.
- I like to eat
- I am completely against any hotel being built in Ross.
- They should vetted and located appropriately, most likely on the 128 stretch or just off of 128, where most of the business is already located.
- Whomever approved Hendle tree service on 27 sure screwed up, that place is an eyesore across from the very nice medical buildings. God knows what is making its way into Indian Creek at the rear of their facility. It needs to be shut down and the property cleaned up.

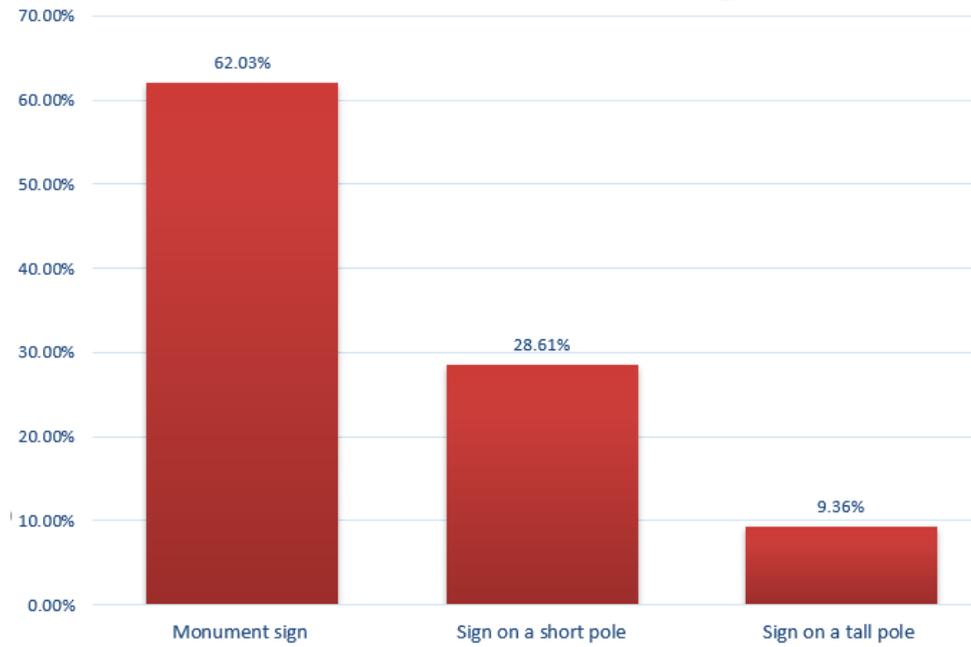
**Question 10: For parking lots that contain a lot of pavement, would you prefer to see more landscaping scattered inside the parking lot (landscaping islands) or more landscaping between the parking lot and the street? 365 responses**

**Comments:**

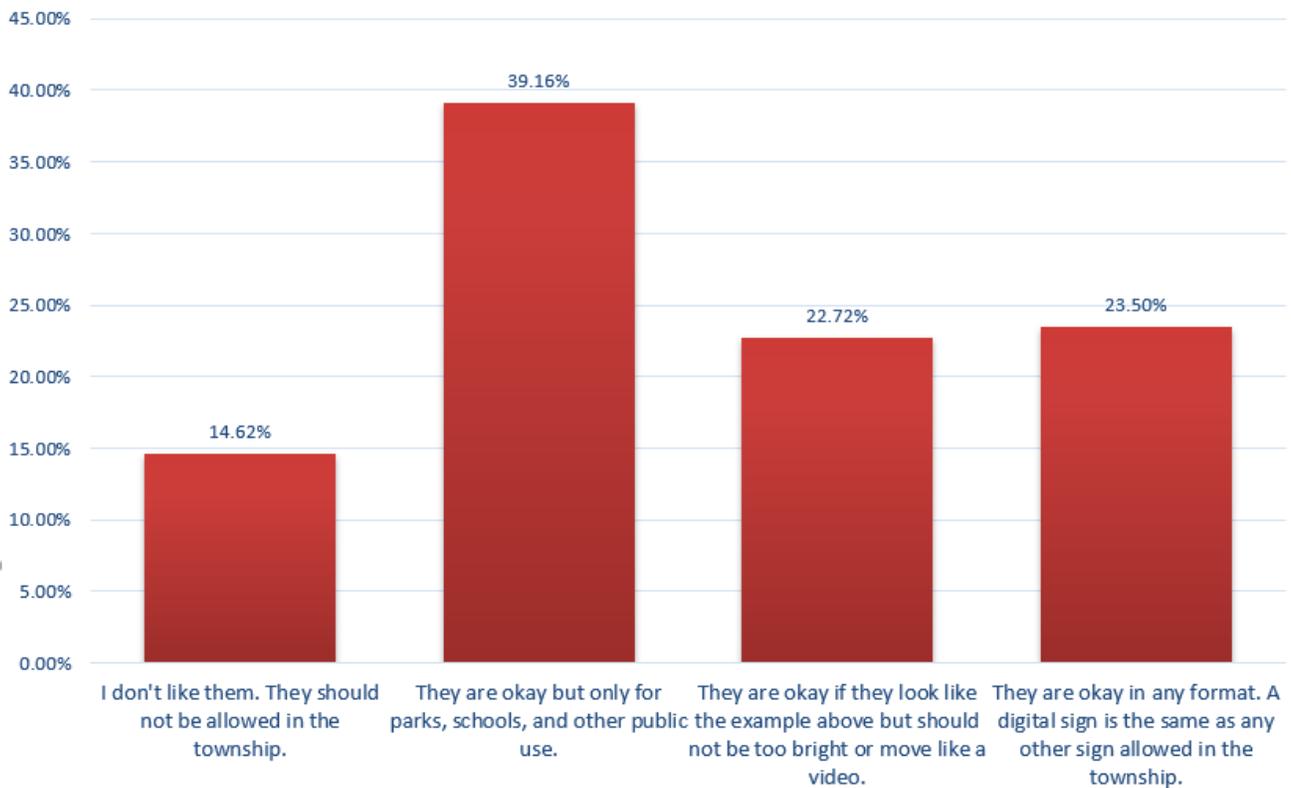
- Maintenance of landscaping is a priority.
- Any kind of landscaping and green area is always more attractive if the room allows it. But shouldn't be forced if the size of parking lot doesn't allow it. For example, I feel if someone has a lot that holds 10 vehicles shouldn't need to do much with limited space. But if a lot that holds 50 cars should have islands and things to draw the eye away from a lot of cars.
- Why worry about the things like that, kept them clean and up to date?
- Make it easier to maintain summer and winter
- None
- Do we need parking lots?
- That's a waste of money. Open lots without all the curbs and trees are best, I think!
- No parking lots more woods and parks
- Nothing
- Control the storm water runoff
- Is this seriously an issue?
- Not really necessary if the town stays small. If we are planning to grow like West Chester than yes. But I don't want to see this happen.
- It seems to me, there are more important things to worry about than parking lot landscaping.
- We don't need big parking lots.
- Must be maintained
- No parking lots this isn't Colerain
- Both. Don't crowd everything in. Issue tho is if you only do it inside the parking lot chances are that's going to change and people will eventually just turn it I to more parking. So I say both.
- I'd love both. Why not?
- Why would you put such restrictions on new business?
- We do not want any development. We like less people in the area. It just brings litter traffic and crime.
- Stop.



**Question 11: Which of the following three sign types/designs do you like best? 374 Responses**



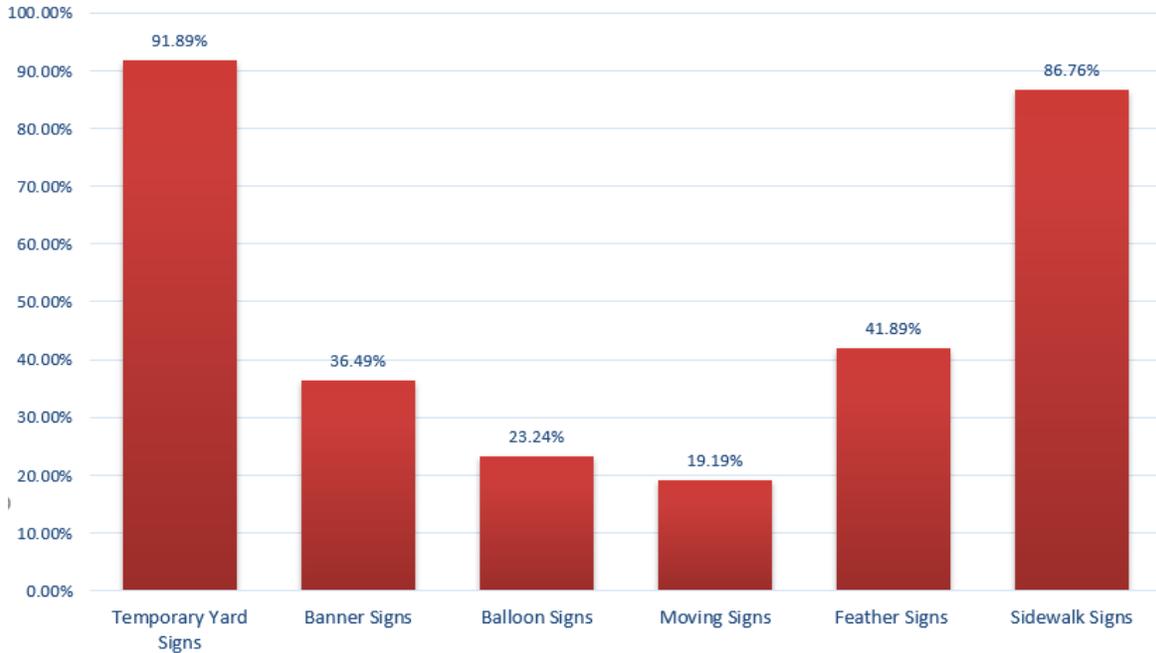
**Question 12: What is your opinion about digital signs? 383 Responses**



**Comments:**

- This is America, let the business owners decide what they like.
- I want Ross to stay country life! Digital signs are for more populated areas with shopping centers.
- Don't build more businesses
- We do not need a funded sign "police" bureaucracy put in place as a tax dollar drag. If the sign is functional it is ok. Broken signs should be fixed or removed within a reasonable amount of time
- None.
- As long as it doesn't distract drivers.
- After sunset they should have a night-mode to be more subtle and not cause light pollution.
- Short pole sign gives enough of a view and doesn't need a permanent base structure, plus it is less of a traffic hazard than a monument sign which can be so close to the ground that may obstruct vision pulling in or out of a business.
- No opinion
- They can be distracting while driving.
- Stop. No more.
- None
- Drivers should be focused on the road not reading a flashing or rolling sign.
- They look cheap
- This should be limited based on what is allowed in question 11.
- No bright or blinking signs.

**Question 13: Check the types of temporary signs that should be allowed in the township? 370 Responses**



**Comments:**

- You should define temporary
- If Temporary I'm Ok with any type
- Who really cares?
- Depends on where it's located. Make it look nice and not restrict view
- Keep it country like.
- As long as they are temporary
- Let's keep it classy but still support our businesses
- We do not need a funded sign "police" bureaucracy put in place as a tax dollar drag.
- Nothing that looks trashy
- As long as it's not vulgar in some way, I don't think the type of sign should matter.
- None
- Really as long as it's not a major distraction or view blocker for drivers and pedestrians that may be walking any would be okay within reason.
- None
- I don't mind if they are temporary but one must ensure they are removed after a specific date/do not become permanent.
- Banner signs look very trashy
- We could grandfather those who already have pole signs.
- My only suggestion is to have something in place for having the signs removed in a timely manner.
- The main issue with temporary signs is that they are temporary and should be taken down. Suggest a time requirement for removal with supporting consequences if not adhered.
- None
- We do not want any development. We like less people in the area. It just brings litter traffic and crime.
- Stop.
- Banner signs only temporarily while a permanent sign is being ordered
- Who cares enjoy life?
- It depends on where the business is located.
- What is the time limit on temporary?

**Question 14: What kind of opportunities do you think the township should be working toward in their planning and zoning efforts? 162 Responses**

- Plans should be geared more to families, and small businesses, with a small-town feel.
- Keeping the rural small-town feel
- Keeping more of the farm land
- Dog park, community center, walking trails,
- Bringing in business and affordable housing
- Stricter abatement of run-down properties.
- Small business to keep hometown feel.
- Keeping the small town feel but still move forward to more modern
- Offering more restaurant options, park space
- I prefer the smaller town feel.
- Community oriented spaces: park, library, rec center
- Stop building so many homes.
- Don't push this on the taxpayers we don't want all this in Ross
- Keep small and rural - no bus line! No industry or other business built... use empty buildings available
- Saving rural communities
- Bringing bigger businesses To our town
- Attract more small businesses to the downtown area.
- They need a committee that's educated. It needs to be ran by people who have the same views as the majority of the township. They need to be able to keep the township growing without going "big time" but if it some person sitting there uneducated about zoning and doing it for their own view then they might as well let the county do it or have none at all.
- Small mom and pop type stores, restaurants, etc. No more chains!
- Leave Ross as is.
- Sidewalks throughout every single neighborhood including birdland / treeland
- Make sure of traffic. Ross trails already doesn't know what a stop sign is always rolling out on Layhigh! Police need to enforce more traffic laws!
- Nothing more Farm lands.
- Keep Ross looking nice
- park, library, YMCA
- Keep the area rural and little commercialism!
- family style restaurant
- Community entertainment similar to what Hamilton offers, coffee shop, wine tasting, candle making etc.
- Public land maintenance
- None, by developing a rural community, the point of living in a rural community is lost. If people want to live in the big city, then go to the big city, otherwise leave our community alone.
- There needs to be much improvement on public amenity: sidewalks, parks, public pool, etc. kids and teens need safe places to play publicly without harassment.
- Take notes from City of Hamilton revitalization! Enhance living and visiting Ross with public attractions and popular businesses: community center, Farmer's Market, festivals in town... develop a town identity location (Fairfield=Village Green, Hamilton=Main & High Sts; Loveland=Bike Trail area)
- None. No one wants change
- Less commercial. Keep Ross rural!!
- The township should not be working towards any new development
- Township should be focused on reasonable and manageable growth and improvement that continues to represent Ross Township's character.
- Slow down!
- Preserve land. Parks.
- If they do promote business, I'd prefer small businesses, locally owned. We don't need another grocery store, gas station, or fast-food chain please!!!!
- Unique shops like Mad Piper. So cute and good!
- Preservation of open space and farms..... preserve the heritage of the area
- things that bring in money so they don't have to raise taxes
- Not much or it's going to be a City instead of a township.
- Less commercial
- Few restaurants and retail locations only off of 128.
- Keeping Ross economic prosperous while maintaining a rural or at least spacious appeal.
- Leave things the way they are!
- Keeping Ross small and rural. Stop developing
- More event planning like Brining back Silver Queen Fest.
- Keep Ross we are not Harrison or Hamilton leave it alone!
- Don't make competitions such as two burger or chili places. More inviting like the White Oak church looks more like a barn than a welcoming place.
- Leaving the rural feel of Ross

- Plan ahead for traffic issues. Walking path or trail is needed
- Less restrictions on small farm animals. Allow small numbers of chickens, rabbits, goats, etc. to be raised on residential lots. Allowing kids with 4h projects, small scale hobby homesteading, a couple of backyard chickens etc. Butler County currently requires more than 5 acres and zoned as agriculture to have even a small number of small livestock or a single chicken.
- Kroger!
- City water
- Grocery store. It's over 15min to get to the closest large grocery store. It would be great to have a community rec center with exercise availability/indoor pool/place for kids to be kids in the winter months.
- Need revenue earning business.
- More farms, less houses
- None, keep it the way it is.
- Nothing. Leave Ross alone
- Local park with playgrounds, venue space, and community center (for Ross community only), no sports fields. We have enough of them.
- Fixing the streets that have been damaged by all the heavy trucks going thru Dry Run subdivision
- Good judgement with curb appeal. Ross doesn't need much honestly but if things are going to change, keep it clean and classy
- Community center with a pool like Mt. Healthy pool
- Less is more. Keep our community small. Locally run business only. No national chains.
- Adding higher-end retailers, restaurants, grocery, so we don't have to go to Colerain to shop (unless we need to go to Big Box stores). Focus on keeping Ross unique and do boutique style places. Concentrate on adding some high-end patio homes for older people (with amenities) who want to get out of their large homes with yard work, but still want to be in Ross.
- They need to work on the water issues they have now.
- Keeping things rural
- The opportunity for the people who have lived here all of their lives to not have their community turned into West Chester
- New grocery
- Community gathering spaces! Playgrounds and places kids to play!
- Keeping things as they are.
- Dealing with the traffic issues. Traffic backs up multiple times a day on 128 at light by 27. Trying to turn onto Herman Rd is a nightmare. During school, the traffic backing up due to people needing to turn left into Elda and with no arrows at light, and steady traffic, will sit through 3 or 4 lights.
- Parks maybe? Not overpopulating with businesses but a few smaller office buildings or small strip malls similar to what we have now could be nice for the influx of personal businesses we've seen.
- I would like to see the township work on recreational development. two items that I would like to see is more greenspace and a YMCA.
- maybe one breakfast place, Bob Evans or something similar. nothing else.
- Keeping the town small and of good quality businesses, schools and parks. I'm not a fan of big growth. I will move if that is the plan. Let's improve what we have.
- Not taking more tax payers money
- Keeping the township small but we'll maintained
- N/a
- Business that will help those that already live here.
- Keeping ross from developing any further. Keep Ross small
- Keeping our rural farming community true to its roots. No big development. Wouldn't mind park development for families to enjoy.
- I'd like to see a mix of retail, different restaurants - if possible - and affordable homes - apartments - I know that's a challenge with sewage issues.
- A better grocery store option.
- No new houses on less than 1+ Acre
- Leave it as it is
- No apartments or townhomes, doesn't fit with the area
- Parks with play areas for kids, dog park
- Preserving the land/greenery/open space and decreasing the amount of development.
- Putting in sidewalks from School Rd down to the light at 126 without interference and doing so on both sides. And sidewalks through the community neighborhoods. I see a lot of older adults and kids on bikes walking and riding on the edge of roads because there's no sidewalks. Walking is the best cardio exercise and for the median age of residents a lot walk for health reasons.
- Community space like parks and bandstand
- keep it the same
- Affordable housing
- Keeping the rural charm. Limit development so not to over crowd schools and devalue property.
- Nothing

- No parking on both sides of a street, like on Longhorn. Ban kids driving golf carts and small kids on motorized bikes on street.
- Keeping the rural feel. Don't need grocery stores, hotels or more restaurants. We aren't that far. Don't want to see us become Another West Chester or Liberty Township.
- Keeping a small town
- A mix of greatest tax profit businesses and small businesses (sit-down non-chain restaurants, breweries, distilleries, photography studios, salons, experience-based crafting etc.)
- Community center (workout facilities, after school activities, pool etc.)
- More opportunities for community engagement and entertainment - give residents more local things to invest their time and money in. More bike-friendly access would be nice too if the infrastructure could support it but that can be challenging to retrofit.
- Agriculture
- Let small businesses in and big businesses out.
- We need a "town square", with small shops and restaurants with outdoor cafe seating.
- Keeping it exactly how it is.
- Restaurants
- A significant amount of land should be designated as land, where nothing can be developed. I am not a fan of a few developments by Larry Thinnes' real estate group that is controlling large lots and packing in as many homes as they can for a profit.
- We need a good condominium complex or apartment complex.
- Creating spaces to create community. For example, Fairfield on the green and the uptown space in Oxford. A place for people together and people to meet
- To keep things culturally even. Don't try to get too big city; I moved here to get away from that.
- Amenities that will help better the health and wellbeing of the residents/students: library, park, community spaces, etc. Encourage small businesses, focus on slower but higher quality development.
- Maintaining rural Ross
- Community space
- People having yards cut at least once a month
- I think they should be focused on keeping the small-town feel, and avoid large commercial businesses.
- A community center for residential use.
- Small business, mom and pop coffee shop.
- Parks
- Get the zoning regulations done as soon as possible to avoid Butler County Zoning from allowing Ron Coffman to develop the Burns Farm with unacceptable buildings. I do not want future Ross developments to look like Harrison Ohio developments.
- Nice balance of controlled growth while maintaining suburban/rural feel.
- There was a planning commission that gave a great plan for the Township but the Trustees didn't go forward with it. We can never allow another building as tacky as the Family Dollar store be built in Ross. We have to have a high standard like they do in Lebanon and other communities. We are going to grow with Spooky Nook, without a doubt. It is imperative that we do it with a vision to make Ross a community that has grown but still has that hometown atmosphere. To live in Ross is not cheap so we want to make sure this vision makes our town look more like a Loveland, Lebanon and Madeira. We don't want to end up like downtown Mason which has horrible sidewalks and don't support their local businesses. We want a look that is classy. We can't allow any more buildings like the Family Dollar store spring up in Ross. We will have growth in 2022-25 due to Spooky Nook and the Burn's property.
- I think the township should be in local control of our township. Keep in mind the wishes of the residents. Any large-scale development should be avoided at all costs. Once that land is developed there is no turning back and we are stuck with whatever lands there.
- No opinion
- Development is coming to Ross Twp in a big way and with it will come the Opportunities. Twp leadership needs to get in front and Lead the growth of our community by supporting the Zoning Commission and the actual Zoning Resolution. Overall, we all want the same things beautiful homes, goods and services, parks, excellent schools, maintained highways and streets and safety.
- Single family housing and small service business. Would like to see a YMCA, senior center, assisted living.
- Focusing on the community and ways to enhance the rural aspect of the community. We don't need to be sitting here asking ourselves if we allow RVs or not. If we're going to do that, then I'll be happy to nitpick at every little thing I don't agree with in my township and raise petitions for change.

- Assisted living facilities, patio homes, one family houses, some condo residential housing, community center, small businesses and restaurants.
- Stop the growth
- Less dense population.
- None
- None, leave Ross alone.
- Keep Ross small and quaint
- Keeping ross, a rural community
- Smart, sustainable growth with a core business district
- Utilize the fact of spooky nook going to Hamilton. Have restaurants and businesses for the tourist.
- Keeping the Township small.
- Cleaning up what is already here.
- Getting major businesses to pay taxes
- Safety. Requiring sidewalks and crosswalks. Street lighting (not the old pole style but nicer community type). Also, activities.... like the fire department does on the 4th of July in the back road community. Allow streets in the communities to shut down for big holiday celebrations that involve the community. Keeping the community feel small is important for the people resistant to change. You do that by bringing community members together through community events.
- Remember to allow space. Move back off roads for growth and road widening.
- Places for Seniors to continue to live within our community without the burden of yardwork or other major maintenance.
- Retaining small town rural feel
- Keep the standards high and keep Ross respectable.
- Maybe focus on the small-town charm retail and restaurants.
- More jobs, more retail and restaurant, more landscaping and better sidewalk pavements and fixing potholes, better street lights and fixing I-27 since it's known as one of the most dangerous highways.
- There is no way to it so move if you don't like it
- Opportunities to increase business so income for services can be paid through them bs taxing residents more
- parks, fitness/recreational/public pool (something like Oxford has), restaurants
- Infrastructure plan has to be in place. (Sewers, roads, future traffic, etc.) Have to have a vision.
- Making the main part of town more aesthetically pleasing and increase opportunities to shop more locally.
- The committee should be communicating the benefit to this change. I have not seen a positive comment about this so I'm not sure why the commissioners feel this is something the community wants.
- A fine restaurant, nicer homes, viable businesses, library,
- Nice upper scale options
- Open to the public
- Keeping our rural image but continue to develop with the majority residential vote
- Opportunities to encourage small and locally owned and operated businesses.
- Not let it turn into West Chester keep it small
- Have all nonfunctional vehicles not stored inside a garage removed and taken to scrap yards. There are too many abandoned vehicles on properties these days. They ruin property values. All buildings that are falling into disrepair should have the owners fined until they have to sell the property to people that will indeed maintain it properly and not create eyesores.
- Attract families with single family homes. More stability for tax base and schools. Rentals are a problem.
- Should be working on cleaning up run-down areas and over areas Too much junk on for Land.

**Question 15: What concerns or issues do you have about future growth or zoning in the township? 209 Responses**

- I am concerned that Ross will lose it's rural, small town appeal if too much larger construction projects are planned. We don't need another "Colerain" here in Ross.
- Just getting too big and ending up like Colerain
- I would be reluctant to see every available parcel sold for homes.
- No tall buildings. Over 3 stories high.
- Too much traffic
- Would not want it to be like Colerain with many lights and places of business.
- Over population and traffic issues
- No apartments or multi residential living
- That old ways will inhibit growth
- Mostly infrastructure that does not support growth.
- Do not want to become too commercial
- beware of what you ask for
- Getting too big. Too many dollar stores. Mega churches.
- Too much growth. Providing mall strips, attracting too much traffic into the township
- Too many houses being built = more kids = less space at schools
- Traffic and the school population getting larger. I want a smaller populations in school and town.
- Traffic, overpopulated schools, loss of rural charm, increase in litter
- To many residents will not make it what it is now.
- Added extra traffic it takes away from small town you can't tell home owners what they can and can't do on their property
- Future growth bringing in lower income housing and crime
- Bus line and crime
- Biggest concern is ross becoming another commercialized town with apartment buildings and retirement centers and other corporate retail....NO THANKS TO ALL, STAY OUT
- No rental properties Slow growth please
- Keep out the Apartment buildings
- I would prefer not to have a lot of large retail, chain or box stores in the township.
- I am interested in small growth, but concerned about traffic for our main roads.
- The town needs to grow.
- Traffic flow; crime control; schools
- Would like to see slow growth to keep the community's small rural feel.
- Turning it into West Chester will be a disaster
- No bus lines
- Too many money driven decisions
- Ross will always have to grow and have its little economy grow and be able to prosper. But not at the expense of selling out to big corporations. I do NOT think we need any big hotels condominiums or apartments. I hate to say it this way but it brings in trash and brings down property value. Housing and small businesses is needed. I do not like losing the farm land around Ross. But it's inevitable. But to keep Ross with the small town feel that I have lived in my entire life....39 years. It can grow with single family homes. And small businesses. It's worked this long and can continue with good zoning and township leadership.
- Putting in too many neighborhoods. If a neighborhood must go in, do not allow for those all siding 3 window houses, that look terrible after a year.
- We don't want to be Colerain or West Chester
- More traffic and not obeying the laws
- We moved to Ross for a country like setting. So, nothing needs to be built out here!! Hamilton and Harrison are both minutes away.
- Use great planning keep buildings nice
- limited commercial growth
- Concerned about development located at 27 and Hamilton New London.
- overcrowding. reduction in property values
- Too many low-income housing projects. No apartment buildings.
- Concerned with the possibility of small rural town feel. Do not want to be another Colerain Ave. Traffic/safety flow with multiple schools on 128
- That it will not remain in good taste
- I'm very concerned with the rate in which our community has changed and developed. The more desirable and larger the community grows, the more undesirable and delinquent citizens it will attract. People that have been born and raised here are not happy with the rate our community has changed, nor am I. I love living in a rural community and Ross is moving away from that.
- There will be a huge housing boom once the Burns farm, and the farm at the corner of Ross Hanover and Black road is developed. The schools won't be able to handle the influx of students, and the road will be congested with traffic. All the exact same things that happened in Harrison
- Turning this area into another Liberty township. Keep Ross rural!!
- The township does not need to increase in size or attract new development

- High density housing developments that create cookie cutter neighborhoods. Also, a concern is for zoning boards that overstep and do not represent the feelings of the majority of the residents.
- We are growing too fast.
- Going to be WAY to crowded, too much traffic and will no longer be a "small country town".
- There needs to be additional business for the growth and support of the community but it's important to know when enough is enough and ensure diversity of those businesses. Too many of one type of business makes no sense. It's also important to maintain the clean look of the community as well if additional businesses go in. There should also be off limit spaces for businesses to help maintain the feeling of the rural atmosphere that was a draw for many of us to the area.
- Too much will ruin the township and what draws people to Ross in the first place. It'll just become like all the others.
- Want to stay small and not bring more people in. So, it's not so busy around town!
- Need to keep our township a small rural town.
- It'll Be another Miami Colerain.... people Came here To escape, Look how that area is going to hell. Why would you recreate it?
- Traffic issues
- traffic needs to be addressed from the beginning
- It's a township and not to big so leave it that way or you're going to be just like everyone else and bring more trouble to the township.
- Traffic, low income or section 8 housing, apartments.
- Traffic flow/ congestion. At certain times of the day, traffic flow is already becoming difficult and, in some areas, there is limited space to expand the road without taking over someone's property. (i.e., Hamilton-Cleves and Rossgate Court intersection)
- Overcrowding
- No new subdivision, no new Kroger's, or Walmart the small-town feel is the reason 99% of people that live here moved here!
- We're becoming Colerain
- Stop development. If we keep developing Ross, it will bring more traffic and movers to the area, along with possible crime. We will eventually not have the small-town characteristics we know and love anymore. We have no problem traveling a short distance to neighboring towns/cities for services.
- Losing its small-town appeal
- Ruining what ross is! My in laws have lived out here for years. And I grew up coming out here to friends always loved the small-town feel. Why turn us into every single other surrounding town/city? If that's what you want.... then move to that.
- That we end up like West Chester or Fairfield.
- Keep Ross we are not Harrison or Hamilton leave it alone!
- Ross should be a rural farm small town. But with houses more land is being used and people are coming. Residents hate it and crops are going down.
- I fear economic growth is going to start happening too fast with what I'm hearing for plans across from Elda. We have so many places within a few minutes driving distance in any direction that we don't need a whole lot more in Ross. However, I know with population growth comes change. I just don't want to see the change come too fast and change the great things about our town.
- Want to leave the rural feel of Ross/ not commercialize
- Traffic. I am fine with commercial development as long as we plan ahead for traffic
- That there will be too much growth and development.
- Why move to the country if it's going to change?
- Keep the small town feel and not over develop
- None
- Overgrown and cheap like Harrison...Houses too close together, built cheap
- Our schools/roads are not equipped to handle more traffic. We can't keep building more homes without taking this into account. Our Elementary schools just had to open the intermediate school...which many were against.
- I do not want apartments or multi-family homes here.
- Overcrowding and losing charm
- We have lost our rural personalities, more urban we get, more urban issues. There have been shootings, tagging, drugs and prostitution, that's what we want???
- School is already oversized; town is too small for more houses and people
- I'd rather it stays the way it is; we don't need Ross to get any bigger.
- Keep Ross small. A small well-organized street of non-chain shopping and dining would be nice but not a busy strip or franchise restaurants and dollar stores.
- I worry that the township will get too large and put a strain on the school system.
- Leave Ross alone!

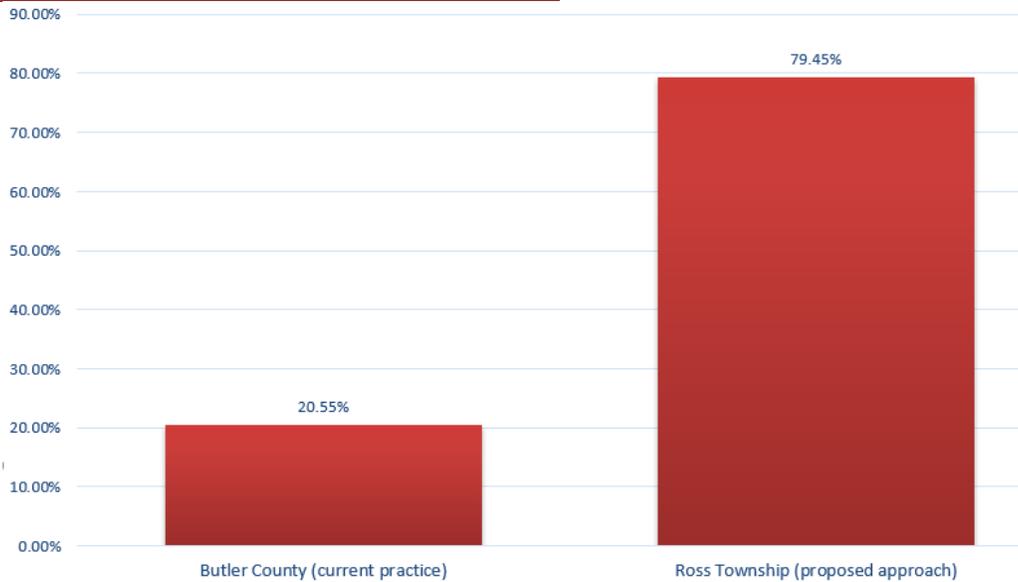
- Local traffic is getting ridiculous. Feels like Colerain township during rush hour. Please redesign intersection at 126/128/layhigh with turn lanes and arrows. Expand 128 at minimum to include a center lane so traffic isn't held up when cars try to turn left.
- What to remain a small township.
- Traffic in Ross could easily become a nightmare
- Growing too fast for the schools causing more school buildings and more taxes.
- Too many businesses just off 27 on 128 causing congestion
- Worried about the school being full. Too many neighborhoods.
- Just that Ross doesn't become the next Big Box shopping destination. Also, quit adding fast food chains. There are plenty of "faster type" healthier food options that can go in besides Subway and Wendy's. Nicer sit-down restaurants would be awesome, so we don't always have to go to Big Bulls or Eli's. Not discounting those places, but that's all we've got.
- They need to work on the issues they have now
- Too big growth too fast.
- No section eight housing
- No big box stores or retail or restaurants!
- Becoming another Colerain Avenue. I moved here for the rural, country, environment.
- Multi-unit housing and traffic. Ross is already overcrowded with the current infrastructure and school system.
- Potential overpopulation of businesses and/or dense housing-- as long as we don't push to overkill and remain rural, I see no issues.
- I am concern that the increase development will make us lose the small time feel. Another issue I see is that the township needs to develop a plan to deal with increase traffic as the community continues to grow.
- to many driveways/store entrances dump out on main road. A side road that they all exit to would be better.
- I grew up here moved away and came back after 16 years of being gone to raise my family because of the great small town it was and has been with some growth and great schools and parks! I lived in West Chester and Norwood and moved back here to get away from all the traffic, overcrowding, incredibly high taxes and have a breath of fresh air. I don't care to drive 10 minutes to get to a store and shop... we have plenty of places to choose from in Hamilton, Colerain and Harrison.
- Overcrowding and raising taxes
- Definitely don't want to be in the city, that's the whole reason we moved here in '94... overcrowding, more traffic, more litter, more crime
- Ross is being to developed. The majority of people live here because it's a small town. Bringing in a lot of businesses or housing will destroy that.
- Congested busy roads. Overcrowding of businesses and residential properties.
- Becoming too commercialized
- Bringing in businesses to draw visitors or increase traffic of those who don't live in township.
- We moved here because of the small town feel and look of Ross. We are against further development
- We live in a rural country setting. Hoping it remains preserved for many generations to come.
- Growing too quickly or letting what we have fall apart. Redevelops what we have don't make our beautiful fields into a parking lot.
- I fell there needs to be more inclusiveness and think there should be, if possible, a mix of citizens on a planning committee - not all realtors or "money" folks but every day, mix of age citizens input.
- I just don't want to see it to become Luke Colerain Township. I love the small town feel of Ross. I know change will happen and some is necessary but please be careful what does change our awesome community.
- Traffic, especially the area from IGA to BP
- Increased traffic, bringing people from outside neighborhoods, lose the small-town feel. We moved to Ross for the way Ross is. If it's not broke don't fix it
- We area already at capacity
- Road capacity & school capacity
- We live in Ross because its rural, let's keep it that way
- Population control, and our community becoming an urban area like Harrison. Our schools would be over run, and we would lose the small-town vibe that we love.
- Over building the community will bring in more low income and that brings in the higher crime rate. Its statistically proven. People move here for that safe small town feel to raise their kids without worry if being shot walking next door to their friends.
- That it will become another Fairfield.
- keep it the same
- Keep it small and rural
- It's going to grow too large if we do not change zoning laws soon.
- Old residents prohibiting growth

- Keep things small. No big box stores or major chains.
- Too much commercial building. There is shopping right down in Colerain and up in bridge water falls. We don't need it here in Ross.
- Apartments, hotels, retail and subdivisions overcrowding schools and rural streets.
- To keep it small like it is.
- The schools are full. Traffic is bad in the evening. We don't need anything to be bigger, nor more of. Anything you could possibly want is 10-15 minutes away in every direction
- No low-income housing or bus line
- Farmland being bought up and developed with houses on small lots. Worried Rt 128 will become like Colerain Ave.
- TRAFFIC!!!! PEOPLE!!!!
- People who always want to be the last one to build/buy and yet want to keep "rural character"
- Too crowded, traffic
- I hope Ross takes a smart approach to residential development to avoid the overcrowding and infrastructure strain nearby areas have experienced due to approval of several large-scale housing developments by builders like Ryan, Drees, etc. There's a special charm to Ross from all of the open green space, adequately spaced neighborhood lots (0.4+ acres), and overall small town feel that would be a shame to lose.
- Too much already done
- Future growth leads to overcrowded schools. Most people who live here or have moved here come for the country rural feel. Not the big city, or Colerain/West Chester feel. Stop trying to make Ross bigger. There's no reason. We are at a peak with school performances, why are we trying to trash that with a bigger community.
- Would prefer to maintain a small town feel with no heavy industry.
- Outsiders
- Too many large subdivisions. Not enough eating establishments
- Traffic is already a mess in downtown Ross on SR 128
- Looking too industrialized, making sure there's still enough green space and keeping the cite hometown-y feel.
- I do not want Ross Township to become so populated that a public bus route gets added to the area.
- Growing too fast and too large for the current roadways
- Balance is key. I would rather see things done well than done in abundance
- Don't let multifamily housing in. You will see an increase in crime and it will tax the schools and infrastructure.
- Growing too quickly for existing infrastructure, losing current priority placed on green space/land and charm of existing community. Fear of exponential growth with diminished quality/variety in new development and zero preservation of any land or green space, as has been seen in Harrison.
- Even adding one lane plaza was too much, and most of it sat vacant for a long time.
- MDU and box store
- Nothing
- I fear that there is going to be too many neighborhoods, and the small town feel of this area is going to disappear.
- We cannot allow building of multifamily homes or excessive amounts of single-family home without involvement of our school diet. The district cannot handle a large population growth and the community does. It wants to pay more taxes for additional buildings or space for them.
- Traffic. 128 in the middle of Ross. You can't turn Left off the exit going south
- I'd like to see the country small town look remain the same.
- Single family homes with more than 25% vinyl siding and multi-level hotel/motel/business buildings.
- Too many subdivisions without supporting infrastructure.
- I do NOT want to look like Harrison. The housing development springing up near New Haven are poorly made, all siding and the same. We have to make sure that the Burn's property has custom built homes or at least homes that are all not the same. We need homes that have some brick on them and must have landscaping. If we build apartments, they need to be upgraded apartments. Most apartment buildings go downhill in around 20-30 years. We want a high-class townhouse or apartment facility. I'd rather have no apartments but that is probably not going to happen.
- I am concerned that residential development will outpace the school district's ability to accommodate the increase in students.
- Keep the country feel but stay ahead of the times. We need a Kroger's and a Starbucks!
- Traffic and over congestion on roads
- I want Ross to stay as it is. Small, quaint. I don't want more stores or anything.
- Multifamily housing, high density housing

- Maintain the rural atmosphere of the township. That is the reason a lot of people moved here. I have no interest of large-scale commercial development or high density/multi-family housing. Any development needs to be carefully planned with the charm of the township in mind. Sporadic development looks bad and zoning regulations need to be enforced (ie. Hendels Tree Service on 27). I also have no interest of any rumored development in the area of 27 and Hamilton New London Roads. I feel that is going to open the long-term possibility of 27 becoming a commercial corridor similar to Colerain Ave/Liberty Way. We do not need any major development. Everything we need is within a 10-15 minute drive.
- I like Ross for what it is, Kind of small. Moved from Springboro because it grew too much. I don't want to be another Springboro or West Chester. Everything you need is less than 5 miles away.
- My hope is we would continue to keep Ross Township as a community that's got an open country feel without all then jam-packed subdivisions in the city and no multi-family homes, towns houses, or apartment villages.
- Infrastructure, traffic flow
- our roads are not equipped to handle the added traffic
- My biggest concern is not having our own Zoning Resolution and relying on Butler County to make our decisions.
- Do NOT want apartments, hotels, industrial, or low-income housing.
- I have the issue that this was brought up for reasons that zoning has no control over. You can't control who sells what land, how people take their vacations, or what they can afford to drive. Not to mention this whole process costs some undisclosed amount to debate. Lastly, I have the concern of poor communication. Had I not known someone who had the survey, I wouldn't have answered. How can you promote growth and development when the group debating can cherry pick the recipients of the survey for their own internal goals? The results of this survey need to be looked at harshly, as the data is not representative of the population as a whole and is easily accessible to bias from the controllers of the survey.
- Enforcement of the zoning by a professional and educated individual.
- That we'll become the next West Chester
- Too dense population.
- Too much growth too quickly, keeping the rural charm of the township.
- Low-income housing. No apartments
- I'm concerned that developers will come in and turn it in to a Mason, Loveland type area. Brings in congestion, pollution, trouble.
- Don't what condominiums or apartment complexes. Just single-family home with minimum road frontage and restrictions
- No more businesses.
- That a lot of effort is put forth and all it will generate is 'Dollar General' type retail development that truncates future economic development. We need some strategic financing and development planning that can attract businesses that are strongly supported by this community.
- To many private homes, not enough businesses
- Keep it small we like the community the way it is. You lower the price or build multi-family units; the city will fail.
- It's going to happen weather we want it or not. I the owners of any rental properties should have to live locally. Within an hour or something. They shouldn't be owned by a big off-site company that isn't able to be physically involved in the process.
- Creating whole department to run. \$\$\$\$. Home rule you can't enforce much.
- It needs to be thoughtful, planned development that adheres to our Land Use Plan.
- Poor traffic control, lack of infrastructure
- The standards will be too low.
- Ross is the country. We need to keep it that way. However, we're there is growth you need to accommodate somewhat. Let's not make this another Monroe or West Chester please!!!
- How much will this raise taxes? How can we as a community fix these needs?
- Enough schools, EMS, police. Traffic issues
- Zoning decisions need to be logical and not emotional. It needs to benefit the township and all its residents. The more restrictions we have the more people you will have to hire to run the department. One person part time will not be able to do it. Probably will need at least 3 people
- I do not think Ross has the population to support a lot of the things people want, I think it is best to continue to focus on bringing things to that are not vulnerable during hard economic times. I do not want to see a bunch of businesses come in and then leave because the town cannot support it. Parks and recreational tend to survive most during economic hardships.

- Concerned the residents don't understand all communities grow and people who are the most uninformed and scream the loudest are sometimes listened to. They want to be the last one to move here. Concerned our trustees don't understand community planning/development/etc. enough to inform the folks and make them comfortable.
- Legal issues are the greatest concern. Where will the money come from in a legal challenge to something the new zoning commission enforces?
- I don't want match box houses with cheap construction. Zoning under the Biden administration would insist on section 8 housing and other requirements that would detrimental and costly to the community.
- Concerns of low-income housing and apartments coming
- Slower growth
- Who going to pay the people running the zoning?
- Focus on small business rather than chain businesses. Keep the rate of growth slow.
- Trying to make Ross like a little Liberty Township or West Chester
- Like others, I'm very concerned about overgrowth and the added congestion and crime that accompanies it.
- Too much track, too much track in front of school. Will schools be safe
- Don't allow just any business to set up shop here. They need to be good corporate citizens that make the area look nicer, not some of these businesses that look like dumps.
- Do not want apartments. After a decade or so they become old and possibly converted to section 8 housing. Fairfield suffering now due to this.
- roads

**Question 16: When it comes to zoning regulations, who do you think should administer and enforce zoning in Ross Township? 365 Responses**



**Comments:**

- Ask St. Clair township why they considered going back to the county oversight
- Nobody
- Ross needs to do it only if it's done right. If you're just going to hire someone to call them zoning and them not be educated on all things zoning. And actually, a Ross person who lives here and legitimately cares for the township. If not then it's not worth doing it.
- Only if the trustees are held accountable for not doing the will of the people. I really don't trust that 3 people can do it...
- Residents should be able to vote on new developments. My vote would be no!!
- Restrictions of
- Keep it small town. We are unique in the greater aspect of Butler County
- Locals should have a say in their town progression. Keep out corporations and build incentive for small businesses.
- I think local control is better but it cannot be the local real estate barons (or their families/friends) in control of the zoning board as that is a direct path to their financial pockets and a conflict of interest
- Def we should control our own
- Ross Township should be more invested in creating the township its residents desire.
- As long as the zoning is out of the hands of the trustees.
- Undecided Not sure what would happen to the small town feel if the wrong people take over
- Ross is more connected and knows the land more than the county.
- Keep. It. Small.
- I am not familiar enough with the nuances in the zoning regulations to make an educated decision on that.
- No section 8. All it does is drag down property values and cause more problems!
- I don't really know, haven't lived here long enough to have an opinion on this.
- The zoning for Ross Township should be done by someone who live in Ross instead of someone from the outside.
- Please let our town be in control!
- Do not trust local ross officials to handle appropriately
- Whoever will actually do the job
- It's time for us to handle it
- Let the people make the decisions.
- Totally depends who controls the position. Elected? Or does the trustees appoint the position. I would be 100% AGAINST the trustees having full control
- Again, not all Larry Thinnes types or not all folks who have a money stake but some everyday citizens.
- I am really not sure,

- As long as the township is willing to listen to the residents and preserve our community, rather than trying to be greedy and only think about profit.
- The people of Ross Township should control Ross township.
- Zoning commission should be comprised of residents who have been in Ross for many years.
- Ross township for sure.
- Butler County Zoning does not care what they approve in Ross. They have shown their "true colors" by allowing Hendel's Tree Service, White Oak "metal building church", Family Dollar "mostly metal building", unsightly pole barns in 1/2 acre back yards as examples.
- Depends on overall cost, but township is likely more qualified to determine its future.
- I personally saw corruption with the Butler County Zoning Board. I would rather have persons who love Ross Township and want the best for our community. We have to have community standards with the growth spurt that we will have in the future.
- While it is understood that township administration of the zoning is going to cost more and come with additional liabilities, I feel that it will provide local control with the interests of our residents in mind.
- N/A
- Clean up areas that need it, by violation, if necessary, be it property, businesses, current apartment complexes, trailer parks, parking lots, etc.
- Butler county is not enforcing nuisance violations and they are getting out of hand
- But should be voted on. Not back room deals with the Ross developers and real estate agents.
- If it can be done with no raise to taxes it's good. If it will raise taxes then not worth it.
- If we want control of the future of our Township, it is essential that we move zoning under Township control. Ultimately, the County will do what is best for the County, even if it is not in the best interest of Ross.
- The Ross Township Trustees amateurs should make sure the pot holes are filled and grass is cut along the streets. They should stay out of making decisions that Butler country has a long history of taking care of.
- Township trustees are not open minded enough to accept suggestions
- Obviously, this would require funding for at least 1 full time employee but the Township should take care of the Township
- And by enforce them WE MEAN ENFORCE THEM!!! Quit looking the other way
- If the residents have a say in it
- Leave these decisions to people who live in the community.
- Voters should be voted on
- As long as there is a whole new vote and they actually say what they want for the future. Let people vote them in.
- If they set up the zoning in the right way. The tendency is to do things on the cheap. When you get that you get what you pay for.
- Ross needs to be able to control their own destiny and get away from the ineffective Butler County Zoning.
- Zoning should be a voted upon item
- If we get our own zoning guess who's paying for that!! The current homeowners. We already pay enough taxes
- Ross Township should enforce; however, I have some concerns with how it would be enforced.
- Due to costs, such as payroll and law suits.

**Question 17: Do you have any final comments regarding what the township should be doing to improve the zoning in Ross Township? 107 Responses**

- Listen to the will of the people.
- Love to keep it small and quaint but open to some new stores and restaurants too.
- We moved here 44 years ago for the open space and no traffic Would like to keep it
- An ordinance that allows a few backyard chicken and more flexibility on a limited number of small livestock would be great for small hobby homesteading, kids with 4h projects, etc.
- Who is really behind this consideration of change? What will be the real cost? for new zoning committee, legal fees etc. When you ask for comments to improve zoning you suggest its currently not good and needs improvement!
- No
- I want Ross to maintain the smaller home town feel. It does not need to grow.
- Keep it small we are all here because we want a small-town feeling.
- Leave Ross alone and small and quit trying to tell homeowners what they can and can't do because we will laugh in your face
- No new business buildings built
- My parents have been residents for 15+ yrs., my family for 2....While growth is inevitable it should be handled as in years past not in a direction of turning the township into a city style lifestyle, that's not why we moved here and would hate to see it become that! more housing sure but with some land, NO APARTMENTS, we need a family owned, family style restaurant, if anything is needed outside of that, pretty sure you can find it in less than 15 mins in any direction of our town!
- Clean up the subdivisions where they have cars and junk in their yards
- I was not a fan of allowing Kroger pick up, I am glad it is gone. I don't feel it was right to do to IGA. I am a small business and thought that was in poor taste....
- NO BIG BUSINESSES! It will ruin our small town. There is no need for a hotel. No need for row condominiums. No need for apartments. I will end with this comment. There is one apartment complex in Ross that currently holds over 4 families. And I think ANYONE from Ross can say that's not what we want. I currently have to deal with those people as my shop butts to their property. It's a constant struggle with them and I wouldn't want any more like that anywhere in Ross township!!
- The small-town atmosphere mixed with outstanding schools are what we are all about.
- Don't take all our rights away!
- Keep the country like settings and make it a priority not to develop or tear down old farm homes! Or sell off land for developments.
- Maintain a high standard for developing our town
- Keep it rural and small.
- Use of firearms in residential areas
- Simply stop zoning new land all together.
- Same as above. The town needs organizational growth to keep small town feel. Taxation of large business and incentive for small, local business growth.
- Not zoning but... If we're going to pay for a police dept (which I support), let's give them the funds to hire enough officers to do a great job, not the minimum.
- Keep the community small, limit businesses. It's why most people live here. It's only a 10–15-minute drive to anything.
- Halt all development
- Please stop the massive development plans. People moved out here to get away from all that.
- Stop trying to benefit the select few, i.e., the trustees, Larry, Watson, Tyler Minges, etc. and actually get people who give a about this township a chance!
- Model it after other Ohio communities of the same size that have achieved the results our community's residents desire.
- Preserve the land!!! What's about to happen to ross is ridiculous and very disappointing.
- Stop the directing of traffic at Wendy's. It's dumb! Let people turn left out if there! Driving through the other business is dangerous to their customers. Too much traffic in their parking lots.
- Sidewalks
- Slow expansion. We don't need to be the next Harrison or West Chester.
- Let the people that live in Ross make the decision not someone in another city!
- We moved here because it's rural. Leave it that way
- Stop further development or slow it down
- I'd like to be able to vote on it.
- No more houses, restaurants, buildings, etc. It is taking up useful land and really devastating to see.

- I read the butler county code recently and found some of it absurd. You can only have 4 animals typically considered as pets in a residence, with one addition animal per acre. If you are taking good care of your animals, keeping them contained on your own property, affording to feed and house them, why should it be anyone's business how many of them you have? To be honest, I currently have 2 dogs, a cat, and 3 domestic rabbits on a little less than an acre of land. I was surprised to read that I was accidentally violating the code. I guess no one would come and count the pets unless a neighbor called and complained, but still, what a silly code. I could understand an ordinance restricting nuisance smells, noise, containment, etc. for pets but restricting the number of pets per residence is too much government oversight. Backyard chickens are becoming trendy and are great for sustainability. Many municipalities are creating chicken ordinances to allow a small number of hens per residence, restricting the number and specifying if roosters are allowed or not. I would love to see something like that. I think Butler County currently only allows even a small number of poultry on more than 5 acres zoned as agriculture. Currently you can have a handful of chickens in downtown Cincinnati but not rural Ross, isn't that odd? I'd also like to see some leniency toward small livestock to allow kids to raise limited number and size for 4h fair, hobby homesteads, etc. And see restrictions geared more toward standard of care, noise, smell, where animals can be sheltered (backyard only, not visible to street, etc) rather than them being banned all together.
- No
- Keep ross small!
- No
- LEAVE ROSS ALONE!
- Keep strict zoning within the township. We don't need BC telling us what Ross should look like. Enforce plenty of green space and only allow downlighting and monument signs for retail at road. Don't want it looking like Colerain Ave.
- I'd prefer a nice park instead of businesses. A large sports complex for baseball and soccer would be nice. Upgrade MRAA facilities
- Reaching out to the township community members. Keeping us involved
- Again, just work on a mixed-use space with restaurants, grocery, retail, multi-family housing, etc. This way, it will allow us to spend our money in Ross and not in other areas. Also see Belmar development in Lakewood, CO. That used to be an old Mall that was revitalized with mixed use with residential. It had an anchor store too. I used to work in Property Management for 20 years, so I have experience not only with multi-family housing, but retail too since I used to manage apartments in downtown Denver that had retail spaces below. I'm excited to hear about the future development that is supposedly coming down the hill from us by Elda Elementary school. I'd love to be involved in that in some way. Thank you for doing this survey!
- No
- Fine the way it is.
- Ross is a great place to live, but desperately needs more places for our community members to interact. We have lots of opportunity here and we need to tap into it and make this town more family friendly! We have towns all around who have made this possible, like Fairfield and Mason. We need sidewalks, green space, parks and more opportunities with nicer buildings for small businesses.
- Slow the residential growth
- I understand that this is one of the last places in the county that have not been completely developed. However, the community needs to be involved with the planning. Also, if we are to develop, you have to establish the infrastructure (roads, sewers, sidewalks, bike lanes etc.) developed before any development occurs. With any development, I strongly encourage you to bring in a library, YMCA, and community center into the area that can be utilized by those living within the community.
- Keep Ross rural and don't raise taxes. If you want the city life move back to where you came from and stop letting Ross officials line their own pockets at the cost of taxpayers.
- People have the right to sell their land to developers. But the developments should make sense for this area and not be a pipe dream to go from rural to West Chester in one leap.
- If the trustees are completely in control, I would much rather have the zoning through the county
- I'd like to see a mix of business and homes if possible
- No new neighborhoods
- What makes Ross nice is it is like coming home to a park and you feel safe. I really don't want that to change.

- don't change anything
- Stop building houses
- development should be carefully planned out. One Lane Plaza and others currently has unoccupied space. Spooky Nook is not going to draw people to Ross when there is other development/redevelopment in closer proximity.
- Only high-end housing. No Ryan homes like Harrison!
- Total cost analysis. If the township takes over zones- what is the cost/benefit to the residents- and is this adequately communicated
- Stop messing with the laws and bending and twisting them for anyone with deep pockets disgusting what has occurred in last 20 years
- Quit letting big business try to come In and take over and ruin Ross. Land across from Elda, it's going to go downhill in a few years with the so-called apartment complex.
- We are a rural community. We should be permitted to keep animals for personal use, on any lot.
- How can a business like the tree service build such a crappy thrown together trailer building be allowed? No restrooms.
- Millville should start going to Talawanda schools.
- Minimize cost for variance processes and ease restrictions on corner lots.
- Fair and consistent
- Say no to large commercial businesses, and avoid new large neighborhoods.
- Run water through tree land and neighboring areas off 128
- No apartment complexes. No squeezing houses close as they can make them.
- Like I said get this done and try to meet 2x per month instead of 1X
- It's a great community. Keep learning what works and doesn't work from similar suburbs.
- We do not want any development. We like less people in the area. It just brings litter traffic and crime.
- Leave. Ross. Alone.
- Keep the citizens of Ross Twp. closely involved with good communications.
- Stop the Metro Parks!!!! They want to destroy the land with development and turn the parks in to money making attractions.
- Writing for government grants to help with road repairs etc.
- I think this survey is great.
- Enforce the current rules. Many yards have far too many vehicles parked.
- I hope the Trustees have a vision of what they want the community to look like in 10 years because we will definitely not look like we do today. I'm sure all the land across from Wade/Sohngen Court, the land next to the IGA, the Burn's property and the land behind the Christian Church will have new buildings on it in 5 years. It can be haphazardly done or with a vision. What is your vision? How are you going to use zoning to make sure that we have the highest quality of homes, townhouses, apartments and businesses? How are we going to prevent another Family Dollar store? How are we going to preserve the look of Ross with signing? Do we want to look like a Colerain Avenue? Planning is imperative.
- Enforce the existing regulations in the township. I have had to look at a collapsing/now collapsed barn every day for the past few years on Hamilton New London at 27 that is now sitting as a huge pile of wood and rubble with no progress in anyone cleaning up the mess. The Hendels property looks like trash. No large multi-family dwelling development.
- N/A
- there are numerous properties being used as commercial and are not zoned that way. example are the numerous junk cars overtaking some properties, 2221 Timberman Rd
- Not sure if I understand the question. Current zoning in Ross is through Butler County. What we can do to improve Zoning is to create and administer our own Zoning Resolution. Who knows better what we want and envision in community? We do. Thank you very much for this survey.
- Do not allow overcrowding like happened in Birdland when a developer went in and put shotgun houses on small lots.
- The people on the committee need to take a long hard look at if this is really necessary for the money that's being spent. Are you going to really make enough changes for the better to justify the costs?
- Set regulations to maintain current subdivisions from allowing too many variances that include recreational vehicles within the subdivisions. No above ground swimming pools. Low number of pets within one residential residence to two.
- Stop it
- Our schools, roads and the rural nature of Ross is what people love and what people want. Adding a lot more people change that and then we are Fairfield.

- We moved here from the Dublin/ Powell area of Columbus. I like that level of tasteful requirements. Small town feel, but with updates. We DO NOT need to be another Colerain or Hamilton!! Let's be an area with a little more class and restraint.
- We need Less government not more. Why does Ross Township think they can do a better job than Butler County? I think the Township Trustee's need to be investigated as to what benefits they will receive if they take this over. One or more trustees may have a financial benefit in this deal. I smell a rat....
- Business and industry need to be balanced with housing to keep the school district taxes proportional with surrounding communities. THE tax base needs to increase proportionally in other areas first to support any significant residential growth.
- Have all non-working and or non-registered vehicles removed from ANY exterior location of ANY property, NO EXCEPTIONS. These eyesores cause tensions between neighbors and reduce property values.
- Take to vote. Don't just listen to few people.
- Let people maintain and mind their own business. I'm all for some growth, but Ross is small town, we need to keep it that way. That is why we moved out here to begin with. We don't need to be another Monroe or West Chester. You can still develop in a small-town charm way.
- Make Ross a little bigger and better. Want to have Ross as a great image to live there for future residents and for known to having a great school education at Ross Local Schools.
- I think it should be up to the residents what comes into Ross. I also believe whatever comes into Ross, the businesses should be taxed to help support the schools. I believe this is where Ross could benefit from growth. The schools need funding and if businesses come to Ross, they should contribute. Also, nothing should be done until the Ross Schools figure out their long-term (5yr plan) as they are outgrowing their buildings and need to figure out what they will do.
- Push to make sure the utilities are available for a full and thoughtful development within the community.
- Make the county do their jobs
- Keep Ross a rural community.
- Current zoning laws should be enforced according to the intent of the laws, not allowing people to circumvent those laws with money.
- Please don't put a hotel in Ross that will make it look trashy
- Clean the properties up or force the occupants out and the properties sold to people who will maintain them properly. I'm tired of the excuses made by township and county officials.
- Make it unique to Ross Township. I don't care what other townships or communities are doing.