Outlook

RE: Copy of Distribution Letter + Plat for Park Model Paradise at the Lake Preliminary Plat

From Brandon Anderson <banderson@midohioenergy.com>
Date Mon 10/19/2026 2:23 PM
To Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc Aaron Smith <aaronsmith@lucplanning.com>; Casey Tuck <caseytuck@lucplanning.com>; John Metcalf <jmetcalf@midohioenergy.com>; John Kasler <jkasler@midohioenergy.com>

1 attachment (1 MB)
Mid-Ohio_Energy_Development_Review_Park_Model_Paradise.docx;

Brad,

See attached revision we recommend establishing the three-phase service point at the northeast corner of the development along T-250 and entering the development through the private secure access. Please incorporate this location into the development plans and so we can proceed with the required three-phase extension and system design.

We have not yet received feedback from the developer regarding the questions and items previously provided. The requested information is necessary for Mid-Ohio to continue developing the electrical design and accurately determine the required facilities.
As the project continues to move forward, we want to make sure the electrical design does not become a source of delay. We would appreciate LUC's assistance in coordinating with the developer to obtain the outstanding information so we can proceed accordingly.

Thank you!

Brandon Anderson
Manager of Operations & Engineering
Mid-Ohio Energy Cooperative, Inc.

419-673-7289
banderson@midohioenergy.com



From: Brandon Anderson
Sent: Friday, September 4, 2026 3:16 PM
To: 'Brad Bodenmiller' <bradbodenmiller@lucplanning.com>; Cole Montgomery <cole.montgomery@aes.com>
Cc: Aaron Smith <aaronsmith@lucplanning.com>; Casey Tuck <caseytuck@lucplanning.com>; John Metcalf <jmetcalf@midohioenergy.com>; John Kasler <jkasler@midohioenergy.com>
Subject: RE: Copy of Distribution Letter + Plat for Park Model Paradise at the Lake Preliminary Plat

Good afternoon, Bradley,
Please see the attached information.
Do you have the meeting time and location for September 10?
Let me know if you have any questions in the meantime.
Thank you,

Brandon Anderson
Manager of Operations & Engineering
Mid-Ohio Energy Cooperative, Inc.

419-673-7289
banderson@midohioenergy.com



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Friday, August 28, 2026 6:59 PM
To: Cole Montgomery <cole.montgomery@aes.com>; Brandon Anderson <banderson@midohioenergy.com>
Cc: Aaron Smith <aaronsmith@lucplanning.com>; Casey Tuck <caseytuck@lucplanning.com>
Subject: Re: Copy of Distribution Letter + Plat for Park Model Paradise at the Lake Preliminary Plat

Brandon & Cole,

I wanted to let you know that the developer requested LUC table Park Model Paradise at the Lake - Preliminary Plat during our 09-10 (R) meeting.

If you have high-level comments that would change the plat substantially like impacting the number of lots or the right-of-way, please let me know by 09-02 (W). Also, if there is something missing that you need for your review, I would like to know that by 09-02 (W) as well. Assuming LUC votes to table this on 09-10 (R), everyone will have additional time to review the subdivision plat .

That means I will resend another distribution letter and any updated plat (if submitted) the week of 09-21, request comments by 09-30 (W), and LUC will meet again 10-08 (R).

I also sent a calendar invitation for a virtual meeting for anyone who would like to meet, learn about the subdivision process from LUC, and discuss the subdivision in advance of submitting comments.

I hope that alleviates some pressure for everyone, and will look forward to hearing from everyone next week.

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Friday, August 28, 2026 11:14 AM
To: Cole Montgomery <cole.montgomery@aes.com>; banderson@midohioenergy.com <banderson@midohioenergy.com>
Cc: Aaron Smith <aaronsmith@lucplanning.com>; Casey Tuck <caseytuck@lucplanning.com>
Subject: Fw: Copy of Distribution Letter + Plat for Park Model Paradise at the Lake Preliminary Plat

Good morning,

My organization reviews and acts on subdivisions in unincorporated areas of Logan, Union, and Champaign counties. When we receive proposals from the development community, we circulate copies to the electric providers. We do not typically receive comments from AEP, AES, or Ohio Edison, but do receive comments from the electric coops, especially URE.

This email was erroneously sent to AEP—I apologize for the delay in sending it to you. Sheet 1 of the plans indicates this is in AEP territory, but AEP notified my organization that this is actually territories of AES and Mid-Ohio Energy Coop.

This email provides an electronic copy of a large subdivision proposal north of Indian Lake. Hardcopies were sent in the mail. Please call with any questions. Because this is a large subdivision proposal, I will have a virtual meeting with reviewing agencies to ask questions about the subdivision process next week. I will send a virtual meeting invite later today for that meeting.

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, August 25, 2026 11:05 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for Park Model Paradise at the Lake Preliminary Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for + provided a link to a **digital copy** of the Plat for **Park Model Paradise at the Lake – Preliminary Plat**. Note: I realize this is a short timeline for review, but the applicant has not indicated a desire to table at this time.

With this email, I've included a link (below) where you can download a copy of the proposed plat.

2026 Subdivision Reviews - September

Note: This is one of eight subdivisions being shared this month. (You will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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[[This Message is from an *EXTERNAL* source, Please exercise caution when clicking links]]

Mid-Ohio Energy Cooperative
1210 W. Lima St., Kenton, OH 43326 | 419-673-7289 | website: midohioenergy.com

October 19th, 2026
Bradley Bodenmiller
LUC Regional Planning Commission
10820 State Route 347, PO Box 219

Name of Development: Park Model Paradise

Details:
Number of Lots: 670
Front Setback: Defined
Side Setback: Defined
Rear Setback: Defined
Placement of Electrical Facilities: Front Lot

Mid-Ohio Energy Terms and Conditions

The development must comply with Mid-Ohio Energy Cooperative Applicable Terms and Conditions for Supplying Electric Service, recorded easement requirements, and the NESC.

Easement Requirements

Standard easement width**:** Underground facilities require a 20-foot-wide easement, extending 10 feet on each side of the electric-line centerline. Overhead facilities require a 40-foot-wide easement, extending 20 feet on each side of the electric-line centerline. Mid-Ohio Energy reserves the right to determine final facility placement.

- All line extensions require the cooperation and easements of every affected property owner. Required easements will be obtained by Mid-Ohio Energy at the member's cost.
- The easement grants Mid-Ohio Energy reasonable ingress and egress by foot, vehicle, machinery, and equipment for construction, inspection, operation, maintenance, repair, replacement, relocation, and extension of its facilities.
- Trees, vegetation, structures, buildings, parking lots, swimming pools, and other obstructions that interfere with or endanger Cooperative facilities are not permitted within the applicable easement corridor and may be cut, trimmed, controlled, or removed by Mid-Ohio Energy.

- Roadway extensions must run parallel with the roadway and be placed immediately within or immediately outside the public road right-of-way. Creek, stream, roadway, and other special crossings will be reviewed during final facility design.

- A member-provided trench must meet Mid-Ohio Energy specifications, be at least 36 inches below finished grade, and be approved before service conductors are installed. Joint-use trenches may require additional depth.

- Transformers must be located within 25 feet of a permanent driveway with an aggregate base. At Mid-Ohio Energy's discretion, meter locations may be placed within 75 feet of the home's entrance drive. Underground secondary conductors will not be installed beneath driveways.

- Communication cables, wires, and fiber must maintain at least 24 inches of horizontal separation from Mid-Ohio Energy poles. Communication structures, vaults, pull boxes, system equipment, and open excavations must remain at least 72 inches from Cooperative poles.

- Primary single-phase or three-phase underground installations longer than 1,320 feet require primary junction cabinets at 1,320-foot intervals. Mid-Ohio Energy will determine cabinet quantity and placement. Trenching, right-of-way clearing, underground protection, permits, and easement costs are borne 100% by the member.

Street Crossings and Adjacent Property Paths

Street crossings and routes across adjacent property will be determined during final electrical-facility design. The developer shall coordinate all crossings, permits, easements, and utility conflicts with Mid-Ohio Energy before construction.

Landscape Plans

Landscape plans shall not interfere with Mid-Ohio Energy easements or access to facilities and must comply with applicable regulatory requirements and the NESC.

Mid-Ohio Energy Cooperative
1210 W. Lima St., Kenton, OH 43326 | 419-673-7289 | website: midohioenergy.com

Mid-Ohio Energy Contacts:

Name: Brandon Anderson
Role: Manager of Operations and Engineering
Office: 419-767-9823
Email: banderson@midohioenergy.com

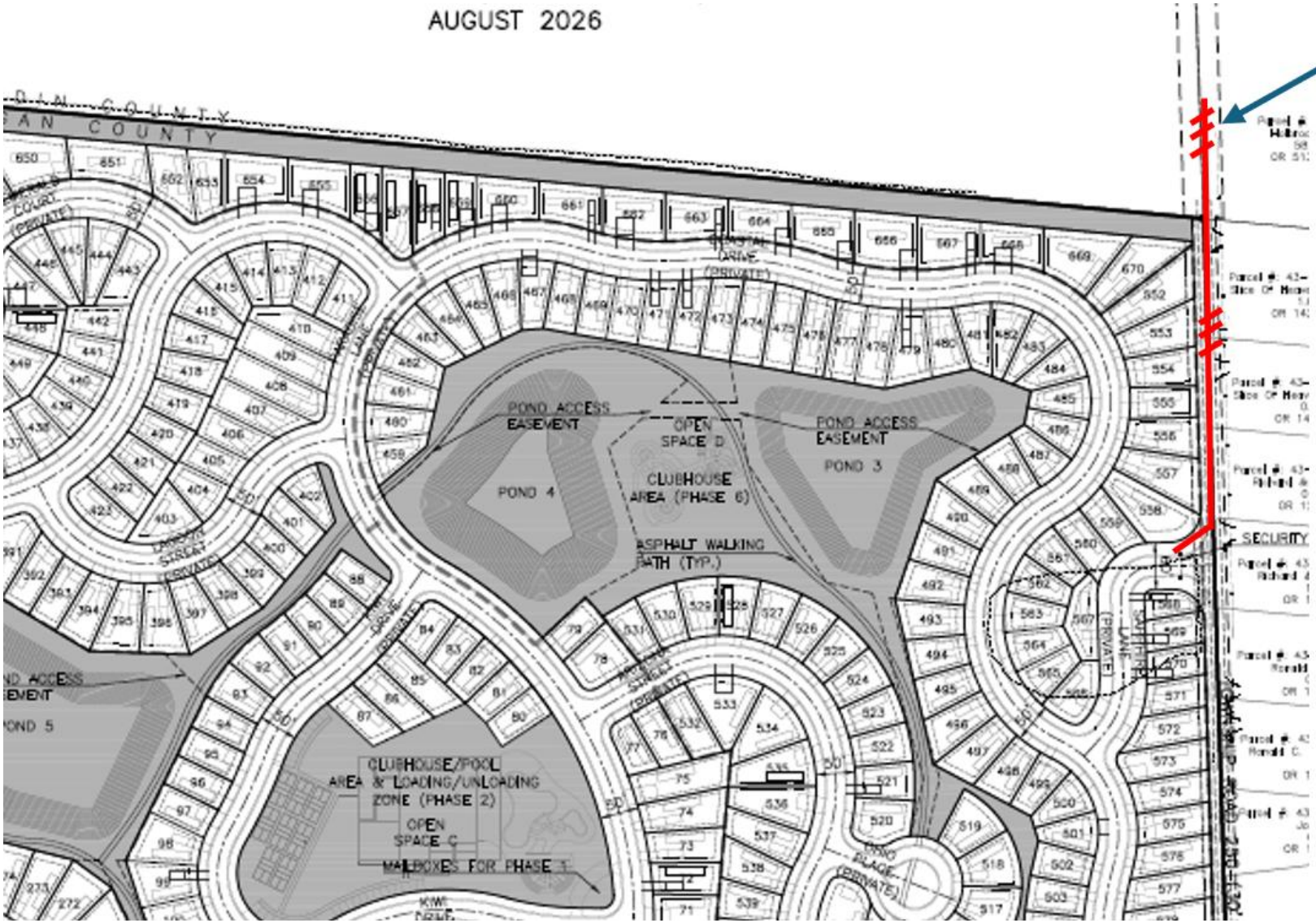
Name: John Kasler
Role: Field Engineer
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Name: Barry Boes
Role: Line Supervisor
Office: 419-767-9018
Email: bboes@midohioenergy.com

General Comments:

1. Development electrical loading for Park Model Paradise, including the expected load per site and anticipated total demand of development. This information is required to complete the electrical design.
2. Primary metering: Will the developer install and maintain the electrical distribution infrastructure beyond a primary meter, or will Mid-Ohio install the infrastructure and individually meter each site?
3. What is the anticipated construction schedule, and when will electric facilities be required for each phase?
4. We recommend establishing the three-phase service point at the northeast corner of the development along T-250 and entering the development through the private secure access. Please incorporate this location into the development plans and coordinate Mid-Ohio Energy so we can proceed with the required three-phase extension and system design.

Mid-Ohio Energy Cooperative
1210 W. Lima St., Kenton, OH 43326 | 419-673-7289 | website: midohioenergy.com



Proposed power to facility

Mid-Ohio Energy Cooperative
1210 W. Lima St., Kenton, OH 43326 | 419-673-7289 | website: midohioenergy.com

Before construction begins, Mid-Ohio Energy will work with the developer to complete the electrical-facility design and layout.

Regards,

Brandon Anderson
Manager of Operations and Engineering
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Cell: 419-235-3229
Email: banderson@midohioenergy.com