Zoning & Subdivision Committee
Thursday, November 12, 2026

The Zoning and Subdivision Committee met in a regular session on Thursday, November 12, 2026, at 12:15 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Wes Dodds, Todd Freyhof, Jeff Beard for Ashley Gaver, Joseph Grove, Steve McCall, Heather Martin, Tammy Noble, Steve Robinson, Tom Scheiderer, Aaron Smith, Luke Sutton for Jeff Stauch.

Guests: Brandon Anderson, Mid-Ohio; Patricia Brown, EMHT; Doug Crabill, City of Urbana; Greg Iiams, Village of Russells Point; Travis Irvan, Logan County Health Department; Deron Newland, Park Model Paradise; Alex Nunn, EMHT; Jim Ohlin, R&H; Eric Snowden, Jerome Township; Josh Stolly, TDH; Justin Wollenberg, Terrain Evolution; Mike Yoder, Logan County Commissioner.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from October 8, 2026, meeting as written, and Tom Scheiderer seconded. All in favor.

1. Review of ERN-10 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
   - Brad Bodenmiller reported the Plat was revised to incorporate comments received from reviewing agencies.
   - Tammy Noble moved a motion to recommend conditional approval of the ERN-10 Phase 2 Final Plat, and Tyler Bumbalough seconded. All in favor.

2. Review of Lark Ravine Final Plat (Union County) – Staff Report by Brad Bodenmiller
   - Brad Bodenmiller reported the Plat was revised to incorporate comments received from reviewing agencies. The bond was approved by the County Commissioners.
   - Tyler Bumbalough moved a motion to recommend conditional approval of the Lark Ravine Final Plat, and Steve Robinson seconded. All in favor.

3. Review of Park Model Paradise at the Lake Preliminary Plat (Logan County) – Staff Report by Brad Bodenmiller
   - Steve McCall moved a motion to remove this item from the table, and Todd Freyhof seconded. All in favor.
   - Discussion occurred about comments regarding Willette Muck soils received from Soil & Water in September 2026. The applicant is working to update a letter committing to testing soils in the area and providing solutions for the soil type.
   - Tyler Bumbalough asked about the variances and what was approved and not approved. Brad Bodenmiller provided a summary of variances approved by the County Commissioners and variances outstanding.

- Tyler Bumbalough asked if it was public or private right of way and Brad Bodenmiller stated the right-of-way is proposed private.
- Brad Bodenmiller reiterated comments regarding well site approvals.
- Steve McCall moved a motion to recommend accepting the developer's request to table the Park Model Paradise at the Lake Preliminary Plat, and Tom Scheiderer seconded. All in favor.

4. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
   - Tammy Noble – For the cultivation side is there a minimum or maximum lot size?
     - Joseph Grove – Not within the amendment but there are in that zoning district.
   - Tyler Bumbalough – The 1,000 feet between facilities, are you addressing that or allowing it?
     - Joseph Grove – The ORC may require a larger distance between facilities which may, currently, be one mile. If ORC changes in the future and reduces the amount below 1,000 feet, the zoning text will still require 1,000 feet.
   - Tyler Bumbalough moved a motion to recommend approval of the Jerome Township Zoning Text Amendment, and Steve Robinson seconded. All in favor.

5. Review of Lake Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
   - Steve Robinson moved a motion to recommend approval of the Lake Township Zoning Text Amendment, and Tammy Noble seconded. All in favor.

6. Review of Taylor Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
   - Wes Dodds moved a motion to recommend approval of the Taylor Township Zoning Text Amendment, and Steve McCall seconded. All in favor.

7. Review of Washington Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
   - Travis Irvan – I didn't know this was an item; we did not speak to the township until yesterday. When a new well needs dug in this area it typically requires a variance because the lots are too small.
   - Tyler Bumbalough – I don't like the idea of taking out central water from the zoning resolution. He expressed concern about contamination.
   - Eric Snowden spoke about the zoning district purpose statements. The purpose statements are important, but the advice that we've gotten from legal is that purpose statements are not regulatory. That's something that the zoning commission and trustees can point to if there's a development that doesn't have water. It's designed to give a framework to guide the township. That's the advice we got.
   - Brad Bodenmiller – The purpose statements guide decision-making like a comprehensive plan; the Township does not have a standalone plan. While waterlines are considered central water, shared well systems can also be considered central water. The larger point is: There is a significant amount of residential zoning that has been developed in the Township, and those areas do not have central water.

On Orchard Island, there is a lot of B-1 District and that district also allows for single-family dwellings. We are trying to look at this issue holistically.

- Josh Stolly introduced himself. Our understanding is that the township isn't in favor of extending the village water there. It creates issues for other residents on the island. We would be in favor of the change because there isn't central water. If extended it creates an issue for the residents already there.
- Brad Bodenmiller – Through the subdivision process, if one happens, contributions can be made for improvements but that is a separate process.
- Wes Dodds – I don't recall any other townships that require being connected to central water?
  - Brad Bodenmiller – I did not remember central water being a requirement in other townships, but others do have it in their purpose statements.
  - Aaron Smith – It's built into the original model text.
- Tyler Bumbalough – Do the township areas that are zoned with existing houses have sewer?
  - Scott Coleman – They have existing sewer but not water.
  - Aaron Smith – It was a big project to get that accomplished and doing water would be equally difficult.
  - Brad Bodenmiller – There is discussion about a water study, but that is a ways off.
- Steve McCall moved a motion to recommend approval of the Washington Township Zoning Text Amendment, and Wes Dodds seconded. All in favor with Tyler Bumbalough voting no.

8. Review of Washington Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
   - Discussion occurred about minimum lot requirements and whether any variance had been attained for the dock area. It was believed that no variances had been issued.
   - Discussion occurred about the right-of-way design and why the right-of-way does not connect through the development to another roadway. Why there is a cul-de-sac instead of a through road. Brad Bodenmiller and Scott Coleman advised that is a subdivision requirement question, rather than a zoning question.
   - Wes Dodds moved a motion to recommend approval of the Washington Township Zoning Parcel Amendment including the additional note in the staff recommendation, and Tom Scheiderer seconded. All in favor.

9. Review of Depth to Width Ratio Model Text – Staff Report by Aaron Smith
   - Scott Coleman, Wes Dodds, Tyler Bumbalough and Jeff Beard asked questions about the updated way to measure depth and widths, and Aaron Smith and Brad Bodenmiller provided information.
   - Brad Bodenmiller reminded Committee members this was provided during October's Zoning & Subdivision Committee meeting and suggested the Committee may need further time to study the model text. He advised each prosecuting attorney's office has reviewed this proposed model text in addition to each county map room.

- Tyler Bumbalough moved a motion to recommend that this item be tabled until the December meeting for further discussion and Todd Freyhof second. All in favor.

The Zoning and Subdivision Committee adjourned at 1:16 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconding. All in favor.