



Spring 2010

Logan-Union-Champaign Regional Planning Commission



Fair Housing

LUC Regional Planning Commission provides fair housing support to Logan, Union, Champaign Counties and the City of Urbana.

Housing discrimination deprives people of much more than shelter; it has a corrosive effect on the quality of life and dignity of every person.

Federal law prohibits discrimination based on: Race or color, Religion, National Origin, Handicap (Disability), Familial Status, Sex (Gender). In addition to these items, Ohio has prohibited discrimination based on: Ancestry and Military Status.

Ohio's fair housing law is one of the strongest in the

country. In 1965, Ohio became one of the first states to enact Fair Housing Legislation. Ohio's legislation was updated in 2008 for H.B. 372 which prohibits Military Status discrimination.

According to Federal law, illegal activity can include:

- Refusal to sell or rent housing, making housing unavailable
- A landlord cannot threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- A landlord cannot advertise or make any statement

that indicated a limitation or preference based on protected status.

If you feel that you are a victim of discrimination, or know someone who is, you should

1. Make detailed notes (including date, time, place, name of landlord, what you saw and what you were told)
2. Complete the OCRC Housing Complaint Form or HUD 903 Form. (1 year to file a complaint with HUD or OCRC, but should file as soon as possible)
3. Call or visit nearest Regional OCRC office
4. Call or write HUD

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Agriculture Meets Educators & Urban Dwellers Ag Tour

On June 24 a bus tour, beginning in Bellefontaine, will travel to Wayne County visiting a variety of agricultural factories, farms, and research facilities along the way.

Stops will include: Wyandot, Inc; Ohio Agricultural Research & Development Center; Fred Can-

non Farm; Pine Tree Barn; Pioneer Equipment; Stoller Farm; Malabar Farms and Mocking Bird Meadows Farm.

Because of sponsorship from: The James Forsythe Milroy Foundation, Ohio Farm Bureau Foundation, Logan County Land Trust and The Tamplin Trust the

cost of the trip is \$125.00 for a private room per person or \$100.00 for a shared room, per person.

Registration is limited to the first 50 people, to register call 937-593-2946 or e-mail deb.roberts@oh.nacdnet.net

Falling Behind in your Mortgage Payments?

Are you or someone you know facing foreclosure or falling behind in your mortgage payments? Join the Ohio Attorney General's Office, Equal Justice Foundation, Columbus Housing Partnership, Ohio Housing Financing Agency and Columbus Board of Realtors for a free workshop. Experts from these organizations can discuss what homeowners should do when facing foreclosure. Two workshops will be offered, one on April 14 and the second on April 17.

When: 4/14/10

Time: 7-9 pm

Where: Brookhaven HS, 4077 Karl Road, Columbus 43228

RSVP: 614-475-4000

When: 4/17/10

Time: 10 am-Noon

Where: First Church of God, 3480 Refugee Rd, Columbus 43232

RSVP: 614-475-4000

Member—Stokes Township

Article by: Dustin Wickersham & Joan Shouse

Stokes Township was formed in 1838 and is located in the northwest corner of Logan County. The Township was part of one of the last county boundary changes in Ohio when part of Stokes Township was exchanged with Clay Township in Auglaize County in 1888. The current Trustees include Dustin Wickersham (Chairman), Lanny Davis (Vice-Chairman), and Dennis Wischmeyer. Joan Shouse serves as Fiscal Officer, and Bob Netzley serves as the Zoning Officer. The Township is also served by two full-time employees, Richard Davis and Billy Ganson.

The Township's population is one of the highest in Logan County with over 5,000 people living in the township and home to almost all of beautiful Indian Lake. The annual appropriations are approximately \$0.7M to administer 46.81 miles of highways, roads, and streets.

Stokes Township currently participates in the Indian Lake Joint Ambulance District with the Village of Lakeview, Village of Russells Point and Washing-

ton Township. Fire protection is provided by the Lakeview Fire Department with the southwest portion of the Township being provided for by the Jackson Center Fire Department. Law enforcement coverage is contracted through the Logan County Sheriff's Department.

Stokes Township is one of 17 townships in Logan County. However, Stokes Township is on one of two that do not have township wide zoning. Bloomfield Township does not have any zoning and currently only Indian Isles and Avondale in Stokes have zoning regulations. Over the past year, the Indian Isles Zoning Commission has gone through the long process of updating the original zoning code from January 1978. The proposed regulations are in the final stages of the process and are expected to be approved by the Trustees this Spring. At this time, this review and update process has only covered the Indian Isles regulations. Many improvements are expected with the zoning changes including updating definitions and clarification on many outdated regulations. Much of the work would not have been com-

pleted without the help of LUC and their staff. This same review and update process will then be evaluated for the Avondale Zoning Regulations.

Stokes Township is focused on fiscal responsibility and finding ways to cut costs so that the Township continues to be in excellent financial condition. Over the past two years, the Township has been faced with an increase in health care insurance costs, Logan County Health Department costs, and numerous decreased revenues for a total of revenue loss of approximately 6%. At the same time, the Trustees have focused on maintenance plans for tiles, ditches, culverts, and roadway resurfacing and have curbed spending by over \$100,000 since 2008.

Currently, the Trustees are looking into releasing a new website www.stokestownship.com. The addition of this website will allow all Township residents access to free copies of zoning regulations, drive way permits, along with contact information for each elected official. The website is expected to be available this spring.



Stokes Township



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Member—Village of Richwood

Article by Mayor Nibert & Peg Wiley

The Village of Richwood, nestled in the northern part of Union County Ohio is located at the crossroads of SR 37, SR 47 and Route 4. William L. Nibert has had the honor of serving as Richwood Mayor for the past 18 years. With a population of 2,300, it offers the small village feel while having convenient access to Marion, Marysville and Columbus. All of the improvements made to the infrastructure of Richwood during the past ten years, evidence that Richwood is moving forward while still maintaining a grasp on its rich heritage.

The past ten years have been extremely busy for the Village. During that time, Richwood has added a new sewer line, new water line, and a new water tower. We secured the funds for and purchased new police cruisers and village trucks. We have also established an industrial park which is home to industries finding a vast pool of potential employees. During the past ten years, Richwood was instrumental in forming and participating in the creation of a new Fire Station. Richwood, along with the Townships of Jackson, Claibourne, and York, combined their assets to establish the North Union

Fire District.

Just recently, the Village purchased and renovated the former Mills Chevrolet Building. This building will become the home of the police department and the water/sewer department; thus making “doing business with Village” convenient for its citizens. Richwood has had a wonderful working relationship with the Union County Commissioners, LUC and the Chamber of Commerce and Economic Development. It is due to this relationship that Richwood has been able to make many of their improvements and purchases.



Richwood's Police Building

Township & Village Contact Forms were sent out to each jurisdiction with the 2010 Per Capita Annual Assessment. Please take the time to complete the form, either on the form provided or on LUC's web-site and return as soon as possible. Be sure to complete each section and mark the LUC representative from your jurisdiction.

LUC's 42nd Annual Dinner

On November 19, 2009, LUC held it's Annual dinner at the Union County Services Building in Union County. Our dinner was sponsored by Dayton Power & Light, Union Rural Electric, Logan County Electric Cooperative and Pioneer Electric Cooperative.

Catering for the meal was provided by Barry's Perch 'n More who is located at 1024 Columbus Avenue, Marysville.

Our guest speaker was Steve Stolte, retired Union County Engineer. Steve's presentation, along with LUC's annual report and update from that evening can be found on LUC's web-site: www.lucplanning.com.

Thank you:

Sponsors:

[Dayton Power & Light](#)
[Union Rural Electric](#)
[Pioneer Electric Cooperative](#)
[Logan County Electric Cooperative](#)

Food:

[Barry's Perch 'n More](#)

Speaker:

[Steve Stolte](#)

Community Development Block Grant (CDBG) Reminder

For Champaign and Union Counties, the deadline to submit CDBG pre-applications is April 30, 2010. Applications can be found on LUC's web-site

Member—City of Bellefontaine



American Indians were the first to call Bellefontaine (Blue Jacket's Town) their home. American settlements were established in the early 1800's in the same area where the Indian villages had been and Bellefontaine was officially laid out March 18, 1820 on the land of John Tulles and William Powell and was named for the five springs abounding in the vicinity.

Bellefontaine was incorporated in 1835. In the summer of 1837, the Mad River & Lake Erie Railroad Company completed the first railroad in Bellefontaine. Bellefontaine became a major railroad town in the 1890's when the Big Four (Cleveland, Columbus, Cincinnati, and St. Louis) made it one of their main terminals and built the largest roundhouse between New York and St. Louis in Bellefontaine. Consequently, many railroad workers lived here and enhanced the economy of the town. In 1904, one in four people employed in Logan County worked for the railroad. The emergence of newer means of travel lessened the importance of the railroad and in 1983 the railroad left Bellefontaine.

Bellefontaine has been found to be an ideal location for several industrial plants. After World War II some of the plants that located here were Merchants Industries, Rockwell Manufacturing, I.T.E. Circuit Breaker Co., Westinghouse Electric, Detroit-Aluminum and Brass Corp., National Extrusion, and H. K. Porter Company. Today Bellefontaine is in the center of Honda of America's Ohio operations and home to several suppliers, as well as other manufacturing busi-

nesses. AcuSport, a national hunting supply business anchors an industrial park built on the north end of Bellefontaine. In 2002 we opened our Bellefontaine Regional Airport, which has a 5,000 foot runway, with the ability to be expanded to 7,000 feet, and allows the city to serve a multi-county area.

The City of Bellefontaine could be described as a city with the right mix of small town features with big city influences. Our city is big enough to have several shopping plazas, many unique shops, and a wide variety of restaurants for shopping and dining pleasure, yet maintains a small town feeling. Specific items that are unique to Bellefontaine are: The first Concrete Street in America built in 1891. This street is still being used some 120 years later and runs along the south side of our County Courthouse Building. Just two blocks west we have the Shortest Street in the World, McKinley Street, which measures 20 feet in length. To the east edge of Bellefontaine, just off of St. Rt. 540, at the location of the Ohio Career Center, we have the Highest Point in Ohio, 1549 feet above sea level. Visitors may enjoy the many rooms of historical information at The Logan County Historical Museum which is located on East Columbus Avenue in Bellefontaine and is housed in the "Orr Mansion". The building, as well as, the contents are worth a visit.

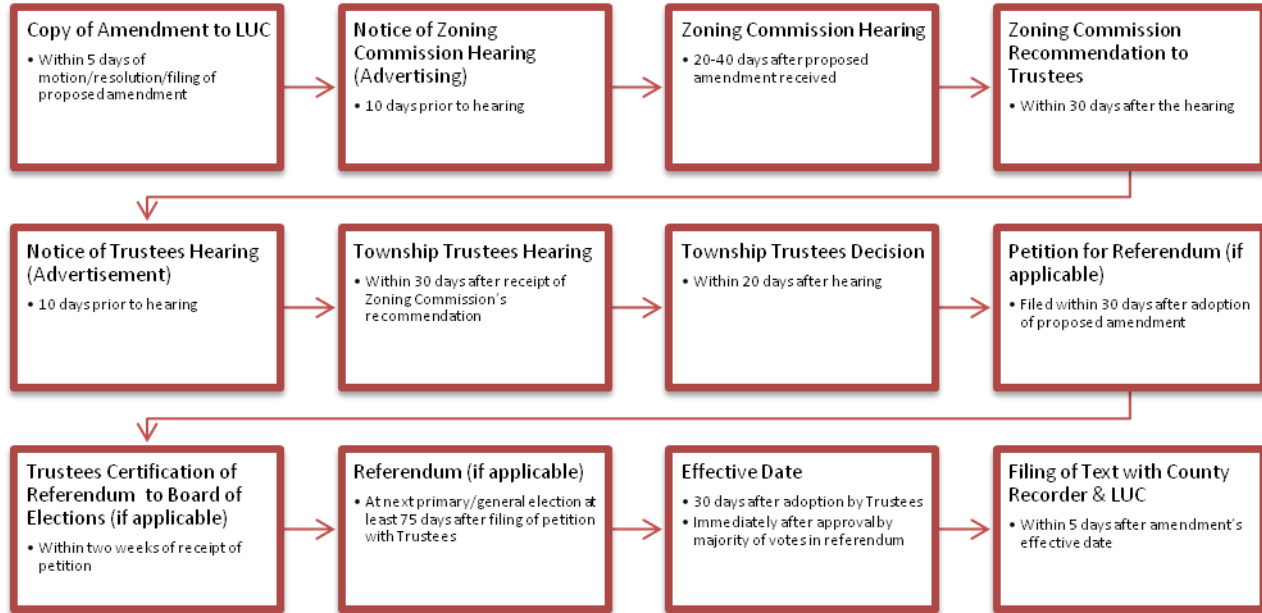
During the summer, Bellefontaine plays host to the following events: The annual "Rally at the Peak" which welcomes all makes and models of motorcycles, and in addition to the many

vendors and entertainment, the highlight of the event is the "Downtown Light Parade". The City is also the site for the annual "Hot Summer Nights Cruise-In" and proceeds go to support the restoration and preservation of our Holland Theatre, an old movie house located in our downtown with a unique Dutch theme. The Theatre has numerous plays and events through the year. Each Saturday, from early Spring to Fall, stop by our Farmers' Market, which sells locally grown produce and products and is one of the nicest Farmers' Markets in the state.

For the 13th year, Bellefontaine has been named by the Arbor Day Foundation as a Tree City USA for its commitment to urban forestry. As with most communities, our citizens make Bellefontaine the wonderful city that it is. We have citizens who are very proud of their town, and take an active role in ensuring Bellefontaine remains the perfect place to live in and raise their families. Through input and direction from many organizations, social groups, and elected positions, we strive to maintain our current small town atmosphere while managing and embracing the growing changes of our community.

We welcome you to visit us and hope you will experience the unique atmosphere of this wonderful City we call home.

Township Zoning Amendment Process



Reminder: Within five days of the effective date of an updated zoning amendment, a copy of the adopted final language needs to be submitted to our office.

Sample Zoning Commission Advertisement from Rush Township

PUBLIC NOTICE

By Resolution of the Board of Rush Township Trustees to initiate the zoning amendment, the Rush Township Zoning Commission will hold a Public Hearing on Wednesday, December 9, 2009 at 6:00 P.M. at the Woodstock Lions Club, 2335 N. State Route 559, Woodstock, Ohio. Such hearing is for the purpose of Amending the Rush Township Zoning Resolution with the addition of zoning regulations for "Small Wind Projects Less than 5 MW (Megawatts)". A copy of the proposed zoning amendment will be available for public examination for a period of at least ten (10) days prior to the public hearing at the Woodstock Post Office, 111 Burnwell Street, Woodstock, Ohio during their normal operating hours or on the Logan-Union-Champaign (LUC) Regional Planning Commission website at www.lucplanning.com. At the conclusion of the Public Hearing, the Zoning Amendment will be submitted to the Rush Township Board of Township Trustees for its action.

By order of the Rush Township Fiscal Officer, Martha Donahoe.



LUC Regional Planning Commission

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Spring 2010

LUC Executive Committee Board Officers

President	Andy Yoder	Village of North Lewisburg
1st Vice President	John Bayliss	Logan County
2nd Vice President	Jeff Stauch	Union County
Treasurer	Max Coates	Champaign County
Secretary	Jenny Snapp	LUC Director
Ex-Officio	Tracy Allen	ODOT District 6
Ex-Officio	Brad Lightle	ODOT District 7

