



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Executive Committee Meeting Agenda Thursday, July 9, 2026, 1:15 pm

Call to Order – Mike Yoder, President

Roll Call – Brad Bodenmiller

Action on Minutes of May 14, 2026

Financial Report (May) – Todd Freyhof, Treasurer

Financial Report (June) – Todd Freyhof, Treasurer

ODOT Reports

RTPO Report – Tyler Bumbalough

New Business:

1. Review of Active Infrastructure - Industrial Parkway Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
2. Review of ERN-7 Final Plat (Union County) – Staff Report by Brad Bodenmiller
3. Review of ERN-9 Final Plat (Union County) – Staff Report by Brad Bodenmiller
4. Review of Gateway Crossing Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
5. Review of Jerome Professional Park Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
6. Review of Allen Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
7. Review of Bloomfield Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove
8. Review of Dover Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
9. Review of Jefferson Township Zoning Text Amendment (Logan County) – Staff Report by Brad Bodenmiller
10. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Joseph Grove
11. Review of Miami Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove
12. Review of Richland Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove
13. LUC Cybersecurity Policy

Director's Report

Comments from Individuals

Adjourn

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LUC Regional Planning Commission Treasurer's Report

Beginning Balance on June 1, 2026 \$ 842,226.20

Receipts

LCLRC	Administration 11/25 - 5/26	\$ 10,129.39
K2 Retail	Gateway Crossing Prelim Plat	\$ 3,128.50
Terrain Evolution	ERN-7 Final Plat	\$ 2,550.00
Terrain Evolution	ERN-9 Final Plat	\$ 5,280.00
Terrain Evolution	Jerome Professional Final Plat	\$ 899.78
Advanced Active Infrastr.	Active Infrastructure Prelim Ext	\$ 300.00
Union County Commissioners	Fair Housing Admin - Final	\$ 3,750.00
Village of Quincy	2026 per capita	\$ 550.00
Union County	Interest	\$ 2,540.29

Total Receipts \$ 29,127.96

Total Cash on Hand \$ 871,354.16

Expenditures

Employee Salaries	2 Pay Periods	\$ 25,625.60
PERS	2 Pay Periods	\$ 3,587.58
Medicare	2 Pay Periods	\$ 357.22
Worker's Compensation	2 Pay Periods	\$ 152.74
CEBCO	Health Insurance	\$ 5,617.78
Dental Insurance	Dental Insurance	\$ 159.76
VSP	Vision Insurance	\$ 7.78
Life Insurance	Life Insurance	\$ 43.61
Key Blueprints	Copier maintenance	\$ 38.30
Amazon	Office Supplies	\$ 179.66
Richwood Banking Visa	Bitdefender subscription	\$ 171.59
CCTA	Yearly membership	\$ 25.00
West Publishing Payment	2026 Zoning & Planning book	\$ 1,303.00
Wesley Easton	water delivery	\$ 23.25
TRC	per Lease agreement	\$ 3,465.03
Aaron Smith	Mileage - April & May 2026	\$ 546.66
Casey Tuck	Mileage - May 2026	\$ 8.70
Joseph Grove	Mileage - May 2026	\$ 119.63
Heather Martin	Mileage - May 2026	\$ 58.00
Urbana Citizen	FH'ing legal ad	\$ 54.98
Marysville Journal	FH'ing legal ad	\$ 28.75
Richwood Banking Visa	Miscellaneous Expenses	\$ 261.50

Total Expenditures \$ 41,836.12

Balance on Hand as of June 30, 2026 \$ 829,518.04

Respectfully Submitted,



Todd Freyhof, Treasurer



2026 Final Budget Summary

as of June 30, 2026

Revenues

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 307,346.94	\$ 315,740.10	\$8,393.16	103%
450105	Grants	\$ 37,025.00	\$ 7,750.00	(\$29,275.00)	21%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 116,178.02	\$ 99,645.98	(\$16,532.04)	86%
420121	Subdivision Plats	\$ 80,000.00	\$ 29,286.05	(\$50,713.95)	37%
420122	Mapping	\$ 200.00	\$ 60.00	(\$140.00)	30%
470101	Interest	\$ 8,000.00	\$ 14,185.09	\$6,185.09	177%
480108	Annual Dinner	\$ 2,950.00	\$ 60.00	(\$2,890.00)	2%
480111	Refund	\$ -	\$ 241.62	\$241.62	
	Estimated Total Revenue	\$ 551,699.96	\$ 466,968.84	(\$84,731.12)	84.6%

Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 333,000.00		\$ 333,000.00	\$ 167,846.42	50%
510205	PERS	\$ 46,620.00		\$ 46,620.00	\$ 23,498.49	50%
510215	Medicare	\$ 4,828.50		\$ 4,828.50	\$ 2,347.76	49%
510225	Workers Compensation	\$ 1,798.20		\$ 1,798.20	\$ 1,003.83	56%
510305	Medical	\$ 65,500.00		\$ 65,500.00	\$ 33,706.68	51%
510310	Dental Insurance	\$ 2,000.00		\$ 2,000.00	\$ 958.56	48%
510315	Vision Insurance	\$ 100.00		\$ 100.00	\$ 46.68	47%
510320	Life Insurance	\$ 600.00		\$ 600.00	\$ 261.66	44%
520115	Office Supplies	\$ 6,000.00		\$ 7,690.00	\$ 3,699.36	48%
520155	Subscription Fees	\$ 3,600.00		\$ 3,600.00	\$ 2,683.59	75%
520160	Membership & Dues	\$ 6,000.00		\$ 6,000.00	\$ 4,851.25	81%
530100	Contract Services	\$ 13,500.00		\$ 18,904.73	\$ 5,981.51	32%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 3,500.00		\$ 3,500.00	\$ 1,603.00	46%
530310	Auditing Services	\$ 5,000.00		\$ 5,000.00	\$ 2,226.00	0%
530650	Maintenance & Repair	\$ 20,000.00		\$ 20,000.00	\$ -	0%
530702	Annual Dinner	\$ 4,000.00		\$ 4,000.00	\$ -	0%
530800	Building	\$ 42,345.36		\$ 42,345.36	\$ 21,159.33	50%
540100	Equipment	\$ 5,000.00		\$ 5,000.00	\$ 1,780.90	36%
550100	Travel & Expense	\$ 17,000.00		\$ 18,676.00	\$ 4,375.27	23%
550305	Contingencies	\$ 8,000.00		\$ 8,623.42	\$ 5,014.44	58%
	Estimated Total Expenditures	\$ 588,392.06		\$ 597,786.21	\$ 283,044.73	47%

STATEMENT:

Cash Balance January 1, 2026	\$ 645,593.93
Estimated Cash Balance December 31, 2026	\$ 585,656.38
Actual Cash On Hand December 31, 2026	
Estimated Total Revenue	\$ 551,699.96
Actual 2026 Revenue	\$ 466,968.84
Difference (+/Under)	\$ (84,731.12)
Estimated Adjusted Total Expenditures	\$ 597,786.21
Actual 2026 Expenditures	\$ 283,044.73
Difference (+/Under)	\$ 314,741.48

Memorandum

To: LUC Executive Committee

From: Louis Agresta
TCC Transportation Director

Phone 937-521-2134
lagresta@clarkcountyohio.gov

Re: RTPO Planning Report

Date: July 1, 2026

The following are items for discussion at the July 9, 2026 LUC Executive Committee Meeting.

Indian Lake Trail Study

The local stakeholder team, along with the study consultant Burgess and Niple are working on the Indian Lake Trail Study. The stakeholder team recently went on a site visit to the Indian Lake region to better understand possible trail connections in the area. The goal is to have the study completed by the end of the summer or early fall of 2026.

Eco Counter Purchase

LUC has proceeded with purchasing an Eco Counter trail counter. Eco Counters are permanently installed trail counters and utilize loop detection to detect trail users. The Eco Counter will be installed in Urbana and will be utilized to supplement the TRAFx trail counters that LUC already utilizes.

Other

Upcoming TAC meeting dates are September 14 and December 7. All meetings will begin at 9:30 AM and are held at the Village of West Liberty Offices.

FY 2026 Budget Status (As of 5-31-2026)

<i>Work Elements</i>		<i>Total Budget</i>	<i>Balance</i>	<i>Percent Expended</i>	<i>Monthly Expense</i>	<i>YTD Expenses</i>
625.1	RTPO Planning	\$ 107,688.00	\$ 72,137.29	33%	\$ 860.16	\$ 35,550.71
625.11	RTPO Planning (fy25)	\$ 35,000.00	\$ 1,600.32	95%		\$ 33,399.68



Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Director's Report – July 9, 2026

Brad's Activities:	
5/18	Mad River Twp (C) Zoning Commission meeting
5/19	Union Co (L) CIC meeting APA Legislative Committee meeting Paris Twp (U) Zoning Commission meeting
5/20	York Twp (U) Zoning Commission public hearing
5/21	Union Co (U) SR 161 Corridor Plan meeting Leesburg Twp (U) Zoning Commission public hearing
5/22	Village of West Liberty (L) Sketch Plan meeting Logan Co (L) – Champaign Co (C) RTPO Indian Lake Trail Study Stakeholder meeting APA Legislative Committee meeting
5/27	Casey Tuck Anniversary (1 year)
6/2	Logan Co (L) – Champaign Co (C) RTPO Indian Lake Trail Study meeting
6/3	Union Co (U) Sketch Plan meeting Jefferson Twp (L) Zoning Commission meeting
6/4	Union Co (U) Twp Assn meeting
6/8	Logan Co (L) – Champaign Co (C) RTPO TAC meeting Village of West Liberty (L) Planning Commission meeting
6/9	Heather Martin Anniversary (18 years) Met with Madison Co (M) Economic Development Director State Transportation Innovation Council (STIC) scoring subcommittee meeting Union Twp (L) Board of Trustees public hearing
6/10	Logan Co (L) – Champaign Co (C) RTPO quarterly meeting Met with Champaign Co (C) Health District + Map Room
6/11	Union Co (U) SR 161 Corridor Plan meeting
6/12	Union Co (U) 33 Corridor Group meeting Central Ohio Greenways Advisory Council Retreat
6/15	Logan Co (L) – Champaign Co (C) RTPO Transit meeting Met with MORPC RE: future land use maps York Twp (U) Board of Trustees public hearing
6/16	APA Legislative Committee meeting Paris Twp (U) Zoning Commission meeting
6/17	Claibourne Twp (U) Board of Trustees public hearing
6/22	Dover Twp (U) Zoning Commission meeting
6/23	Logan Co (L) Board of Commissioners meeting RE: subdivision training
6/25	Logan Co (L) – Champaign Co (C) RTPO Indian Lake Trail Study field visit Allen Twp (U) Zoning Commission meeting
6/29	Met with Logan Co (L) Sewer District Washington Twp (U) Board of Trustees public hearing
6/30	Logan Co (L) Board of Commissioners RE: subdivision variance meeting
7/2	Union Co (U) Land Bank meeting
7/7	Brad Bodenmiller Anniversary (12 years) Union Co (U) Department Head meeting Jerome Twp (U) Board of Trustees public hearing
7/8	Union Co (U) Board of Commissioners RE: subdivision variance meeting

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Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

7/9 Union Co (U) SR 161 Corridor meeting
Bloomfield Twp (L) Zoning Commission public hearing

Ongoing	Model Text: Adult Entertainment, Agritourism (Update) , Adult Use Cannabis , Animals + Fowl/Poultry, Depth:Width Ratio (In-Progress), Drainage, Fences/Walls (In-Progress), Public Notices, Short-Term Rentals (In-Progress), Signs
Ongoing	Development of Township Zoning Commission Training
Ongoing	Logan Co (L) Comprehensive Plan: Finalizing contract to begin update.

Aaron's Activities:

5/14	Harrison Twp (L) ZC public hearing
5/18	Meet w/ Richland Twp (L) ZI in office
	Liberty Twp (L) Trustee meeting
	Union Twp (L) ZC public hearing
5/19	Millcreek Twp (U) ZC meeting
5/20	Goshen Twp (C) ZC public hearing
5/22	Vlg of West Liberty (L) sketch plan meeting
5/26	Deliver Champaign Co (C) Comprehensive Plan Amendment to libraries
6/1	Millcreek Twp (U) Trustee public hearing
6/2	Bloomfield Twp (L) + Pleasant Twp (L) + Miami Twp (L) ZC joint meeting
6/4	Vlg of St. Paris (C) PC meeting
6/8	The Ohio Ethics Law training webinar
6/9	Certified Public Records Training webinar
6/12	OSU Farm Office Data Center webinar
6/15	Meet w/ MORPC staff in office to discuss future land use maps of LUC region
6/17	Richland Twp (L) ZC meeting
6/23	Logan Co (L) Commissioners subdivision training
6/24	Meet w/ Stokes Twp (L) ZI
6/30	Meet w/ Logan Co (L) Map Room
	Ohio Sunshine Laws training webinar

Ongoing	Model Text: Adult Entertainment, Animals + Fowl/Poultry, Depth:Width Ratio, Drainage, Manufactured/Mobile Homes, Short-Term Rentals, Signs,
Mapping	Vlg of St. Paris (C) Zoning Map; Logan County (L) Land Trust mapping; Logan County Land Bank (L) mapping; City of Marysville (U) Land Use Mapping; City of Marysville (U) CDBG mapping; Champaign Co (C) tax incentive mapping;
Zoning	Vlg of DeGraff (L); Vlg of Lakeview (L); Vlg of West Liberty (L); Bokescreek Twp (L); Jefferson Twp (L); Lake Twp (L); Liberty Twp (L); Miami Twp (L); Monroe Twp (L); Perry Twp (L); Pleasant Twp (L); Richland Twp (L); Stokes Twp (L); Union Twp (L); Washington Twp (L); Zane Twp (L); Vlg of Magnetic Springs (U); Allen Twp (U); Millcreek Twp (U); Vlg of St. Paris (C); Adams Twp (C); Mad River Twp (C); Salem Twp (C); Urbana Twp (C); Wayne Twp (C);
Support/Assisting Jurisdictions	

Heather's Activities:

5/22	Kick-off meeting – 5-P Indian Lake Area Trail Feasibility Study
5/28	Cybersecurity Training
6/2	UCLRC Brownfield Application Submitted (303 S Main St)
6/3	Dave Lawrence Reception
6/4	UCLRC Meeting
6/4	CoM CDBG Application filed
6/4	Meeting with TRC
6/4	LCLRC Brownfield Application Submitted (149 W Columbus)
6/5	CoM CDBG Application filed (Sidewalk project W 3 rd St/Grand Ave)
6/8	LUC TAC Meeting
6/11	NK Parts Inc Groundbreaking

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Logan-Union-Champaign Regional Planning Commission

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6/22	Fair Housing training – Village of Rushsylvania
6/22	Meeting with Steve McCall & Brad RE: Budget
6/23	Meeting with Jamie Fink & Brad
6/23	Fair Housing training – City of Marysville & Union County at Marysville Public Library
6/24	Fair Housing training – City of Urbana
6/25	Indian Lake Field Visit
6/26	LCLRC Brownfield Project (St Rt 287) Teams Meeting
6/26	LCLRC St Rt 287 Site visit
7/2	UCLRC Meeting
7/7	Call with Bob Lamb i.e. Brownfield project
7/8	Welcome Home Ohio PY 2027 Webinar
Completed	Office Policies/Cyber Security Policy
Ongoing	LC Land Bank 26-27 Demolition Program & Brownfield Program
Ongoing	UC Land Bank 24-25 Brownfield Program
Ongoing	UC Land Bank 26 Demolition Program & Brownfield Program
Ongoing	CC CDBG PY25
Ongoing	CoM CDBG PY26

Casey's Activities:

6/1	Fair Housing procedure
Ongoing	Planetizen training
Ongoing	Adobe Illustrator tutorials
Ongoing	Re-typing Lake Township Zoning Resolution
Ongoing	Re-typing Richland Township Zoning Resolution
Ongoing	Learning MUNIS/Okta systems for paying invoices
Ongoing	Check subdivision records for accuracy
Ongoing	Check zoning records for accuracy

Joseph's Activities:

5/14	Liberty Twp (U) Trustee Hearing
5/18	Claibourne Twp (U) Zoning Commission Hearing
5/19	Washington Twp (U) Zoning Commission Hearing
5/20	York Twp (U) Zoning Commission Hearing
5/21	Leesburg Twp (U) Zoning Commission Hearing
6/4	UCOTA Meeting
6/15	York Twp (U) Trustee Hearing
6/16	Meeting with Taylor Township Zoning Inspector
6/16	Harrison Twp (L) Trustee Hearing
6/17	Claibourne Twp (U) Trustee Hearing
6/22	Dover Twp (U) Zoning Commission Meeting
6/23	Subdivision Plat Distribution
6/25	Allen Twp (U) Zoning Commission Meeting
6/29	Washington Twp (U) Trustee Hearing
Zoning Support/ Assisting Jurisdictions	Allen (U), Claibourne Twp (U), Darby Twp (U), Dover Twp (U), Leesburg Twp (U), Paris (U), Taylor (U), Washington Twp (U), York Twp (U)

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Projects in Union County under Construction or to be Sold by 3/31/27

Report Date: 7/8/2026							
Project Name	PID	Primary Work Category	Project Description	Sale Date	Award Date	Estimated End Constr	Estimated Constr Cost or Award Amount
DEL/UNI-SIGN-FY2027	123775	Traffic Control Maintenance	Systematic Sign Replacement on various routes in Delaware and Union Counties	11/12/26	11/23/26	12/01/26	\$6,000,000
D06-SP-FY2027 (PRIORITY)	112250	Roadway Minor Rehab	Spot paving repairs on priority system FY27	01/14/27	01/25/27	09/15/27	\$2,000,000
D06-SP-FY2027 (GENERAL)	114908	Roadway Minor Rehab	Spot paving on various general system routes throughout District Six	02/25/27	03/08/27	03/10/27	\$1,000,000
UNI-36-13.39	114838	Roadway Minor Rehab	Resurfacing Project on US36 & Urban Resurfacing in the City of Marysville. Urban Resurfacing Locations: UNI-36 SLM 13.386-14.02 Resurfacing with minor pavement repair, and upgrade guardrail as needed. UNI-37-5.84 moved to PID 121081 (Resurfacing project on S R37 in the Village of Richwood)	02/25/27	03/08/27	03/10/27	\$2,643,344
UNI-37-5.82/UNI-47-13.52	121081	Roadway Minor Rehab	Asphalt Concrete Overlay Project in Union County, partially located within the Village of Richwood. UNI-37-5.84 to 6.34 added to this project and removed from PID 114838	03/11/27	03/22/27	09/15/27	\$406,331
Current Projects Under Construction							
UNI-33-36-4-245 VAR	115675	Bridge Preservation	Part 1: Re-deck twin structures at two locations: US 33 over Raymond Rd & US 33 over Waldo Rd. Part 2: Replace box beams on twin structures: US 33 over SR 245 and Overlay decks and repair abutments on twin structures: US 33 over Northwest Parkway. Part 3: Bridge sealing and guardrail upgrade as needed.	03/27/25	04/03/25	11/01/27	\$20,835,163
UNI/DEL-42-4.92/0.00	111381	Roadway Major Rehab	UNI 42 from 4.92 (PID 107822 end project limit) to 9.88 (Delaware County line) & DEL 42 from 0.00 (Union County line) to 1.41 (PID 108685 start limit). Resurface US 42 to include full depth pavement repairs and shoulder widening (~4'). Installation of centerline and edge line rumble stripes. Add turn lanes at Jerome Rd.	05/08/25	05/15/25	11/01/26	\$16,258,581
UNI US 42 3.91	107822	Intersection Improvement (Safety)	Improve safety and congestion on US 42 from Monterey Dr. (UNI TR 28F) to Watkins-California Rd (UNI CR 22) and Industrial Parkway (UNI-CR 1) by adding turn lanes, and signals.	05/22/25	05/30/25	11/01/26	\$7,959,354
UNI-31-15.55, UNI-347-3.89	121080	Roadway Minor Rehab	Asphalt Overlay Project in Union County UNI SR 31 and SR 347	01/15/26	01/23/26	09/15/26	\$2,909,674

Projects in Union County under Construction or to be Sold by 3/31/27

Report Date: 7/8/2026							
Project Name	PID	Primary Work Category	Project Description	Sale Date	Award Date	Estimated End Constr	Estimated Constr Cost or Award Amount
UNI-42-SP-FY2026 (GENERAL)	112254	Roadway Minor Rehab	Spot paving on various general system routes throughout District Six. UNI-42 0.20 to 3.90	01/15/26	01/23/26	09/15/26	\$528,029
UNI-38-3.21	105442	Bridge Preservation	Replacing deck, semi-integral conversion, and painting of bridge UNI-38-3.21	09/25/25	10/03/25	09/01/26	\$4,332,873
UNI East 5th Street	5/26/2026	Roadway Minor Rehab	Improvements to East 5th Street in the City of Marysville including pavement resurfacing, curb replacement, storm sewer improvements, striping, streetscaping improvements, enhanced pedestrian crossings, street lighting, and traffic calming improvements.	5/8/2026	6/1/2026	11/30/2026	\$2,356,797



Executive Committee Meeting Minutes
Thursday, July 9, 2026

President Mike Yoder called the meeting to order at 1:16 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Tyler Bumbalough, Tim Cassady, Scott Coleman, Wes Dodds, Todd Freyhof, Ashley Gaver, Jamie Fink, Greg Iams, Steve McCall, Wyatt Marshall, Beau Michael, Tammy Noble, Steve Robinson, Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, Ben Vollrath, and Mike Yoder

Members absent: Roger Brake, Preston Carter, Todd Garrett, Eric Kincaid, Eric Petee, Jeff Rea, and Ken Rosebrook.

Guests present: Bart Barok, Rockford Homes; Judy Christian, York Township; Ryan Fowler, Advanced Civil Design; Adele Evans, ODOT; Catherine Rolnicki, City of Marysville; Dennis and Miriam Versteeg, Weldon Road Residents; Justin Wollenberg, Terrain Evolution; Joseph Grove, Heather Martin, and Casey Tuck, LUC Regional Planning Commission

Minutes – Greg Iams moved a motion to approve the minutes from the May 14, 2026, meeting as written, and Scott Coleman seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for May. Tim Cassady moved a motion to accept the Financial Report, and Scott Coleman seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for June. Steve Robinson moved a motion to accept the Financial Report, and Tim Cassady seconded. All in favor.

ODOT Reports:

ODOT Reports are available on LUC's website. Scott Schmid reported for District 7.

RTPO Report

1. Tyler Bumbalough reported on the RTPO. TCC's report is available on LUC's website.

New Business:

1. Review of Active Infrastructure - Industrial Parkway Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - o Blair Stinson moved a motion to accept the recommendation of approval with conditions of the Active Infrastructure - Industrial Parkway Preliminary Plat Extension, and Steve McCall seconded. All in favor.



Logan-Union-Champaign regional planning commission

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2. Review of ERN-7 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of the ERN-7 Final Plat, and Tim Cassady seconded. All in favor.
3. Review of ERN-9 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Beau Michael moved a motion to accept the recommendation of conditional approval of the ERN-9 Final Plat, and Scott Coleman seconded. All in favor.
4. Review of Gateway Crossing Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to accept the developer's request to table the Gateway Crossing Preliminary Plat, and Blair Stinson seconded. All in favor.
5. Review of Jerome Professional Park Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Ryan Smith moved a motion to accept the developer's request to table the Jerome Professional Park Phase 2 Final Plat, and Steve Robinson seconded. All in favor.
6. Review of Allen Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Scott Coleman moved a motion to accept the recommendation of approval with modifications of the Allen Township Zoning Text Amendment, and Greg Iams seconded. All in favor.
7. Review of Bloomfield Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove
 - Tim Cassady moved a motion to accept the recommendation of approval with modifications of the Bloomfield Township Zoning Text Amendment, and Todd Freyhof seconded. All in favor.
8. Review of Dover Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Todd Freyhof moved a motion to accept the recommendation of approval of the Dover Township Zoning Text Amendment, and Steve Robinson seconded. All in favor.
9. Review of Jefferson Township Zoning Text Amendment (Logan County) – Staff Report by Brad Bodenmiller
 - Tim Cassady moved a motion to accept the recommendation of approval of the Jefferson Township Zoning Text Amendment, and Tyler Bumbalough seconded. All in favor.
10. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Joseph Grove
 - Tyler Bumbalough moved a motion to accept the recommendation of approval of the Jerome Township Zoning Parcel Amendment but encouraging the Township

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to carefully consider whether COM District makes more sense than the ORM District and noting the potential deficiency on the application, and Scott Coleman seconded.

- Tyler Bumbalough – Is Mitchell-Dewitt Road heavy-duty enough to support commerce?
 - Luke Sutton – No, it is not very well built up. We typically require them to improve the roads accordingly to be able to handle the traffic flow.
 - Tyler Bumbalough – So, it would possibly be more truck traffic than just more traffic.
- Tammy Noble – Would they only have to improve the property frontage?
 - Luke Sutton – No, we would require more.
- Tyler Bumbalough – Wouldn't that be considered a conditional use then?
 - Brad Bodenmiller – I will pull up some examples in the Zoning Resolution for the District. A conditional use is a use that can be more intense. Brad provided examples of permitted and conditional uses in the COM District.
 - Tyler Bumbalough asked a clarifying question. I want to change my motion. I want to remove the note to encourage the Township to carefully consider whether COM District makes more sense than the ORM District. I'd still like to recommend approval but that it should stay the ORM District, not Commerce District. Scott Coleman – I will not second that.
- Steve Robinson – In order to go with Robert's Rules of Order, I think we need to move on the original motion.
 - Mike Yoder – We can do that, if you'd like.
- Tyler Bumbalough moved a motion to amend the motion on the table to recommend approval of the Jerome Township Zoning Parcel Amendment noting the potential deficiency on the application, and Steve McCall seconded. The vote was not unanimous with Scott Coleman and Ben Vollrath voting no.
- Mike Yoder called for a vote on the amended motion to recommend approval of the Jerome Township Zoning Parcel Amendment noting the potential deficiency on the application. All in favor, except Scott Coleman and Ben Vollrath who voted against the motion.

11. Review of Miami Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove

- Tim Cassady moved a motion to accept the recommendation of approval of the Miami Township Zoning Text Amendment, and Blair Stinson seconded. All in favor.

12. Review of Richland Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove

- Scott Coleman moved a motion to accept the recommendation of approval of the Richland Township Zoning Text Amendment, and Todd Freyhof seconded. All in favor.

13. Review of LUC Cybersecurity Policy

- Todd Freyhof – Have you had any consideration for endpoint detection?

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Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Brad Bodenmiller – No, not yet. We can always change the policy once it is adopted.
- Heather Martin – Union County has added us to their trainings. Scott Coleman – Did the Cybersecurity Policy come from Heather Martin or from Union County?
 - Heather Martin – I used four different entities' examples to create this one for the LUC.
 - Scott Coleman – Can you pan through it?
 - Heather Martin gave a summary and stated the policy would be on the LUC website for the rest of the month.
- Scott Coleman moved a motion to adopt the LUC Cybersecurity Policy, and Greg Iiams seconded. All in favor.

Director's Report

Comments from Individuals:

- Tammy Noble – I wanted to announce that Paul Hammersmith is retiring if anyone would like to send well wishes.
- Tim Cassady – I would like to congratulate the LUC staff on all of their work anniversaries and thank them for the work that they do.

Adjourn – Blair Stinson moved a motion to adjourn the LUC Executive Committee Meeting at 1:53 pm, and Todd Freyhof seconded. All in favor.

Next Scheduled Meeting: Thursday, August 13, 2026, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

President

Secretary

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