



Executive Committee Meeting Agenda
Thursday, December 12, 2013 - 1:15 p.m.

Call to Order – Brad Bodenmiller, President

Roll Call

Action on Minutes of November 14, 2013 – Executive Committee

Financial Report – Andy Yoder, Treasurer

ODOT Reports

New Business:

1. Review of Woodbine Village Section 2 Amended Preliminary Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp
2. Review of Millcreek Township (Union County) Zoning Text Amendments regarding fuel stations – Staff Report by Wes Dodds
3. Review of Liberty Township (Logan County) Zoning Text Amendments regarding fences. – Staff Report by Wes Dodds
4. LUC Building Committee Update - Scott Coleman, Brad Bodenmiller, Paul Hammersmith

Director's Report

Comments from Individuals

Adjourn

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

BEGINNING BALANCE ON November 1, 2013 **\$ 352,670.94**

RECEIPTS

Woodbine Village	Section 2 Amended Preliminary Plat	\$ 1,050.00
Gregory DeLong	Annual Dinner Tickets	\$ 30.00
Sharon DeVault	Annual Dinner Ticket	\$ 15.00
Charles Hall	Annual Dinner Tickets	\$ 90.00
Scott Coleman	Annual Dinner Ticket	\$ 15.00
Ryan Shoffstall	Annual Dinner Tickets	\$ 30.00
David Faulkner	Annual Dinner Tickets	\$ 30.00
Stephen McCall	Annual Dinner Tickets	\$ 30.00
Fereidoun Shokouhi	Annual Dinner Ticket	\$ 15.00
John Bayliss	Annual Dinner Ticket	\$ 15.00
Village of Russells Point	Annual Dinner Ticket	\$ 15.00
Various Ticket Sales	Annual Dinner Tickets	\$ 250.00
Logan County	FY12 Fair Housing	\$ 4,900.00
Union County	Oct '13 Interest	\$ 150.28

TOTAL RECEIPTS **\$ 6,635.28**

TOTAL CASH ON HAND **\$ 359,306.22**

EXPENDITURES

Employee Salaries	2 Pay Periods	\$ 11,995.65
PERS	Oct-13	\$ 1,677.30
Medicare	2 Pay Periods	\$ 170.47
CEBCO	Health & Life Insurance	\$ 432.12
CEBCO	Dental Insurance	\$ 73.25
Time Warner	Internet & Phone Service	\$ 295.49
Verizon Wireless	Cell Phone	\$ 119.86
Dayton Power & Light	Electric	\$ 359.00
Jenny Snapp	Mileage - October 2013	\$ 170.00
Wes Dodds	Mileage - October 2013	\$ 338.50
Heather Martin	Mileage - October 2013	\$ 31.00
Wren's Florist	Flowers for Peg Wiley Memorial	\$ 52.95
CCAO Winter Conference	Snapp	\$ 50.00
Staples	Office Supplies	\$ 73.94
Urbana University	Annual Dinner	\$ 1,495.00
4imprint, Inc	Annual Dinner Gift	\$ 761.98

\$ 18,096.51

Bldg.

Kalyndi Martin	Office Cleaning 11/2/13	\$ 60.00
Lowes	Salt for Sidewalks	\$ 9.44

\$ 69.44

TOTAL EXPENDITURES **\$ 18,165.95**

BALANCE ON HAND AS OF November 30, 2013 **\$ 341,140.27**

Respectfully Submitted,



R. Andy Yoder, Treasurer

2013 Budget Summary

As of 12/5/2013

990	REVENUES:	Estimated	To Date	CashBalance
990-2-1	Membership Contributions	\$ 173,578.00	\$ 186,818.70	\$ (13,240.70)
990-2-2	Service & Projects	\$ -	\$ 10.03	\$ (10.03)
990-2-3	Subdivision Plats	\$ 7,600.00	\$ 41,000.00	\$ (33,400.00)
990-2-4	Annual Dinner	\$ 2,550.00	\$ 2,395.00	\$ 155.00
990-2-5	Comprehensive Plans	\$ 5,000.00	\$ -	\$ 5,000.00
990-2-6	Mapping	\$ 500.00	\$ -	\$ 500.00
990-5	Grants	\$ 34,700.00	\$ 33,287.31	\$ 1,412.69
990-7	Interest	\$ 3,000.00	\$ 4,730.82	\$ (1,730.82)
990-8-1	Other Revenue	\$ -	\$ -	\$ -
990-8-2	Rebates	\$ -	\$ 38.00	\$ (38.00)
Estimated Total Revenue		\$ 226,928.00	\$ 268,279.86	\$ (41,351.86)

990	EXPENDITURES:	Estimated	To Date	%
990-1	Salaries & Wages	\$ 145,000.00	\$ 134,342.32	\$ 10,657.68 93%
990-2	Supplies	\$ 5,000.00	\$ 3,971.39	\$ 1,028.61 79%
990-3-1	Utilities	\$ 13,000.00	\$ 8,682.13	\$ 4,317.87 67%
990-3-2	Professional Development	\$ 2,554.00	\$ 3,597.59	\$ (1,043.59) 141%
990-3-4	Building Fund	\$ 4,000.00	\$ 2,020.64	\$ 1,979.36 51%
990-3-6	Annual Meeting	\$ 3,000.00	\$ 2,356.98	\$ 643.02 79%
990-4	Equipment	\$ 1,620.00	\$ 874.71	\$ 745.29 54%
990-5-1	Other Expenses	\$ 5,000.00	\$ 605.27	\$ 4,394.73 12%
990-5-2	Travel	\$ 7,500.00	\$ 4,908.00	\$ 2,592.00 65%
990-10-1	PERS	\$ 20,300.00	\$ 18,718.89	\$ 1,581.11 92%
990-10-2	Workers Compensation	\$ 2,643.00	\$ 1,820.00	\$ 823.00 69%
990-10-3	Medicare	\$ 2,103.00	\$ 1,909.76	\$ 193.24 91%
990-10-4	Hospital / Life Insurance	\$ 6,081.00	\$ 4,660.70	\$ 1,420.30 77%
990-10-5	Contingencies	\$ 5,800.00	\$ -	\$ 5,800.00 0%
990-10-6	Dental Insurance	\$ 879.00	\$ 805.75	\$ 73.25 92%
990-10-7	Life Insurance	\$ 40.00	\$ 77.14	\$ (37.14) 193%
Estimated Total Expenditures		\$ 224,520.00	\$ 189,351.27	\$ 35,168.73 84%

STATEMENT:		
Cash Balance January 1, 2013	\$ 262,211.68	
Estimated Cash Balance December 31, 2013	\$ 252,999.00	
Actual Cash On Hand December 31, 2013		
Estimated Total Revenue	\$ 226,928.00	
Actual 2013 Revenue	\$ 268,279.86	
Difference (+/Under)	\$ 41,351.86	
Estimated Total Expenditures	\$ 224,346.00	
Actual 2013 Expenditures	\$ 189,351.27	
Difference (+/Under)	\$34,994.73	

LUC MEETING December 12, 2013

☐Active Construction Projects

ODOT Project 130112

UNI-SR245-0.40, PID Number 87257

Description: Structure replacement.

Location: Allen Township. East of CHA/UNI County line. SR245 over Big Darby Creek.

Maintenance of Traffic: Part width construction. Traffic maintained.

Completion Date: 10/31/2013 – to be revised

Contractor: Shelly and Sands, Inc.

Amount: \$1,206,926.42

Project Status: Project completed.

ODOT Project 130389

UNI-US36-0.88, PID Number 86217

Description: Adjust ramp superelevation; widen paved shoulders; adjust guardrail.

Location: Union Township. US36 over Treacle Creek. 0.89 miles east of CHA County.

Maintenance of Traffic: Traffic detoured. Maximum 75 day closure.

Completion Date: 11/15/2013

Contractor: Eagle Bridge Company

Amount: \$541,538.21

Project Status: Project completed.

ODOT Project 130548

UNI-SR736-0.00, PID Number 16987

Description: Resurfacing and pavement repair.

Location: Marysville. US42 to SR38.

Maintenance of Traffic: Traffic maintained with short term closures.

Completion Date: 09/30/2014

Contractor: Shelly Company

Amount: \$1,329,868.43

Project Status: On schedule.

☐Projects Awarded During Month of November/December

No projects awarded during November/December.

☐Upcoming Projects Scheduled for Sale Through December

No projects scheduled for sale during December.

☐ALL PROJECT INFORMATION CURRENT AS OF December 12, 2013.



Staff Report – Woodbine Section 2 Amended Preliminary Plat

Applicant:	<p>WC Jerome, LLC 229 Huber Village Drive, Suite 100 Westerville, OH 43081</p> <p>James Whitacre Advanced Civil Design 422 Beecher Road Gahanna, OH 43230 JWhitacre@advancedcivildesign.com</p> <p>Tim Reardon TWR Development P.O. Box 165 Dublin, OH 43017</p>
Request:	Approval of the Woodbine Village Section 2 Amended Preliminary Plat.
Location:	Located on Industrial Parkway between Brock & Mitchell Dewitt Roads in Jerome Township, Union County.

Staff Analysis:	<p>This Amended Preliminary Plat is for the Woodbine Village Section 2. Woodbine Section 2 will have a total of 32.587 Acres and 57 lots for single family residential development. In addition, Woodbine Section 2 will contain 7.83 Acres of open space reserves. The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is the Gravity Sanitary Sewer/City of Marysville.</p> <p>The Woodbine Section 2 Preliminary Plat was originally approved on January 10, 2013. The reasoning for amending the plat is as follows:</p> <p><i>"Lots 41-52 of the subdivision have been modified based on a proposed electric transmission easement that will run parallel to US 33. It is not desirable for this line to run in the backyard of the lots that formally back up to US 33. The original loop road has been changed to two cul-de-sacs and the detention basin has been moved along US 33, parallel with the proposed electric easement. The number of lots and the lot size is unchanged from the original proposal and the open space increases with the revised plan. The restrictive</i></p>
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Staff Report – Woodbine Section 2 Amended Preliminary Plat

covenants have not been changed."

The following comments have been submitted from reviewing agencies:

• Union County Engineer's Office

- See the Union County Engineer's Office Review Letter dated December 5, 2013. The Union County Engineer's Office recommends approval of the Woodbine Village Section 2 Amended Preliminary Plat with a number of modifications and comments listed in the attached letter that must be addressed in the final construction drawings and final plat. In addition, the Union County Engineer's Office requests that upon re-submittal of the construction drawings that all design features that applied in the original construction plans be reflected in the revised plans.

• Union County Soil & Water Conservation District

- No comments as of December 6, 2013.

• Union County Health Department

- Per the email dated December 3, 2013, the Union County Health Department has the following comments: *"All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is being serviced by a private water system (PWS) and/or sewage treatment system (STS)."* In addition, *"Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement should be brought to the attention of the Union County Health Department."* Further, *"If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."*

• City of Marysville

- In an email dated December 4, 2013, the City of Marysville has one comment regarding Woodbine Village Section 2 Amended Preliminary Plat: The developer should *"eliminate the 8" waterline loop*



Staff Report – Woodbine Section 2 Amended Preliminary Plat

	<p><i>between Lots 44 and 49 due to the small size of the cul-de-sacs and associated maintenance in this specific instance."</i></p> <ul style="list-style-type: none">• Jerome Township<ul style="list-style-type: none">○ No comments as of December 6, 2013.• ODOT District 6<ul style="list-style-type: none">○ As of December 6, 2013, no comments from ODOT District 6.• Union Rural Electric/URE<ul style="list-style-type: none">○ A number of comments were submitted from Union Rural Electric in the attached document which must be incorporated. Easements are shown for public utilities such as sanitary sewer and water but not for private utilities. Notations or provisions for electric/phone/CATV easements should be shown. Service options should be chosen prior to platting all of the utility easements.• LUC Regional Planning Commission<ul style="list-style-type: none">○ Confirmation of approval of conformance to Township zoning needs to be forwarded to LUC prior to Final Plat Approval. A letter from Jerome Township confirming that the subdivision conforms to Township zoning shall be submitted.○ In accordance with the Union County Engineer's comments, a ditch petition will be required to be prepared and executed between the Developer and County prior to submittal of the Final Plat.○ All bonds and/or letters of credit shall be submitted and approved prior to submittal of the Final Plat.○ All comments and requested modifications from all reviewing agencies shall be incorporated into construction drawings and the final plat prior to submittal.
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Staff Recommendations:	LUC Staff recommends approval of the Woodbine Village Section 2 Amended Preliminary Plat with the condition that all comments from LUC and reviewing agencies shall be incorporated into Construction Drawings and the Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County
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Staff Report – Woodbine Section 2 Amended Preliminary Plat

	Subdivision Regulations are incorporated in the Final Plat <i>prior</i> to submittal.
Z&S Committee Recommendations:	The LUC Zoning & Subdivision Committee recommended <i>approval</i> of the Woodbine Village Section 2 Amended Preliminary Plat with the condition that all comments from LUC and reviewing agencies shall be incorporated into Construction Drawings and the Final Plat. In addition, the Zoning & Subdivision Committee recommended that some form of noise mitigation be used such as a sound barrier/wall due to the development's proximity to the US 33 freeway. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat <i>prior</i> to submittal.



Staff Report – Millcreek Township Zoning Text Amendment – Fuel Stations

Applicant:	Millcreek Township Zoning Commission 10420 Watkins Road Marysville, OH 43040
Request:	Request to review zoning text amendment regarding “fuel stations”. Millcreek Township is considering the addition of language to their supplementary district regulations to further regulate the location and installation of “fuel stations” within the township.

Staff Analysis:	<p>Staff has several comments and concerns with the proposed zoning text amendment, which are outlined below.</p> <p><u>Section 10500 Fuel Stations</u></p> <ul style="list-style-type: none">• There is not a definition included in the proposed text for “fuel stations”, nor does the existing zoning resolution contain a definition for “fuel station”. However, the existing zoning resolution does have definitions for both “service station” and “gasoline service station”. Staff recommends that if the township intends to use the terms interchangeably, it is noted and changed throughout the entire text of the zoning resolution. If this is not the case, a separate definition should be added defining the term “fuel station”.• The proposed text lists “fuel stations” as being prohibited unless otherwise specifically permitted in the district standards of the zoning resolution. In reviewing the existing district standards, staff does not find “fuel stations” listed anywhere. However, the existing text does list “service stations” in several areas. Similar to above, staff recommends that the township clarify the terminology that is being used, and make it consistent throughout the document. If the township is wishing to create a new use using “fuel station”, than this should be considered somewhere within the district standards.• Staff recommends replacing the word “will” with “may” throughout the second paragraph of this section. The usage of “will” implies that a fuel station will definitely release gasoline, and that it will definitely be carried off the property by stormwater.
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	<p><u>Section 10510 – Fuel Stations – General Standards</u></p> <ul style="list-style-type: none">• Staff sees no issues with this section. <p><u>Section 10520 – Fuel Stations – Maintenance Standards</u></p> <ul style="list-style-type: none">• Staff sees no issues with this section. <p><u>Section 10530 – Fuel Stations – Application Requirements</u></p> <ul style="list-style-type: none">• Part “A” of this section states that an applicant for a “fuel station” must have the written consent of any property owners within 1,000 feet of the proposed location for the fueling station. Staff questions the legality of this, as it seems that this would essentially give neighboring property owners “veto” power over proposed development. While staff can understand the township concerns regarding the property rights of land owners within close proximity due to the intensity of a “fuel station”, staff feels that this would be better addressed by making “fuel stations” a conditional use within the district standards of the Millcreek Township Zoning Resolution. Making “fuel stations” a conditional use will ensure that adjoining property owners and the general public are notified of the proposed development. The hearing required by making “fuel stations” a conditional use will give those concerned about the development the opportunity to voice their concerns, while not seemingly giving a single person “veto” power over the proposed development. Further, the Township Board of Zoning Appeals would have the ability to approve a “fuel station” while putting conditions on the development to mitigate the concerns of residents.
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Staff Recommendations:	Staff recommends <i>approval</i> of the proposed zoning text amendment regarding fuel stations to the Millcreek Township Zoning Resolution with the incorporation of staff comments above. The proposed text has been forwarded to the Union County Prosecutor’s Office for review as well.
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Z&S Committee Recommendations:	The LUC Zoning & Subdivision Committee recommends <i>denial</i> of the proposed zoning text amendment regarding fuel stations. The committee members had several major
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Staff Report – Millcreek Township Zoning Text Amendment – Fuel Stations

concerns including the definition and the township's ability to regulate the stipulations set forth in the proposed text. The committee was not comfortable recommending approval of the proposed text without a clear definition of what a "fuel station" was, and what types of fuel would be dispensed at a "fuel station". Further, the committee felt that many of the regulations in proposed language were very technical in nature and redundant, as other agencies such as the Environmental Protection Agency already monitor those compliance areas. The committee was concerned that if the language were to be adopted into the Millcreek Township Zoning Resolution, the township could be exposing itself to unnecessary liability in the process. The committee also had concerns regarding the stipulation requiring training for all employees, as this could potentially include personnel such as janitorial staff. The committee feels that the township should revisit the issue, and if the township would submit the language for review at a future date, someone from the township should attend to provide the committee additional background on the proposal.



Applicant:	Liberty Township Zoning Commission c/o Warren Kauffman, Chairman 422 Tracemore Lane West Liberty, OH 43357 warrenelmak@hotmail.com
Request:	Request to review zoning text amendment regarding “fences”. Liberty Township is considering the addition of language to their zoning resolution to address the location and installation of fences in the township.

Staff Analysis:	<p><u>Definition of Structure</u> Staff recommends NOT changing the definition of structure within the zoning resolution. From a technical perspective, a fence would still be considered a structure. Staff would recommend that township instead add definitions for <i>fence</i>, <i>wall</i> and <i>hedge</i> to the zoning resolution. Staff recommends the following definitions:</p> <ul style="list-style-type: none">• <u>Fence</u> – An artificially constructed barrier of wood, masonry, stone, wire, metal, vinyl, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.• <u>Wall</u> – A structure of brick, stone, wood, or other material that surrounds an area or separates one area from another.• <u>Hedge</u> – A row of shrubs, trees, or other vegetation that are planted close to each other in order to form a boundary. <p><u>Definition of Fences, Walls, and Hedges</u> Staff recommends that rather than adding a definition containing a regulation to the zoning resolution, the township should instead add the definitions as listed above, and add a section to their Supplementary District Regulations titled “<i>Fences, Walls, and Hedges</i>”.</p> <p><u>Fences, Walls, and Hedges Regulation</u> As mentioned above, staff recommends inserting the proposed regulation regarding <i>Fences, Walls, and Hedges</i> into their supplementary district regulations, such as <i>Section 1040 Fences, Walls, and Hedges</i>.</p>
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Staff Report – Liberty Township (Logan Co.) Zoning Text Amendment – Fences

	<p>Staff forwarded the proposed regulations to the Logan County Engineer's Office for review, as staff felt that the height of the fence and location in relationship to the road could cause a visibility and safety issue along roadways. The response from Assistant Logan County Engineer Bryan Dhume stated that the Engineer's Office felt that the proposed regulation as written would cause great potential for visibility and safety issues along roadways. The correspondence also indicated that their office felt that the distance a fence must be from a roadway should be increased, and the height of a fence in front yards should be reduced. Mr. Dhume stated he felt that the distance a fence could be from the edge of a road's surface should be increased to 20 feet.</p> <p>In most townships that are members of LUC and have language regulating fences, the height of fences in front yards is limited to three or three and one half feet. Accordingly, staff recommends that the maximum allowable height of fences in front yards be no more than 3 feet.</p>
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Staff Recommendations:	<p>Staff understands that Liberty Township wants to regulate the location and installation of fences within the township. However, given the feedback received from the Logan County Engineer's Office and the structure of their existing zoning resolution, staff recommends that Liberty Township consider the adoption of the following amendment for fences:</p> <p>Add the following Definitions to "Article II Definitions"</p> <ul style="list-style-type: none">• <u>Fence</u> – An artificially constructed barrier of wood, masonry, stone, wire, metal, vinyl, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.• <u>Wall</u> – A structure of brick, stone, wood, or other material that surrounds an area or separates one area from another.• <u>Hedge</u> – A row of shrubs, trees, or other vegetation that are planted close to each other in order to form a boundary.
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	<p>Add the following language to “Article X Supplementary District Regulations”</p> <p><u>Section 1060 Fences, Walls, and Hedges</u> – Not withstanding other provisions of this resolution, fences, walls, and hedges may be permitted in any yard within the bounds of a property, provided that no fence, wall, or hedge located along front or sides of any front yard shall be over three (3) feet in height. Fences, walls, and hedges in other yards shall not exceed six (6) feet in height. No fence, wall, or hedge shall be closer than twenty (20) feet from the edge of any public roadway, and shall not extend into the road right-of-way.</p>
Z&S Committee Recommendations:	<p>The LUC Zoning & Subdivision Committee recommends that Liberty Township adopt the definitions and language regarding fences, walls and hedges provided by LUC staff above in the staff recommendation.</p>



Director's Report – December 12, 2013

Jenny's Activities:

Meetings, Miscellaneous & Projects

November 15	OARC/Ohio Assoc. of Regional Councils Transportation Committee Meeting
November 19	Strong Towns Seminar by Miami Valley Regional Planning Commission
November 20	Champaign County Economic Development Work Group - Presented on RTPO Grant
November 21	LUC Annual Meeting/Dinner
November 26	Met with Karen Beasley/Beasley Architecture re: LUC Building Planning Quote
December 3	Karen Beasley/Beasley Architecture - LUC Building Tour
December 5	Ohio APA/American Planning Association Meeting/Event
December 9	County Planning Director's Association Winter Conference at CCAO - Presented on RTPO Grant
December 10	City of Bellefontaine Council Meeting - Presented on RTPO Grant
December 12	LUC Zoning & Subdivision Committee Meeting LUC Executive Committee Christmas Luncheon LUC Executive Committee Meeting

ODOT RTPO

- ✓ Survey by ODOT Consultant complete. Can now release survey online for general public.
- ✓ Presentations to: City of Bellefontaine Council, Champaign County Economic Development Work Group, County Planning Director's Association of Ohio at CCAO Conference.
- ✓ Draft Socio-Economic Chapter Complete. Working with MVRPC on future projections.
- ✓ Project Sheets being solicited.
- ✓ Attended OARC/Ohio Assoc of Regional Councils Transportation Committee Meeting.
- ✓ Working with ODOT to organize RTPO Pilot Grantees Meeting.

Ongoing Projects

- ✓ ODOT RTPO/Rural Transportation Planning Grant (see above)
- ✓ Subdivision Regulations Update
- ✓ Logan County Ag. Council Committee
- ✓ LUC Goal Development w/ LUC President Brad Bodenmiller - Office Organization, Meeting Space in Back, GIS/Wes, Exploring options & costs for Digital Back Up, New Board Member Orientation, New Logo
- ✓ LUC Building Planning - Working with Karen Beasley from Beasley Architecture to obtain quote for Building Plan
- ✓ Claibourne (Union) Township - Zoning Processes & Forms
- ✓ Logan County EMA Natural Hazard Mitigation Plan Committee - Soon to begin ranking projects
- ✓ County Planning Director's Association of Ohio (CPDAO) Aggregate Mining working with CCAO Staff
- ✓ County Planning Director's Association of Ohio (CPDAO) Winter Conference
- ✓ LUC Budget - 2014
- ✓ End of the Year Activities - Assessments/Invoicing, Budgeting, etc.

Heather's Activities:

Meetings, Miscellaneous & Projects

Nov 21	Annual Dinner
Dec 4	Munis Basic Training; Requisition/PO Training
Dec 9	2014 Invoicing
Ongoing	Beginning work on new web-site
Ongoing	Scanning documents to store on-line



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Wes's Activities:	
Miscellaneous	
Nov. 19	Met with City of Urbana staff to discuss FY2014 CDBG Applications Strong Towns Seminar by Miami Valley Regional Planning Commission
Nov. 20	Champaign County Economic Development Work Group - Presented on RTPO Grant
Nov. 21	LUC Annual Dinner
Dec. 3	Karen Beasley/Beasley Architecture - LUC Building Tour
Dec. 10	City of Bellefontaine Council Meeting - Presented on RTPO Grant
Dec. 12	LUC Zoning & Subcommittee LUC Christmas Luncheon LUC Executive Committee
Ongoing Projects	
CDBG	Champaign County – Courthouse Entry Project – Under construction. Caring Kitchen HVAC Unit Project – Complete. FY2013 Environmental Reviews Union County – All Open Grants related to the Raymond & Peoria WWTP project have been extended through 2015 FY2013 Environmental Reviews
GIS	Working with GIS Data provided by MVRPC for the RTPO Project Village of Russells Point Updates
Zoning Updates	Monroe Township, Logan County
ODOT RTPO	<ul style="list-style-type: none"> ✓ Survey by ODOT Consultant complete. Can now release survey online for general public. ✓ Presentations to: City of Bellefontaine Council, Champaign County Economic Development Work Group, County Planning Director's Association of Ohio at CCAO Conference. ✓ Draft Socio-Economic Chapter Complete. Working with MVRPC on future projections. ✓ Project Sheets being solicited. ✓ Analyzing Survey Results to Develop Goals and Objectives
Other	Logan County Ag. Council Committee Union County Local Foods Union County Trail Planning Committee Union County GIS Task Force Union County Comp Plan Implementation Committee Online Backup of Office Files

Erin's Activities:	
Meetings, Miscellaneous, & Projects	
Nov 21	Annual Dinner
Dec 9	CPDAO Winter Conference
Ongoing Projects	
ODOT RTPO	<ul style="list-style-type: none"> ✓ Survey by ODOT Consultant complete. ✓ Completed first draft of the Socio-Economic portion of the Plan ✓ Waiting for feedback from ODOT and MVRPC in draft ✓ Brian Martin of MVRPC spoke about the project at the Annual Meeting ✓ Transportation Expertise/GIS Tutorials

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Executive Committee Meeting Minutes
Thursday, December 12, 2013

LUC President Brad Bodenmiller called the meeting to order at 1:15 pm.

Roll Call – Jenny Snapp

Members present: John Bayliss, Brad Bodenmiller, Scott Coleman, Greg DeLong, Ves DuPree, David Faulkner, Kevin Gregory, Charles Hall, Paul Hammersmith, Jeremy Hoyt for Valerie Klingman, Steve McCall, Doug Miller, Barry Moffett, Jeremy Nash, Tim Notestine, Matt Parrill, Bill Narducci for Jeff Stauch, Jenny Snapp, and Ben Vollrath.

Members absent: Tracy Allen, John Brose, Kevin Bruce, Tim Cassady, Bill Edwards, Jim Holycross, Ryan Shoffstall, George Showalter and Andy Yoder.

Guests present: Fereidoun Shokouhi; Joe Sampson, Village of St. Paris, Judy Christian, York Township; Joel Kranenburg, Village of Russells Point; Wes Dodds, Erin Moriarty, and Heather Martin of LUC Regional Planning Commission.

Minutes – John Bayliss made the first motion to approve the minutes from the November 14, 2013 meeting as written. Scott Coleman made the second motion to approve the minutes from the November 14, 2013 meeting as written. All in favor.

Financial Report – Brad Bodenmiller presented the Financial Report for November. Doug Miller made the first motion to accept the Financial Report. Matt Parrill made the second motion to accept the Financial Report. All in favor.

ODOT Reports – ODOT 6 and 7 reports were placed on the web. Scott reported that they're treating the roads with Beet Heat for the winter. It's a sugar beet by-product and it melts snow and ice at a lower temperature. This is the first year that it's on all trucks. Steve reported that Champaign County is also using sugar beet by product, a little differently than Logan County. Paul reported that Dublin opened their 16th roundabout; they opened bids on the last phase of Emerald Parkway, Phase 8. Jeremy reported that the new City Hall has now opened. Tim reported that the City of Bellefontaine has a hanger under construction at the Bellefontaine airport.

New Business:

1. Review of Woodbine Village Section 2 Amended Preliminary Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp
 - o Charles Hall made the first motion to approve Woodbine Village Section 2 Amended Preliminary Plat with staff and reviewing agencies comments and Scott Coleman made the second motion to approve Woodbine Village Section 2 Amended Preliminary Plat with staff and reviewing agencies comments. All in favor.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

2. Review of Millcreek Township (Union County) Zoning Text Amendments regarding fuel stations – Staff Report by Wes Dodds
 - Scott Coleman made the first motion to recommend denial of the Millcreek Township Zoning Text Amendments regarding fuel stations and Dave Faulkner made the second motion to recommend denial of the Millcreek Township Zoning Text Amendments. All in favor.
3. Review of Liberty Township (Logan County) Zoning Text Amendments regarding fences. – Staff Report by Wes Dodds
 - John Bayliss made the first motion to recommend approval of the fence Language developed by LUC Staff and Steve McCall made the second motion to recommend approval of the fence Language developed by LUC Staff. All in favor.
4. LUC Building Committee Update - Scott Coleman, Brad Bodenmiller, Paul Hammersmith
 - Scott provided a summary of the findings from the City of Dublin Building Inspector. Scott discussed the quote from Beasley Architecture in regards to remodel or rebuild of the building. The Building Committee has endorsed moving forward with Beasley Architecture.
 - John asked a question in regards to the quote, and Scott provided further information.
 - Paul, we'll have to have her add the roof study. The bones are not bad, all the maintenance items are a lot. When you start looking at everything and costs to repair, it makes some sense to look at just rebuild.
 - Scott – Back in the initial repairs, we knew there was going to come a point and time that we'd have to make a decision about what is going to happen. This evaluation is in line with that.
 - Charles – is the footprint large enough to accommodate what we may need.
 - Jenny – we've also started talking about the property next door, possibly acquire that.
 - Paul – With next door you could get something even more functional.
 - John – I understand the need for the evaluation, is the estimate for evaluating and then providing construction documents.
 - Scott – No, it's just an evaluation, we can update the letter.
 - Steve McCall made the first motion to accept the quote from Beasley Architecture to move forward with the evaluation on the building and John Bayliss made the second motion to accept the

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Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

quote from Beasley Architecture to move forward with the evaluation on the building. All in favor.

Director's Report:

Comments from Individuals:

- Charles reported that Union County received bids under the estimate for the Raymond/Peoria.
- Thank you to Brad for serving as LUC President.
- Doug reported that HTM in Russells Point is completing two turbines, they should be commissioned by the end of the year. It's around 500 feet tall.

Adjourn – Steve McCall made the first motion to adjourn the LUC Executive Committee Meeting at 1:54 pm, and Paul Hammersmith seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, January 9, 2013, 1:15 pm at the LUC Office in East Liberty.

A handwritten signature in blue ink, appearing to read "Bradley J. Bodenmiller", written over a horizontal line.

President

Bradley J. Bodenmiller

A handwritten signature in blue ink, appearing to read "Jenny R. Snapp", written over a horizontal line.

Secretary

Jenny R. Snapp, LUC Director.

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