



Executive Committee Meeting Minutes
Thursday, October 9, 2025

President Tim Cassady 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, Jeff Beard for Ashley Gaver, Kyle Hoyng, Greg Iams, Tammy Noble, Scott Schmid, Ryan Smith, Jeff Stauch, Blair Stinson, Ben Vollrath, and Mike Yoder.

Members absent: Roger Brake, Preston Carter, Todd Garrett, Eric Kincaid, Steve McCall, Wyatt Marshall, Beau Michael, Eric Petee, Jeff Rea, Steve Robinson, and Ken Rosebrook.

Guests present: Dan Bruin, M/I Homes; Darryl Menery, Epcon; Griffin Veil, P&D Builders; Justin Wollenburg, Terrain Evolution; Heather Martin, Aaron Smith, and Casey Tuck, LUC Regional Planning Commission.

Minutes – Scott Coleman moved a motion to approve the minutes from the September 11, 2025, meeting as written, and Ben Vollrath seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for September. Scott Coleman moved a motion to accept the Financial Report, and Greg Iams seconded. All in favor.

ODOT Reports:

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

RTPO Report

Tyler Bumbalough reported on the RTPO. TCC's report is available on LUC's website. Tim Cassady asked for information about projects funded through LUC's RTPO, examples of projects funded through LUC's capital program included sidewalks in Bellefontaine, CR 18 profile improvements in Lake and Liberty townships, bike trail crossing improvements in Urbana, and paving of Route 4 in Mechanicsburg. Jeff Stauch provided information on projects in Union County funded by CORPO another Ohio RTPO.

New Business:

1. Review of Glacier Pointe Section 5 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Discussion happened regarding how the extensions work and the process of it.
 - Mike Yoder moved a motion to accept the recommendation of conditional approval of the Glacier Pointe Section 5 Preliminary Plat Extension, and Scott Coleman seconded. All in favor.



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2. Review of The Courtyards of Hyland Meadows AKA VN-13 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of The Courtyards of Hyland Meadows AKA VN-13 Preliminary Plat, and Wes Dodds seconded. All in favor.
3. Review of Allen Township Zoning Parcel Amendment (Union County) – Staff Report by Aaron Smith
 - Tyler Bumbalough said the reason he voted no at the Zoning & Subdivision Committee meeting is because there were too many strikes, like not including water, sewer, etc. There is a lot of forest land that would be better addressed in a PUD. It is counter to the County Comprehensive Plan.
 - Ben Vollrath – Is the land already purchased?
 - Griffin Veil – The land is in contract.
 - Jeff Stauch – I wonder if there is a way to refine the cautious approval to be respectful of everyone's concerns?
 - Wes Dodds asked when the Township adopted their plan and Aaron Smith stated 2004.
 - Tim Cassady – Did they participate in the Union County Comprehensive Plan update?
 - Brad Bodenmiller – Yes.
 - Scott Coleman moved a motion to accept the recommendation of cautious approval of the Allen Township Zoning Parcel Amendment, including the staff comments and the comments of the Executive Committee, and Jeff Stauch seconded. All in favor except Jim Bischoff, Tyler Bumbalough and Wes Dodds voting against.
4. Review of Jefferson Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
 - Jim Bischoff asked about the purpose of the proposal and Aaron Smith provided context. This amendment was initiated by the Township and was discussed with property owners.
 - Mike Yoder moved a motion to accept the recommendation of approval of the Jefferson Township Zoning Parcel Amendment, and Wes Dodds seconded. All in favor.
5. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Scott Coleman moved a motion to accept the recommendation of denial of the Millcreek Township Zoning Text Amendment based on the comments in the staff report, and Tyler Bumbalough seconded. All in favor.
6. Review of Paris Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Blair Stinson made a motion to accept the recommendation of approval of the Paris Township Zoning Text Amendment, and Kyle Hoyng seconded. All in favor.

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7. Review of Urbana Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Blair Stinson recused himself due to being an Urbana Township Trustee and did not participate or vote in this matter. He left the room before the matter was discussed.
 - Todd Freyhoff moved a motion to accept the recommendation of approval with modifications of the Urbana Township Zoning Text Amendment, and Mike Yoder seconded. All in favor.
 - Blair Stinson returned to the room.
8. Review of York Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Tyler Bumbalough moved a motion to accept the recommendation of approval of the York Township Zoning Text Amendment, and Scott Coleman seconded. All in favor.
9. Nominating Committee – Tim Cassady
 - Scott Coleman moved a motion to appoint Tim Cassady, Steve Robinson, and Mike Yoder to the Nominating Committee, and Blair Stinson seconded. All in favor.
10. Budget & Finance Committee Report – Todd Freyhof
 - Jurisdiction Assessment Fees
 - Brad Bodenmiller shared that the Budget & Finance Committee meets to discuss jurisdiction assessment fees every 3-5 years and shared the recommendation. The Committee recommended an increase of 15 cents per capita for counties, townships and villages; an increase of 20 cents per capita for cities; an increase of \$500 to the city minimum fee; and, establishment of an additional \$2,500 assessment to townships with a population over 5,000. Discussion happened regarding the fee increase.
 - Tyler Bumbalough asked why the difference between what the city increase and the township increase. What was the reason for increasing the assessment fees of cities by a larger amount? Brad Bodenmiller stated it was to move the city assessments closer to what other jurisdictions are paying. LUC has increased services to cities, like participating in the RTPO program.
 - Mike Yoder moved a motion to recommend an increase per capita across all jurisdictions as outlined in the Jurisdictional Assessment and Scott Coleman seconded. All in favor.
 - This item will be on the agenda for the full commission's vote at the November Annual Meeting.
 - Carryover Policy
 - Scott Coleman moved a motion to accept the Budget & Finance Committee's recommendation to eliminate the 35% carryover policy, and Wes Dodds seconded. All in favor.
 - 2026 Draft Budget

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- Scott Coleman moved a motion to accept the recommendation of the Budget and Finance Committee for the 2026 Budget, and Ben Vollrath seconded. All in favor.
- Staff Performance Appraisals
 - Jeff Stauch moved a motion to approve a salary increase for Brad Bodenmiller of 3%, Heather Martin at 3.5%, and Aaron Smith at 4%, and Mike Yoder seconded. All in favor.
- 11. Annual Dinner - Casey Tuck
 - The 58th Annual Dinner will be held on November 20, 2025, at 6:30 pm. The dinner will be held at the James A. Rhodes Conference Center. The caterer for the event is Vic's Country Cookin', and ticket prices are \$20. Tickets must be purchased in advance of the event. Board members need to turn in all ticket sales and names by the November 13 Board meeting. If interested in purchasing tickets, contact an LUC Board member or Casey Tuck.
 - Brad Bodenmiller discussed the speaker with the group and suggested hearing from someone who can describe how property taxes work.
 - Jeff Stauch stated I'd agree, maybe explain to the speaker that it's just to share information. Maybe suggest that opinions aren't shared and ask the speaker to stick to just sharing information.
 - Tim Cassady said he attended a meeting with the State Auditor's Association, and the conversation was geared more toward laying everything out on the table. I think Union County Auditor did a good job speaking as did Carl their association president.
 - Todd Freyhof thinks it's important to understand it, with politics aside.
 - Further discussion happened regarding this issue

Director's Report

Comments from Individuals:

- Todd Freyhof thanked LUC for being a big benefit for his village, and he appreciates it.
- Tim Cassady – I appreciate the LUC and all they do.

Adjourn – Tyler Bumbalough moved a motion to adjourn the LUC Executive Committee Meeting at 2:36 pm, and Todd Freyhof seconded. All in favor.

Next Scheduled Meeting: Thursday, November 13, 2025, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

President

Secretary

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