



Executive Committee Meeting Minutes

Thursday, September 11, 2008 - 1:15 p.m.

LUC President Jack Reser called the meeting to order at 1:23 PM.

Roll Call - Jenny Snapp, Director

Members present: Mike Bow, Max Coates, Scott Coleman, Jim Coon, Rob Cummins, Greg DeLong, Bill Edwards, Paul Hammersmith, Bill Kelley, Valerie Klingman, Doug Miller, Tim Notestine, Jack Reser, Rick Shortell, Jenny Snapp, Steve Stolte, and Andy Yoder.

Members absent: Tracy Allen, Paul Blair, Doug Crabill, Jack Engle, Charles Hall, Jim Holycross, Barry Moffett, Dan Rooney, Ryan Shoffstall, Fereidoun Shokouhi, Jim Thompson.

Guests present: Judy Christian of York Township, Wes Dodds, Kyle Hanigosky, and Heather Martin of LUC Regional Planning.

Minutes: One change was noted as the next meeting date listed was incorrect. Scott Coleman made the first motion to approve with the noted change. Max Coates made the second motion. All in favor.

Treasurer's Report: LUC Treasurer Andy Yoder presented the Financial Report. Max Coates made the first motion to accept the Financial Report. Scott Coleman seconded the motion. All in favor.

ODOT Reports: Rob Cummins submitted report for ODOT District 7 and Tracy Allen for ODOT District 6, both as attached.

New Business:

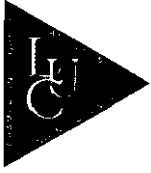
1. Jack Reser asked everyone to stand and say the pledge of allegiance in honor of Patriot's Day, and offered a prayer.
2. Review of the Draft Jerome Township Comprehensive Plan. Bill Edwards made the first motion to accept the recommendations of the Staff and Zoning and Subdivision Committee to recommend approval of the plan with comments. Max Coates seconded the motion. All in favor.
3. Review of Zoning Amendments to the Salem Township (Champaign County) Zoning Resolution regarding Small Wind Projects Less Than 5 MW. Paul Hammersmith made the first motion to recommend approval of the Salem



Township Zoning Amendments with recommendations for change from Staff and the Zoning and Subdivision Committee. Steve Stolte seconded the motion. All in favor.

4. Review of Zoning Amendments to the Darby Township (Union County) Zoning Resolution. Steve Stolte made the first motion to recommend approval of the Darby Township Zoning Amendments with recommendations for change from Staff and the Zoning and Subdivision Committee. Max Coates seconded the motion. All in favor.
5. LUC Mission Statement – “The mission of the Logan-Union-Champaign Regional Planning Commission is to promote planned growth, encourage sustainable development, preserve our land resources, and to improve the quality of life in the region by providing guidance, support, information, planning and education services to the citizen’s and all government member agencies.” Valerie Klingman made the first motion to accept the new LUC Mission Statement. Bill Kelley seconded the motion. All in favor
6. Copies of the first LUC Newsletter were passed out. If there are any comments, ideas, suggestions, please let us know. Steve Stolte said it looked great, but would suggest making articles shorter and adding pictures. Max Coates thought it was good.
7. A brief introduction was given of the newly designed LUC Web-site. The web-site will be available on Friday, September 12. A more detailed tour will be offered at the October meeting.
8. The Building Committee met before the Executive Committee meeting. The list of items that need repaired are:
 - a. Repairs to masonry
 - b. Windows
 - c. Remove plastic and insulation with negative air
 - d. Treat surface to kill mold and inhibit growth
 - e. Install drain tile and sump pump
 - f. Remove and rebuild stairs
 - g. Handicap accessibility
 - h. Repair soft spot (hole) near front door
 - i. Extend downspouts
 - j. Parking

With this list of individual items, quotes will be gathered. The Building Committee feels that LUC will need to appropriate \$30,000 next year for repairs, if possible.



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9. Andy and Jenny have been working on the budget for next year. A Meeting will need to be scheduled with the Budget & Finance Committee prior to the October Executive Committee Meeting. Director Jenny Snapp reported that LUC did receive the Sales Tax Grant and we would like to thank the Logan County Commissioners and the Grant Committee for approving it.
 10. Tickets for the Land Trust Dinner are still available for anyone who is interested.

Director's Report – Attached

Comments from Individuals

1. Information was summarized about the Wind Turbine Tour that was offered by Champaign County Farm Bureau.
2. Paul Hammersmith presented information on his recent trip to New Orleans.
3. Once the meeting adjourned, Rick Shortell provided a presentation and then a brief tour of the new Union Rural Electric building.

Adjourn: Max Coates made the first motion to adjourn the LUC Executive Committee Meeting at approximately 2:23 pm, and Doug Miller seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, October 9, 2008, 1:15 pm at the LUC Regional Planning Commission building located at 9676 E. Foundry Street, East Liberty.

**LUC Regional Planning Commission
Treasurer's Report**

BEGINNING BALANCE ON August 1, 2008 **\$ 168,267.72**

RECEIPTS

Union County	Planner - 2nd Quarter 2008	\$ 12,500.00
LUC Regional Planning	Interest - 2nd Quarter 2008	\$ 1,332.95
Logan County	Reimburse - Plotter Sales Tax Grant	\$ 3,099.98
Lorman	Reimburse - Training Heather	\$ 289.00

TOTAL RECEIPTS **\$ 17,221.93**

TOTAL CASH ON HAND **\$ 185,489.65**

EXPENDITURES

Employee Salaries	2 Pay Periods	\$ 13,209.20
PERS	Jul-08	\$ 1,849.29
Medicare	2 Pay Periods	\$ 189.76
CEBCO	Health Insurance	\$ 1,733.70
Anthem Life	Life Insurance	\$ 8.80
Sloan Insurance	Dishonesty Bond	\$ 143.00
Time Warner Cable	Internet/DSL	\$ 94.91
Embarq	Telephone	\$ 295.92
Sprint	Telephone	\$ 139.44
Heather Martin	Mileage - July 2008	\$ 30.94
Jenny Snapp	Mileage - July 2008	\$ 300.06
Wes Dodds	Mileage - July 2008	\$ 62.67
Kyle Hanigosky	Mileage - July 2008	\$ 147.90
David Wilson	Mowing	\$ 100.00
Jenny Snapp	Expenses	\$ 53.04
Wes Dodds	Expenses	\$ 45.00
Kyle Hanigosky	Expenses	\$ 45.00
Verizon Wireless	Cell Phone	\$ 129.20
OKI/OPC	Ohio Planning Conference - 2008	\$ 840.00
Ohio State University	Sustainable Codes Seminar - Wes	\$ 79.00
Staples	Supplies	\$ 956.13
Belle Printing	Envelopes, Business Cards (Heather)	\$ 226.09
Marysville Printing	Envelope Stickers	\$ 100.23
APlusNet	LUC Website Domain Name	\$ 169.40
Treasurer of State	LUC Audit	\$ 1,407.66
LUC Regional Planning	Petty Cash	\$ 89.09

\$ 22,445.43

Bldg.

Dayton Power & Light	Electricity	\$ 208.93
Christine Bullock	Office Cleaning	\$ 123.75

\$ 332.68

TOTAL EXPENDITURES **\$ 22,778.11**

BALANCE ON HAND AS OF August 31, 2008 **\$ 162,711.54**

Respectfully Submitted,



Andy Yoder,
Treasurer

2008 Budget Summary

As of 9/11/2008

10-800 REVENUES:	Estimated	To Date	CashBalance
1 Per Capita Assessments			
County & City	\$ 130,156.35	\$ 117,839.29	\$ 12,317.06
Villages & Townships	\$ 41,082.34	\$ 50,171.03	\$ (9,088.69)
2 Estimated Interest	\$ -	\$ 3,406.45	\$ (3,406.45)
3 Estimated Other	\$ 80,000.00	\$ 76,819.76	\$ 3,180.24
4 Services and Projects	\$ 50,000.00		
Estimated Total Revenue	\$ 301,238.69	\$ 248,236.53	\$ 53,002.16

10-100 EXPENDITURES:	Estimated	To Date	Unencumbered
1020 Salaries & Wages	\$ 196,244.00	\$ 95,543.25	\$ 100,700.75
1030 Supplies	\$ 6,000.00	\$ 10,711.16	\$ (4,711.16)
1040 Equipment	\$ 4,500.00	\$ 759.28	\$ 3,740.72
1050 Utilities	\$ 5,000.00	\$ 3,682.93	\$ 1,317.07
1060 Travel	\$ 7,000.00	\$ 4,604.73	\$ 2,395.27
1070 Professional Development	\$ 3,500.00	\$ 3,031.15	\$ 468.85
1090 Other Expenses	\$ 3,500.00	\$ 8,969.65	\$ (5,469.65)
1091 PERS	\$ 27,474.00	\$ 12,672.66	\$ 14,801.34
1092 Workers Compensation	\$ 4,906.00	\$ 2,363.31	\$ 2,542.69
1093 Medicare	\$ 2,846.00	\$ 1,364.99	\$ 1,481.01
1094 Hospital / Life Insurance	\$ 15,000.00	\$ 10,028.54	\$ 4,971.46
1100 Contingencies	\$ 10,000.00	\$ 9,444.24	\$ 555.76
1200 Union County 50% Plat Reimbursement	\$ -	\$ -	\$ -
1300 Building Fund	\$ 7,000.00	\$ 6,486.18	\$ 513.82
1400 Development Projects	\$ -	\$ -	\$ -
Estimated Total Expenditures	\$ 292,970.00	\$ 169,662.07	\$ 123,307.93

STATEMENT:

Estimated Total Revenue	\$ 301,238.69
Estimated Total Expenditures	\$ 292,970.00
Estimated Balance	\$ 8,268.69
Actual Cash On Hand January 1, 2008	\$ 84,137.08
Estimated Balance December 31, 2008	\$ 92,405.77

CHP/LOG County Projects

08/15/07 thru 09/30/09

09/09/08 Updated					
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
* 80375	CHP EAST LAWN	Minor Widening	RECONSTRUCT AND WIDEN THE EXISTING ROADWAY, INSTALL CURB AND GUTTER, SIDEWALKS, LIGHTING, STORM SEWER WORK, ADA COMPLIANCE.	05/13/08	05/13/08
77493	CHP SR 29 21.75	Minor Rehabilitation - Pavement Gnrl Sys	RESURFACE THE EXISTING ROADWAY WITH ASPHALT CONCRETE.	04/16/09	
83940	CHP SR 4 0.00/Various	Resurfacing, Undivided System	Slot Paving of various pavement sections in CHP, CLA, & LOG Counties.	07/17/08	07/17/08
77420	CHP SR 559 0.27	Minor Rehabilitation - Pavement Gnrl Sys	PAVEMENT PLANING AND RESURFACING OF THE EXISTING ROADWAY WITH ASPHALT CONCRETE.	11/26/08	
25365	CHP SR 559 11.50	Minor Rehabilitation - Pavement Gnrl Sys	RECONSTRUCT SR559 INCLUDING PAVEMENT, C&G, SIDEWALK. ODOT TO PAY FOR PAVING ITEMS.	08/03/09	
77416	CHP SR 560 2.76	Minor Rehabilitation - Pavement Gnrl Sys	RESURFACE THE EXISTING ROADWAY WITH ASPHALT CONCRETE.	12/18/08	
77394	CHP US 36 14.99	Minor Rehabilitation - Pavement Gnrl Sys	PAVEMENT PLANING AND RESURFACING OF THE EXISTING ROADWAY WITH ASPHALT CONCRETE. (4PS7/LOCAL). CONSTRUCT SIDEWALKS AND CURB LAWNS, REPLACE C&G, ELIMINATE SOME DRIVE APPROACHES, ADD STREET LIGHTING AND LANDSCAPING. (TE/LOCAL).	03/11/09	
84111	D07 SRTS CHP PARKVIEW	Add Sidewalks	IN MECHANICSBURG. INSTALL SIDEWALK, CURB AND GUTTER, REQUIRED CATCH BASINS, AND ASSOCIATED SHOULDER AND EMBANKMENT WORK. SRTS FUNDS.	07/02/09	
81764	LOG COURT AVENUE	Design Aesthetics	RECONSTRUCT HISTORIC COURT AVENUE IN BELLEFONTAINE.	05/20/09	
75705	LOG CR 12/VAR	Resurfacing, Undivided System	RESURFACE VARIOUS COUNTY ROADS DUE TO POOR PAVEMENT CONDITION. TOTAL PROJECT LENGTH IS 31.7 MILES.	02/19/09	
* 79659	LOG CR 63 1.38	Bridge Replacement	REPLACE AND REALIGNMENT OF THE EXISTING BRIDGE.	03/11/08	03/11/08
79660	LOG CR 63 2.63	Bridge Replacement	REPLACE THE EXISTING BRIDGE. DESIGN/BUILD PROJECT.	09/08/08	
83319	LOG CR VAR GR	Guardrail Rebuilding	REPLACE/REPAIR GUARDRAIL AS NEEDED COUNTYWIDE.	07/08/09	
83251	LOG CR VAR PM Ph. 1	Pavement Marking	INSTALL APPROX. 221 MILES OF CENTERLINE PAVEMENT MARKINGS. INSTALL APPROX. 57 MILES OF EDGELINE PAVEMENT MARKINGS.	07/01/08	07/01/08
83318	LOG CR VAR PM Ph. 2	Pavement Marking	APPLY PAVEMENT MARKINGS COUNTYWIDE.	07/08/09	
77426	LOG SR 273/SR 366 0.00/0.	Minor Rehabilitation - Pavement Gnrl Sys	RESURFACE THE EXISTING ROADWAY WITH ASPHALT CONCRETE.	10/30/08	
19740	LOG SR 274 3.19	Bridge Replacement	LOG-274-3.19 --REPLACE STRUCTURE OVER THE GREAT MIAMI RIVER. 3 SPANS. PE and RW under PID #19740, LOG-274-4.78; on 04/30/07, CO split into two projects for bid letting--PID #19740, LOG-274-3.19 & PID #82785, LOG-274-4.78	01/22/09	

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
82785	LOG SR 274 4.78	Bridge Replacement	Replace structure over the Great Miami River. PE and RW under PID #19740, LOG-274-4.78; on 04/30/07, CO split into two projects for bid letting--PID #19740, LOG-274-3.19 & PID #82785, LOG-274-4.78	05/14/09	
* 25133	LOG SR 366 6.03	Minor Rehabilitation - Pavement Gnrl Sys	RESURFACE THE EXISTING ROADWAY AND OTHER ROADWAY RELATED ITEMS, along with intersection realignment, removal of ramps; and sign relocation [ODNR sign] of SR-368 from SLM 0.00 to SLM 0.06.	07/17/08	07/17/08
79450	LOG SR 368 2.02	Bridge Repair	PAINT SUPERSTRUCTURE.	05/28/09	
77427	LOG SR 638 0.00	Minor Rehabilitation - Pavement Gnrl Sys	RESURFACE THE EXISTING ROADWAY WITH ASPHALT CONCRETE.	01/22/09	
* 78891	LOG US 33 10.69	Bridge Repair	Abutment repair on one bridge.	06/12/08	06/12/08
76665	LOG US 33 15.78	Minor Rehabilitation - Pavement Prmy Sys	PAVEMENT PLANING AND RESURFACING WITH ASPHALT CONCRETE AND OTHER ROADWAY RELATED ITEMS.	05/14/09	
84661	LOG US 68 7.32	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing of the existing roadway with asphalt concrete. (Urban Paving Program)	07/02/09	

* Under construction at this time.

LUC MEETING

September 11, 2008

□Active Construction Projects

ODOT Project 070506

UNI-SR739-0.61, PID Number 81482

Description: Railroad grade separation on new alignment.

Location: Liberty Township. SR739 north of Honda Parkway

Maintenance of Traffic: Traffic maintained

Completion Date: 07/31/2008 – postponed to 10/30/2008

Contractor: E.S. Wagner Company

Amount: \$6,330,612.

Project Status: To be open to traffic 10/01/2008

ODOT Project 080122

UNI-US33-22.11, PID Number 25709

Description: Mitchell-DeWitt Road over US33 – deck overlay. SR4 over Bokes Creek – deck replacement

Location: Jerome Township. Mitchell Dewitt Road over US33

Location: Leesburg Township. SR4 over Bokes Creek. 0.24 miles north of SR347

Maintenance of Traffic: Traffic maintained with short term detours.

Mithcell-DeWitt Road – maximum 14 day closure. SR4 – maximum 60 day closure

Completion Date: 07/15/2008 – postponed to 08/15/2008

Contractor: Righter Company

Amount: \$884,828.

Project Status: Open to traffic

ODOT Project 080123

UNI-US42-5.16, PID Number 77603

Description: Two lane resurfacing.

Location: Jerome, Mill Creek Township. Watkins-California Road to Delaware County

Maintenance of Traffic: Traffic maintained

Completion Date: 09/30/2008

Contractor: Kokosing Construction Company, Inc.

Amount: \$1,325,662.

Project Status: Project completed

ODOT Project 080345

UNI-SR37-2.20, PID Number 25815

Description: Two lane resurfacing.

Location: Jackson, Claibourne Townships. SR739/CR323 to SR4 left.

Maintenance of Traffic: Traffic maintained

Completion Date: 09/30/2008

Contractor: Kokosing Construction Company, Inc.

Amount: \$1,735,746.

Project Status: Paving in process

ODOT Project 080486

UNI-SR739-0.00, PID Number 83854

Description: Two lane resurfacing.

Location: *UNI-SR739:* SR287 to 0.30 miles north of US33; *UNI-SR287:* Logan County to SR739; *UNI-US33:* Logan County east 0.14 miles; *LOG-SR287:* Logan County to SR739

Maintenance of Traffic: Traffic maintained

Completion Date: 10/31/2008

Contractor: Shelly Company

Amount: \$805,199.

Project Status: Work to start 10/01/2008 +/-

☐ Projects Awarded During Month of August

No projects awarded during August

☐ Upcoming Projects Scheduled for Sale Through Month of September

No projects scheduled for sale during September

☐ Work by ODOT Maintenance Forces During Month of September

Mowing – Various locations – county wide

Tree Trimming – Various locations – county wide

Culvert Replacements – SR31 from Hardin County to SR347 (4 pipes)

Culvert Replacement – SR739 between SR37 and Marion County line

Pavement Repairs – SR739 between SR31 and SR37

Bridge Deck Repairs – SR161 between SR38 and SR4

☐ ALL PROJECT INFORMATION CURRENT AS OF September 11, 2008.



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
September 11, 2008

JEROME TOWNSHIP COMPREHENSIVE PLAN

APPLICANT: Jerome Township Zoning Commission

REQUEST:

- Approval of the Jerome Township Comprehensive Plan.

STAFF ANALYSIS:

- The LUC Staff have concerns about the time frame given for review of the plan. The letter requesting our review is dated August 27. LUC did not receive until August 29. This gives us approximately four days to review and have the staff report prepared for the Zoning & Subdivision Committee. The Zoning & Subdivision Committee has approximately three days to review. The public hearing on the Plan is September 22. The Township needs to better coordinate the LUC review with the hearing scheduling. August 29 is the first time we have received a copy of the Draft Plan for review. The time frame for review of a document with this much material and detail should be considered, to give the LUC Staff and others ample time to conduct a thorough review.
- The Draft Plan also needs to be sent to the Union County-Marysville Economic Development Partnership for review. As confirmed with Eric Phillips, Director, the Township has not requested his review. This office should have the opportunity to provide feedback and comments, especially on the Land Use Map and Economic Development Section prior to your public hearing.
- References to the Jerome Township Comprehensive Plan of 2001-2005: This needs to be referred to as a Draft Plan and there needs to be an explanation that it was never adopted; i.e. Page 1-5, "Background", Page 1-11 last paragraph.



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- Several Acronyms are used that aren't spelled out; i.e. Page 1-6 JEDD/CEDA, Page 1-6 "Strategic Alliances" and CDA Page 1-7 "US 33/42 Interchange". The average reader needs to know what the acronyms mean, especially the first time they are used.
- All references to the Jerome Township Zoning Board need to be changed to the Jerome Township Zoning "Commission"; i.e. 1-10, "Purpose" third paragraph, 7-2 fourth paragraph
- "Regional Context", Page 2-2 speaks of neighboring plans. Have these jurisdictions also received a copy and been given the opportunity to comment?
- "Population", Page 2-3, "Union County population for 2006 was 46,702" – is this a population estimate? If so, cite the source and that it is an estimate.
- Growth Projections – How does the cost of fuel and energy costs affect the aggressive growth projections? Page 2-4 MORPC may have made adjustments. Also, a possible statement could be added to address this.
- Taylor Fields Location – Darby Township? Page 2-7
- All references to the Dublin Innovation Center should be "Central Ohio Innovation Center" or CIOC; i.e. – 2-7 Map, 5-7 third paragraph
- Page 2-8, fourth paragraph, how did you arrive at this conclusion? Add, "according to" at front of paragraph; i.e. "According to analyzing land transfers at the Union County Auditor's Office"
- All maps should include keys; i.e. Figures 2-12 and 2-14.
- Page 2-20, "Darby Township, Union County", it's important to note that a big part of Darby Township's Plan was farmland preservation with the subsequent recommendation to implement agricultural zoning to curb development. Also, Darby Township was the first Township in Union County to adopt agricultural zoning.
- Schools, Page 2-22, cite what school years that you list the district rating for. Also, Dublin for 2007-2008 received an "Excellent with Distinction" rating, Fairbanks for 2007-2008 School Year received an "Excellent", and Jonathan Alder for 2007-2008 School Year received an "Excellent with Distinction".
- Chapter 3 – "Community Involvement & Visioning" – This section was most concerning. According to paragraph 1, Page 3-3, there was only a 3% response rate on community participation. Could anything have

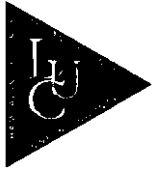
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been done to increase this?; i.e. Survey mailing? This paragraph admits, "the survey is only statistically valid as an expression of the interests of the self-selected group that attended the meetings. It is not necessarily valid as a description of the preferences and expectations of the entire Township population." This is in conflict with page 4-2 "Introduction", third paragraph, "to some extent, these policies have been developed in response to the issues discussed during community meetings and public input sessions; *in effect they represent the current values of the community.*"

- Chapter 3 - Community Involvement & Visioning: Page 3-4, the word "Taxe1s" need to be corrected to read "Taxes"
- Meeting participation questions – Question 7, "Annexation" – this question seems leading as especially if the other questions were broader based. Also, is it appropriate to have a question that states "we do not want to be the garbage dump of Dublin, we get the industrial & Dublin gets the revenues"? Was there a better, more tactful way to ask this? Perhaps a better way to ask Question 7 included thoughts about growth in surrounding communities and how it affects Township residents.
- Page 3-8, "Conclusions", first paragraph states, "the public process identified fear of annexation as the most critical topic from those residents that attended community meetings." This does not coincide with the public participation survey results.
 - Question 1b - What are the Weakness of the Township?
Rankings as follows:
 - Lack of zoning within Township; lack of enforcement – 15
 - Unresponsive Township Government – 10
 - Traffic Flow – trucks at rush hour – 7
 - Traffic is getting worse – 6
 - Annexation – 5
 - Through traffic, truck traffic on US 42 needs a separate roadway – 5
 - Question 2 - What are the biggest threats to maintaining a high quality of life? Rankings as follows:
 - Densities are too high – 27
 - Increased traffic & traffic flows - 13



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- Protect property owners rights – 8
- Future crime association with growth – 8
- Dublin requires more restrictions – 8
- Industrial – environmental & ground water concerns – 7
- Quality of architecture and landscaping - 6
- Annexation – higher taxes, higher density, water & sewer bills - 6
- Question 3 - What are the most important issues the Township will face in the future? Rankings as follows:
 - Growth – 25
 - Maintaining open space – 25
 - Water & sewer with planning – 12
 - Annexation – 11
 - Government responsiveness & leadership – 11
- Chapter 4 - Planning Policies: Point #4 under Quality of Life states: "Where suitable utilities are not present and/or significant environmental constraints exist, the Township will discourage development requiring costly extensions of sewer and water lines and will promote agricultural conservation through education and awareness." Does this statement not contradict the whole Jerome Village Plan with the costly extension of sewer lines from the new Marysville Reclamation Plant?
- Chapter 5 - Preliminary Land Use Discussion: Images 5-4 through 5-9 are not referenced correctly.
- All references to Bayly Pointe need to be corrected to reflect the correct spelling; i.e. Page 5-7.
- Page 5-7, second paragraph, and second sentence, "these proposed new developments have contributed to the need for a new water reclamation facility in the area." The plant was proposed prior to these developments coming into the picture.
- Land Use Plan Map, 2008, Page 6-3:
 - Concern about the high amount of retail at 33/42 especially with high retail vacancy rates that already exist in Union County. Eric Phillips, Union County Economic Development Director, should be consulted on this issue.
 - US 33/Post Rd. /161: still concerns about conflicting land uses with the Dublin Community Plan. Given the



- COIC/Central Ohio Innovation Center, would "Office/Research/Medical" be more appropriate here? Big Box is still listed as an allowable use in "Regional Retail" on Page 6-11 and according to Page 6-12 "Mixed Use Office/Retail", "areas of mixed use can be smaller in scale and can infill near higher density community centers *or can be much larger in scale* and located closer to high traffic areas."
- Under Page 6-4 "Agricultural/Rural and Page 6-5 "Low Density Residential" the Plan encourages three acre minimum lot sizes due to the "soil and lot size requirements for on-site systems". This minimum seems a bit large. This should be verified with the Union County Health Department.
 - Page 7-5, first paragraph, "The US 33 & US 42 interchange will be upgraded to handle projected trip generation at build out for proposed new developments." An approximate start date or planning time frame should be stated here.
 - Page 7-5, first paragraph, "Upgrades to the US 33 and Post Road/SR 161 ..." this should read "replacement" or "interchange replacement".
 - Page 7-7 "Other Planned Improvements" bottom of page and top of page 7-8, reference to the MORPC Study should include its official name, "Northwest Freeway Study"? Also, the planning period for improvements in the study should be listed i.e. 20-30 years. Also, this study is complete.
 - Page 8-3 "Research Data" second paragraph, "Based on historical development of similar product it could be estimated that the additional 2,800 acres of planned Industrial and Commercial uses will result in an additional 14,500 jobs within the corridor." This needs cited. What similar product and when was this similar product developed? For instance, pending the year this product was developed could reflect a change in your projection; i.e. Cost of energy and fuel costs, innovative technology to reduce the workforce, commercial vacancy rates in Union County.
 - Other issues – "pay as you grow" – Impact fees
 - LUC Staff feels that the proposed Jerome Township Comprehensive Plan needs to address some of its current data and receive feedback from various other agencies/jurisdictions. This plan outlines key



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components that will be used to answer important decisions regarding the implementation of development and growth patterns for the future. It is important to remember that this plan will be used as a foundation for the decision making process as future development and zoning amendments comes to the Township. However, the plan should be a living document that is adaptable to change and allows for flexibility as the surrounding areas change.

STAFF RECOMMENDATIONS:

- Recommend **APPROVAL** of the Jerome Township Comprehensive Plan with the above mentioned corrections and based on the Staff Analysis.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- Recommend **APPROVAL** of the Draft Jerome Township Comprehensive Plan subject to the consideration of the comments of LUC Zoning & Subdivision Committee Members and Staff. Steve Stolte will be summarizing his comments in writing and the City of Dublin Planning Staff will also submit comments.



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
September 11, 2008

SALEM TOWNSHIP TEXT AMENDMENT

APPLICANT: Salem Township Zoning Board

REQUEST:

- Review of Zoning Text Amendments the *Salem Township Zoning Resolution* with the addition of **Section 1060 Small Wind Projects less than 5MW** and subsequent Definitions.

PROPOSED AMENDMENT:

- The proposed amendments include the addition of zoning language to address Small Wind Projects less than 5MW. The Township Trustees and Zoning Board initiated the zoning amendment process to create a level of protection for Township residents if a landowner would like to locate a Small Turbine.

As a bit of history, Salem Township is one of the Champaign County Wind Locations picked by Everpower Renewables to site Industrial Sized or Large Sized Wind Turbines. The Township originally looked at zoning language to address the large turbine projects but has since changed their focus to small projects under 5 MW with the passage of House Bill 562 that designates PUCO as the siting authority on large scale projects.

Salem Township has held two meetings to review the LUC Model Zoning Text, recommended by the LUC Zoning & Subdivision Committee, on Small Wind Farms less than 5MW. They worked with LUC Director Jenny Snapp who attended both of their Zoning Board Meetings. Please note that Additions to the LUC Recommended Language are in **Bold** and Deletions are ~~Struck Through~~.



The proposed amendment also provides Definitions that are related to Small Wind Projects. They include the addition of the following Definitions: *Accessory Structure, Anemometer, Clear Fall Zone, Cowling, Decibel, Nacelle, Primary Structure, Professional Engineer, Small Wind Project, Wind Power Turbine Owner, Wind Tower Turbine Height, and Wind Power Turbine Tower Height.*

STAFF ANALYSIS (J. Snapp):

- As discussed with the Salem Township Zoning Board, it is recommended that all references to Small Wind "Farms" should be changed to Small Wind "Projects" with the addition of a Definition for such. It was felt that using the word "farm" would cause confusion as one might interpret the language only to apply to turbines used for agricultural use. Staff feels that the LUC Model Text should also reflect this recommendation.
- After much discussion, the Salem Township Zoning Board made Small Wind Projects less than 5MW a "Permitted Use" in all of their Zoning Districts if all the regulations and conditions in Section 1060 are followed. This is a change from the LUC Model Text. The Zoning Board felt that the regulations and conditions outlined in Section 1060 were strict enough to cover all safety concerns and that adding a Conditional Use Requirement could produce various unknowns and an added layer of bureaucracy. The Zoning Board decided to revisit this issue if they are swamped with turbine permit requests.
- Section 1060, #B., Setbacks, the Zoning Board recommended removal of required setbacks to structures to allow for turbine placement/mounting on or attached to a structure such as a house. The Zoning Board was more concerned with requiring setbacks from neighboring property lines and road right-of-ways.
- Section 1060, #D., Decibel Levels, the Salem Township Zoning Board recommended removal of most of this paragraph. They felt it was too strict and would be too tedious for the Zoning Inspector to administer.
- Section 1060, #F., Warning Signs, the Zoning Board recommend removal of this in its entirety as they felt that the Champaign County Building Regulations would require signs for high voltage through their permitting process.
- Section 1060, #I. Permits, #C., #2., Report Requirements, #f. Ambient noise levels at property lines, the Township Zoning Board felt it was more important to ask for the maximum decibel level of the unit from the manufacturer as already required in #e. In addition, removal of this section #f. would correspond with the removal of a portion of #D., Decibel Levels as outlined above.



STAFF RECOMMENDATIONS:

- ✓ Given that LUC Staff worked in conjunction with the Township Zoning Board throughout the process and in advertised public meetings, staff recommends that the Salem Township Zoning Text Amendments on Small Wind Projects less than 5MW be **approved** with the following recommendations for consideration:
 - ✓ The Township should contact the Champaign County Prosecutor for clarification on exempting turbines for agricultural use. If a portion of the small turbine project is used for agriculture and a portion for residential, would the turbine be required to follow regulations in Section 1060 including Setbacks? Or would the exemption only apply to those small wind projects used for solely agriculture.
 - ✓ The Township should contact the Champaign County Building Regulations to confirm if they would require Signs for High Voltage on Small Wind Turbine Projects.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

The LUC Zoning and Subdivision Committee met on Tuesday, Sept. 9th 2008, and recommended approval of the Salem Township Small Wind Project subject to the staff recommendations and the following recommendations from the Zoning and Subdivision Committee:

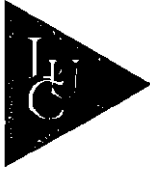
Clear Fall Zone: An area surrounding the wind turbine unit into which the turbine and/or turbine components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined within the property lines of the primary parcel where the turbine is located. ~~at, †~~ The purpose being that if the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not fall onto dwellings, any inhabited buildings, and will not intrude onto a neighboring property.

Cowling: A streamlined removable ~~metal~~-cover that ~~covers~~ **encloses** the turbine's nacelle.

Nacelle: ~~A separate streamlined metal enclosure that covers~~ **Sits atop the tower and contains** the essential mechanical components of the turbine, **to which the rotor is attached.**

Wind Power Turbine Tower Height. The distance from the rotor blade at its highest point to the top surface of the **ground at the** Wind Power Generating Facility (WPGF) foundation.

- A. The maximum height of any turbine shall be 125 ft. ***For purposes of this***
Box 219 • East Liberty, Ohio 43319
Phone: 937-666-3431 • Fax: 937-666-6203 • Email: luc-rpc@rrohio.com



Resolution, maximum height shall be considered the total height of the turbine system including the tower, and the maximum vertical height of the turbine's blades. Maximum height therefore shall be calculated by measuring the length of a prop at maximum vertical rotation to the base of the tower.

- ✓ The committee felt that this may be redundant information, as the height of the tower is already defined in the definitions section of the proposed amendments

1. Any turbine erected on a parcel of land shall be setback 1.1 times the height of the tower, or established "clear fall zone", from all road right-of-way lines, **and** neighboring property lines, ~~structures, as well as any inhabited structures on the parcel intended for the turbine.~~ A turbine ~~will need~~ **shall** to be erected and placed in such a manner that if it were to fall, whatever direction the fall occurs would be contained solely on the property where the turbine is located. ~~at, and would not strike any structures including the primary dwelling, and any inhabited structures.~~

- ✓ Would this section prohibit a landowner from placing a turbine beside his or her home for residential use?

A. Maintenance

Wind turbines must be maintained in good working order. The owner shall within 30 days of permanently ceasing operation of a ~~tower~~ **wind turbine**, provide written notice of abandonment to the Zoning Inspector. An unused ~~tower~~ **wind turbine** or small wind ~~farm~~ **project** may stand no longer than 12 months following abandonment. All costs associated with the demolition of the ~~tower~~ **wind turbine** and associated equipment shall be borne by the owner. A ~~tower~~ **wind turbine** is considered abandoned when it ceases transmission **of electricity** for 30 consecutive days. **Wind** Turbines that become inoperable for more than 12 months must be removed by the owner within 30 days of issuance of zoning violation. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing **wind** turbine.



B. Decibel Levels

Decibel levels shall not exceed those provided by the manufacturer as requested in II. Permits 2. e. ~~All units shall operate not more than 5 decibels above the established ambient decibel levels at property lines. This information shall be included in the engineering report described below in Section II "Permits" of this document. This information shall be obtained from the manufacturer of the turbine, and all decibel readings, if necessary, shall be taken from the nearest neighboring property lines. Those turbines not meeting this requirement will be issued a zoning violation and be required to shut down immediately until the required decibel levels are met.~~

- ✓ Township should consider adding the following the language, rather than just relying on the decibel levels provided by the manufacturer.
"Decibel levels shall not exceed 30 dB (as determined by the township) at any adjoining property line."

C. Warning Signs:

~~1. Appropriate warning signs to address voltage shall be posted (where and meeting sign requirements).~~

- ✓ The township needs to confirm that the Champaign County Building Department requires these signs before removing this section.

B. As part of the permit process, the applicant shall inquire with the Champaign County Building Regulations to whether or not additional height restrictions are applicable due to the unit's location in relation to any local airports.

1. Location of all public and private airports in relation to the location of the **wind** turbine

- ✓ The Champaign County Building Department may not have all of the required information regarding FAA standards for height. The FAA should be contacted to if and how the 125 foot tower height limit may impact airports, and then revise this section accordingly. (if necessary).

1. An ~~engineering~~ report that shows:

a. The total size and height of the unit



- b. **If applicable**, the total size and depth of the unit's **foundation structure** ~~concrete mounting pad~~, as well as soil and bedrock data.
 - c. A list and or depiction of all safety measures that will be on the unit including anti-climb devices, grounding devices, and lightning protection, braking systems, guy wiring & anchors.
 - d. Data specifying the kilowatt size and generating capacity **in kilowatts** of the particular unit.
 - ✓ Is the information being requested in d "redundant"?
 - e. The maximum decibel level of the particular unit. This information **shall** ~~must~~ be obtained from the manufacturer of the turbine unit.
 - f. ~~Ambient noise levels at property lines.~~
 - g. Hazardous materials containment and disposal plan.
- 2. A site drawing showing the location of the unit in relation to existing structures on the property, roads and other public right-of- ways and neighboring **property lines** ~~properties~~.
 - 3. Evidence of established setbacks of 1.1 times the height of the turbine and "clear fall zone" ~~with manufacturer's recommendation must be attached to the engineering report.~~
 - 4. A maintenance schedule as well as a dismantling plan that outlines how the unit will be dismantled shall be required as part of the permit.

Additional comments and questions from the committee included:

- ✓ The document needs to spell out "Megawatt" at least once in the document before referring to it as MW throughout.



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
September 11, 2008

DARBY TOWNSHIP TEXT AMENDMENTS

APPLICANT: Darby Township Zoning Commission

REQUEST:

- Review of various Zoning Text Amendments to the *Darby Township Zoning Resolution*.

PROPOSED AMENDMENT:

- At the request of the Darby Township Trustees, LUC has attended 2 Zoning Commission Meetings to discuss Wind Turbines. At the same time, Director Jenny Snapp suggested several changes to the Darby Township Zoning Resolution mostly as a "clean-up" to the 2006 Zoning Amendments where the Township adopted a whole new set of Zoning Regulations. In addition, at these meetings the Zoning Commission, Board of Zoning Appeals, Zoning Inspector, and Township Trustees also made suggestions for change. These two meetings of July 8 and August 12 were truly working sessions with what you see as the Zoning Amendments as follows:
 - ✓ **Agricultural Statement:** Addition of a statement regarding Use of Land or Buildings for Agricultural Purposes
 - ✓ **Section 520 Board of Zoning Appeals:** Addition of language regarding appointing alternate members to the BZA to fill in when members are not present
 - ✓ **Section 950 Light Industrial District:** Addition of "Off Premise Signs (Billboards)" to the list of permitted uses; reference **Section 1212** to make consistent. Will also need to be added to "Quick-Reference Guide: Darby Township District Regulations."
 - ✓ **Section 1039 Performance Bond for Telecommunication Towers:** Replace Section 1039 with new language



Logan-Union-Champaign Regional Planning Commission

- ✓ **Section 1040 Adequate Drainage Outlet, Acceptable Soils, and Existing Drainage Tile:** Expansion of Section 1040
- ✓ **Section 1041 Ponds:** Expansion of Section 1040
- ✓ **Section 1042 Adult Material and Entertainment:** Moving of the definitions under the Definition Section rather than having directly in Adult Entertainment regulations
- ✓ **Residential Wind Mills/Turbines:** Addition of language to address Small Wind Turbine Projects using LUC's Model Text
- ✓ **Typo Clean-up**

STAFF ANALYSIS (J. Snapp):

- **Section 140 Use of Land or Buildings for Agricultural Purposes Not Affected - Agricultural Statement:** Addition of a statement regarding Use of Land or Buildings for Agricultural Purposes.
 - ✓ This is merely an addition of text that was left out during the last zoning amendment process.
- **Section 520 Board of Zoning Appeals:** Addition of language regarding appointing alternate members to the BZA to fill in when members are not present
 - ✓ Zoning Language exists to allow for alternate members to serve the Zoning Commission. However, the Township felt that it was also important to include language to allow for alternates for the BZA as well.
- **Section 950 Light Industrial District:** Addition of "Off Premise Signs (Billboards)" to the list of permitted uses; reference **Section 1212** to make consistent. Will also need to be added to "Quick-Reference Guide: Darby Township District Regulations."
 - ✓ The addition of "Off Premise Signs (Billboards)" to the list of permitted uses in the Light Industrial District is a matter of consistency as it is stated in Section 1212 Off Premise Signs (Billboards) as a Permitted Use.
- **Section 1039 Performance Bond for Telecommunication Towers:** Replace Section 1039 with new language
 - ✓ The Township Trustees addressed concerns over the current Section 1039 as not protecting the Township enough in the case of abandonment. They were particularly concerned about rises in cost and inflation and ensuring that expenses in removal are covered in the required amount of the bond. The new Section 1039 spells out the amount required in the bond and notice requirement if the bond expires.



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- **Section 1040 Adequate Drainage Outlet, Acceptable Soils, and Existing Drainage Tile:** Expansion of Section 1040
 - ✓ Darby Township was the first Township in Union County to enter into a Memorandum of Understanding with the Union County Soil & Water Conservation District to perform inspections on drainage. However, improvements have been made to the corresponding zoning text that Townships have since adopted. The new Section 1040 was sent to SWCD for review in which Bob Scheiderer made suggestions to.
- **Section 1041 Ponds:** Expansion of Section 1040
 - ✓ Again, this language was expanded from when Union County SWCD began doing inspections for Darby Township on ponds. The Setbacks have been expanded and a minimum pond size requirement has been implemented. Bob Scheiderer has also reviewed and made suggestions on this section as well.
- **Section 1042 Adult Material and Entertainment:** Moving of the definitions under the Definition Section rather than having directly in Adult Entertainment regulations
 - ✓ This change moves the Definitions into their appropriate place in the Definitions Section rather than leaving them in the actual Adult Entertainment Regulations in Section 1042.
- **Section 1045 Small Wind Farms less than 5MW:** Addition of language to address Small Wind Turbine Projects using LUC's Model Text
 - ✓ Darby Township wanted to implement regulations on Small Sized Wind Turbines in order to ensure that residents are protected if neighboring land owners wish to erect turbines. The Township has only made 2 minor changes to the LUC model language:
 1. The Township has decided to propose that Small Wind Farms be allowed as permitted uses in the A-1, U-1, B-2, and L-1 Districts. The changes from the LUC Model Text include moving their B-2 District as a permitted use rather than a conditional use and to not allow turbines in their R-1 Residential District as either a permitted or conditional use. The Township felt that this would eliminate any potential disputes and provide protection to residents in the higher density residentially zoned districts. The Township agreed to revisit this if several landowners in the R-1 District approach them with requests to site a small turbine.



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2. The Township wishes to repeat the statement defining turbine height in B. Setbacks as it reads in A. "For purposes of this Resolution, maximum height shall be considered the total height of the turbine system including the tower, and the maximum vertical height of the turbine's blades" to make it clear that the height includes the highest point of the blade.
- **Typo clean-up:**
 - ✓ Various typos have been corrected throughout the Resolution as a clean-up to the Darby Township Zoning Amendments of 2006.

STAFF RECOMMENDATIONS:

- Given that LUC Staff worked in conjunction with the Township Zoning Commission throughout the process and in advertised public meetings, staff recommends that the Darby Township Zoning Text Amendments be **approved** with the following recommendation for consideration:
 - ✓ It is recommended that all references to Small Wind "Farms" should be changed to Small Wind "Projects" with the addition of a Definition for such. It was felt that using the word "farm" would cause confusion as one might interpret the language only to apply to turbines used for agricultural use. Staff feels that the LUC Model Text should also reflect this recommendation.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

The LUC Zoning and Subdivision Committee met on Tuesday, Sept. 9th 2008, and recommended approval of the Darby Township Small Wind Project subject to the staff recommendations and the following recommendations from the Zoning and Subdivision Committee:

Clear Fall Zone: An area surrounding the wind turbine unit into which the turbine and/or turbine components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined within the property lines of the primary parcel where the turbine is located. ~~at, †~~ The purpose being that if the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not fall onto dwellings, any inhabited buildings, and will not intrude onto a neighboring property.

Cowling: A streamlined removable ~~metal~~ cover that ~~covers~~ **encloses** the turbine's nacelle.



Nacelle: A separate streamlined metal enclosure that covers *Sits atop the tower and contains* the essential mechanical components of the turbine, ***to which the rotor is attached.***

Wind Power Turbine Tower Height. The distance from the rotor blade at its highest point to the top surface of the ***ground at the*** Wind Power Generating Facility (WPGF) foundation.

- A. The maximum height of any turbine shall be 125 ft. ***For purposes of this Resolution, maximum height shall be considered the total height of the turbine system including the tower, and the maximum vertical height of the turbine's blades. Maximum height therefore shall be calculated by measuring the length of a prop at maximum vertical rotation to the base of the tower.***

- The committee felt that this may be redundant information, as the height of the tower is already defined in the definitions section of the proposed amendments

- C. Maintenance

Wind turbines must be maintained in good working order. The owner shall within 30 days of permanently ceasing operation of a ~~tower~~ ***wind turbine***, provide written notice of abandonment to the Zoning Inspector. An unused ~~tower~~ ***wind turbine*** or small wind ~~farm~~ ***project*** may stand no longer than 12 months following abandonment. All costs associated with the demolition of the ~~tower~~ ***wind turbine*** and associated equipment shall be borne by the owner. A ~~tower~~ ***wind turbine*** is considered abandoned when it ceases transmission ***of electricity*** for 30 consecutive days. ***Wind*** Turbines that become inoperable for more than 12 months must be removed by the owner within 30 days of issuance of zoning violation. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing ***wind*** turbine.

- II. Permits

- a. As part of the permit process, the applicant shall inquire with the Union County Building Regulations to whether or not additional height restrictions are applicable due to the unit's location in relation to any local airports.
1. Location of all public and private airports in relation to the location of the ***wind*** turbine



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- The Union County Building Department may not have all of the required information regarding FAA standards for height. The FAA should be contacted to if and how the 125 foot tower height limit may impact airports, and then revise this section accordingly. (If necessary).
2. An engineering report that shows:
 - a. The total size and height of the unit
 - b. **If applicable**, the total size and depth of the unit's **foundation structure** ~~concrete mounting pad~~, as well as soil and bedrock data.
 - c. A list and or depiction of all safety measures that will be on the unit including anti-climb devices, grounding devices, and lightning protection, braking systems, guy wiring & anchors.
 - d. Data specifying the kilowatt size and generating capacity **in kilowatts** of the particular unit.
 - Is the information being requested in d. "redundant"?
 - e. The maximum decibel level of the particular unit. This information **shall** ~~must~~ be obtained from the manufacturer of the turbine unit.
 3. A site drawing showing the location of the unit in relation to existing structures on the property, roads and other public right-of- ways and neighboring **property lines** ~~properties~~.

Additional comments and questions from the committee included:

- The document needs to spell out "Megawatt" at least once in the document before referring to it as MW throughout.



Director's Report – September 11, 2008

Jenny's Activities:

August 22	Maximizing Public Investment Meeting - Concentration Transportation Finance Concepts
September 4	Maximizing Public Investment Conference Call
September 5	ODOT 21 st Century Task Force Executive Committee Meeting
August 19	✓ LUC Basement Quote ✓ Russells Point Planning Commission Meeting – Zoning Updates
August 25	Salem Township Zoning Board – Zoning Updates
August 26	✓ LUC Basement Quote ✓ Met with Tim Tillman (Jefferson Twp. Trustee) to discuss next steps in the Comprehensive Plan process
August 28	Champaign County Commissioners – Updates & Staff Introductions
September 2	✓ Lakeview Planning Commission Meeting – Zoning Updates ✓ Logan County Land Trust Meeting
September 3	Andy Yoder – 2009 Budget
September 10	Policy Summit – Brookings Institution/Greater Ohio “Restoring Prosperity”
Miscellaneous	✓ Logan County Sales Tax Grant – Successful Application Education/Seminar Series for Local Government Officials ✓ LUC Website & Newsletter Logan County Land Trust Local Foods Dinner September 14 ✓ Dinner Preparations ✓ Working on 2009 Budget

Heather's Activities:

August 22	Logan County Cross-training (Adriel, Ben-el, Consolidated Care, Tri-County CAC)
August 28	Meeting with Champaign County Commissioners Completed new LUC web-site
Ongoing	Created electronic Zoning Fees – still working on gathering missing fees Completed initial newsletter for LUC
Ongoing	Preparations beginning for Annual Dinner Completing Land Trust Dinner Program
Ongoing	Fair Housing – there has been no fair housing calls; created a database to track calls; will attend FH training November 4, then will begin updating fair housing documents



Kyle's Activities:

August 18	Meeting for US 33 Corridor – North Group; views and insight from Frank Elmer
August 25	Attended Wind Turbine Tour in Fowler, Indiana, by Champaign County Farm Bureau
August 28	Meet and Greet with Champaign County Commissioners
Sept. 3	Meeting for the US 33 Corridor – South Group Meeting with Union County Engineers Office to discuss Raymond/Peoria Income Survey
Sept. 5	Meeting for US 33 Corridor – North Group
Sept. 8	Door to door survey for Raymond/Peoria Income Survey (Wastewater Improvement Project)
Sept. 11	LUC Executive Committee Bayly Pointe Public Discussion (Evening)
Sept. 17	US 33 Corridor South Group Meeting
Sept. 22	US 33 Corridor North Group Meeting
Oct. 2	Ohio Farmland Preservation Summit
	Income Survey for the Village of Raymond and Peoria
	Union County Comprehensive Plan
	ED & Planning Training Sessions for Township Officials
	Coordination with DCRPC for GIS services

Wes' Activities:

Aug 25	Attended Champaign County Farm Bureau trip to Fowler, IN. wind turbine farm.
Aug 26	Met with Tim Tillman (Jefferson Twp. Trustee) to discuss next steps in the Comprehensive Plan process
Aug 28	Met with the Champaign County Commissioners to introduce new staff and discuss current projects
Sep 4	Attended OSU Sustainable Codes workshop
Sep 5	Attended the City of Urbana Comprehensive Plan Steering Committee Meeting
Sep 5	Met with Andrea Millice, Champ. Co. Commissioners to discuss current projects
Sep 9	Attended LUC Zoning and Subdivision Committee meeting
Ongoing	Village of St. Paris – Zoning Map update, Subdivision Regulations update, Salary Survey planning
Ongoing	Mapping Projects – St. Paris, Mechanicsburg, Stokes Twp., Washington Twp. (Logan Co.), Jefferson Twp. (Logan County)
Ongoing	Logan County Township Plans (Township Committee meetings to begin soon)
Ongoing	Urbana Township Comprehensive Plan – Mapping Demographics, subcommittee meetings to begin this month.
Ongoing	CDBG Activities – Village of Richwood Gill St. Project – Bid opens 09/11/08.