



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Thursday, January 10, 2013 - 1:15 p.m.

Call to Order – Brad Bodenmiller, President

Roll Call

Action on Minutes of December 13, 2012 – Executive Committee

Financial Report December – Andy Yoder, Treasurer

ODOT Reports

New Business:

1. Zoning & Subdivision Committee Appointments for 2013
2. Review of Woodbine Section 2 Preliminary Plat in Jerome Township, Union County - Staff Report by Jenny Snapp
3. Review of Jackson Township (Champaign County) Zoning Parcel Amendment of Parcel # E11-05-10-36-00-006-01 of 8 Acres owned by the Village of Christiansburg from R-1 Low Density Residential to M-2 Heavy Manufacturing. The proposed use is for the Village of Christiansburg's new Wastewater Treatment Plant - Staff Report by Jenny Snapp
4. Review of Johnson Township (Champaign County) Zoning Text Amendment– Various Zoning Text Amendments including changes to Official Schedule of District Regulations - Staff Report by Wes Dodds
5. Review of York Township (Union County) Zoning Text Amendment – Various **Zoning Text Amendments including changes to “Swimming Pools”** – Staff Report by Wes Dodds
6. Staff Performance Appraisals - Andy Yoder

Director’s Report

Comments from Individuals

Adjourn

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

BEGINNING BALANCE ON December 1, 2012		\$ 275,767.80
RECEIPTS		
City of Dublin	Annual Dinner Tickets	\$ 60.00
Village of North Lewisburg	Annual Dinner Tickets	\$ 45.00
Union County Chamber	Annual Dinner Tickets	\$ 15.00
Union County	November '12 Interest	\$ 347.30
TOTAL RECEIPTS		\$ <u>467.30</u>
TOTAL CASH ON HAND		\$ 276,235.10
EXPENDITURES		
Employee Salaries	2 Pay Periods	\$ 10,614.40
PERS	Nov-12	\$ 1,453.57
Medicare	2 Pay Periods	\$ 152.54
Time Warner	Internet/Phone Service	\$ 277.47
CEBCO	Health Insurance	\$ 423.70
CEBCO	Dental Insurance	\$ 73.25
Anthem Life	Life Insurance	\$ 6.52
Verizon	Cell Phone	\$ 140.19
Dayton Power & Light	Electric	\$ 369.87
Jenny Snapp	Mileage - November 2012	\$ 43.50
Wes Dodds	Mileage - November 2012	\$ 133.00
Heather Martin	Mileage - November 2012	\$ 25.50
Champaign Co. Twp. Assoc.	Group Membership	\$ 19.00
Staples	Office Supplies	\$ 213.19
Champaign Co. Twp. Assoc.	Annual Christmas Dinner	\$ 13.00
CCAO	Annual Winter Conference - Director (CPDAO)	\$ 55.00
		\$ 14,013.70
Bldg.		
Lowe's	Building Supplies	\$ 9.72
		\$ <u>9.72</u>
TOTAL EXPENDITURES		\$ 14,023.42
BALANCE ON HAND AS OF December 31, 2012		\$ 262,211.68

Respectfully Submitted,



Andy Yoder, Treasurer

2012 Budget Summary

As of 1/2/2013

990	REVENUES:	Estimated	To Date	CashBalance
990-2-1	Per Capita Assessments	\$ 173,576.45	\$ 185,453.35	\$ (11,876.90)
990-7	Estimated Interest	\$ 400.00	\$ 4,385.55	\$ (3,985.55)
990-2	Estimated Other	\$ 2,600.00	\$ 2,765.11	\$ (165.11)
990-2-2	Services and Projects	\$ 50,200.00	\$ 51,026.29	\$ (826.29)
Estimated Total Revenue		\$ 226,776.45	\$ 243,630.30	\$ (16,853.85)

990	EXPENDITURES:	Estimated	To Date	%
990-1	Salaries & Wages	\$ 145,000.00	\$ 124,081.01	86%
990-2	Supplies	\$ 5,000.00	\$ 4,790.62	96%
990-4	Equipment	\$ 2,000.00	\$ 980.72	49%
990-3-1	Utilities	\$ 13,000.00	\$ 9,146.55	70%
990-5-2	Travel	\$ 7,000.00	\$ 4,246.00	61%
990-3-2	Professional Development	\$ 3,000.00	\$ 4,403.89	147%
990-5-1	Other Expenses	\$ 7,000.00	\$ 3,281.55	47%
990-10-1	PERS	\$ 20,300.00	\$ 15,698.62	77%
990-10-2	Workers Compensation	\$ 3,000.00	\$ -	0%
990-10-3	Medicare	\$ 2,103.00	\$ 1,781.21	85%
990-10-4	Hospital / Life Insurance	\$ 6,000.00	\$ 6,105.73	102%
990-10-5	Contingencies	\$ 5,500.00	\$ -	0%
990-3-4	Building Fund	\$ 4,000.00	\$ 3,065.75	77%
990-3-6	Annual Meeting	\$ 3,000.00	\$ 2,998.30	100%
Estimated Total Expenditures		\$ 225,903.00	\$ 180,579.95	80%

STATEMENT:

Cash Balance January 1, 2012	\$ 199,161.33
Estimated Cash Balance December 31, 2012	\$ 107,069.24
Actual Cash On Hand December 31, 2012	\$ 262,211.68
Estimated Total Revenue	\$ 226,776.45
Actual 2012 Revenue	\$ 243,630.30
Difference (+/Under)	\$ 16,853.85
Estimated Total Expenditures	\$ 225,903.00
Actual 2012 Expenditures	\$ 180,579.95
Difference (+/Under)	\$45,323.05

LUC MEETING
January 10, 2013

☐Active Construction Projects

ODOT Project 120263

UNI-SR4-13.18, PID Number 83972

Description: Structure rehabilitation.

Location: Marysville. SR4 over US33/36.

Maintenance of Traffic: Part width construction. Traffic maintained.

Completion Date: 06/15/2013

Contractor: Shelly and Sands, Inc.

Amount: \$1,828,582.92

Project Status: On schedule.

☐Projects Awarded During Month of December

No projects awarded during December.

☐Upcoming Projects Scheduled for Sale Through January/February

ODOT Project 130017

UNI-US33-8.74, PID Number 76466

Description: Resurfacing and pavement repair. Reconstruct both exit ramps at east US33/36 interchange.

Location: Marysville. US33: SR245/US33 to US36; US36: Collins Avenue to US33EB Ramp.

Maintenance of Traffic: Traffic maintained.

Completion Date: 09/15/2013

Contractor: to be determined

Amount: \$3,187,425 (estimated)

Project Status: Scheduled for 01/10/2013 letting.

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

Contractor: to be determined

Amount: \$1,384,000 (estimated)

Project Status: Scheduled for 02/14/2013 letting.

☐ALL PROJECT INFORMATION CURRENT AS OF January 10, 2013.

CHP/LOG County Projects

06/19/2012 thru 06/18/2013

01/08/13	Updated				
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
83942	CHP SR 245 0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items. Bridge: 1102419 Remove wearing course surface and waterproof bridge deck with overlay asphalt. Replace polymer joints. Bridge: 1102435 Patch deck and approach joint. Bridge: 1102486 r	03/18/13	
91168	CHP US 68 5.65	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete. Urban Paving Program.	04/22/13	
82454	CHP US 68 6.37	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete. Urban Paving Program.	06/28/12	06/28/12
83909	CHP/CLA SR 4 6.93/17.98	Minor Rehabilitation - Pavement Gnrl Sys	Champaign SR 4-Resurface the existing roadway, along with other roadway related items. Clark SR 4 resurface existing park and ride parking lot.	08/02/12	08/02/12
94076	LOG CTY Garage Equipment Shed	Buildings - Mix Shed, etc.	Construct a new 40 X 80 equipment storage building at the Logan County Garage Complex.	02/25/13	
86944	LOG SR 235 16.05	Section Improvement	Improve horizontal alignment of curve at TR 240 and regrade ditch.	12/06/12	12/06/12
83760	LOG SR 47/292 15.33/0.24	Minor Rehabilitation - Pavement Gnrl Sys	SR 47 and SR 292 Resurface the existing roadway with Asphalt Concrete. SR 638 - Berm stabilization with item 301 asphalt concrete base.	07/03/12	07/03/12
83947	LOG SR 47/706 0.00/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	12/06/12	12/06/12
19741	LOG SR 708 2.08	Bridge Replacement	REPLACE 88FT STRUCTURE OVER BOAT CHANNEL WITH MINIMAL APPROACH WORK. 3 SPANS.	07/19/12	07/19/12
89213	LOG TRANSPORTATION MUSEUM	Other Modes Related	CONSTRUCT AN ADDITION TO THE EXISTING LOGAN COUNTY MUSEUM, TO BE BUILT SIMILAR TO THE BIG FOUR ROADHOUSE. VARIOUS (EXISTING) TRANSPORTATION EXHIBITS WILL BE DISPLAYED.	10/18/12	10/18/12

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
88369	LOG US 68 17.75	Bridge Replacement	LOG 68 17.75 Structure, Carrying Tributary South Fork Miami River. Paving the bottom of the existing steel culvert. Culvert length 80 feet. Existing structure - 108" CMP on skew has deteriorated significantly since last inspection and needs to be repl	01/22/13	
82455	LOG US 68/VAR-8.49/VAR	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/28/12	06/28/12



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
January 10, 2013

WOODBINE VILLAGE SECTION 2 PRELIMINARY PLAT

APPLICANT: WC Jerome, LLC
229 Huber Village Drive, Suite 100
Westerville, Ohio 43081

Tim Reardon
TWR Development
P.O. Box 165
Dublin, Ohio 43017

Other Contacts:
Tom Warner
Advanced Civil Design
422 Beecher Road
Gahanna, Ohio 43230

William R. Westbrook
1974 Keswick Drive
Columbus, Ohio 43220

REQUEST: Approval of the Woodbine Village Section 2 Preliminary Plat in Jerome Township, Union County

LOCATION: Located on Industrial Parkway between Brock Road and Mitchell-Dewitt Road in Jerome Township, Union County.

STAFF ANALYSIS: This Preliminary Plat Extension is for Section 2 of Woodbine Village. Woodbine Village Section 2 is proposed to have a total of 32.587 Acres and 57 lots. This section will contain 6.99 Acres of open space. The proposed method of supplying water and sanitary sewer service is through the City of Marysville.



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- **Union County Engineer's Office**
 - Per the attached review letter dated January 3, 2013, the Union County Engineer's Office recommends that the Preliminary Plat be approved with the condition that all comments outlined in the attached review are incorporated into the Construction Drawings and Final Plat. Specific comments for incorporation are below:
 - ✓ The TIS/Traffic Impact Study has been received, and the Union County Engineer's Office has preliminarily approved the TIS. Further reviews of the TIS will take place during the construction drawing phase.
 - ✓ Easements: Show and label all easements including width. Easements will be required around stormwater detention facilities (for access and maintenance). In addition, easements will be required for the right deceleration lane on Industrial Parkway (Sims and Fout properties) prior to final construction drawing approval.
 - ✓ A ditch petition will be required prior to the Final Plat to place all storm sewers outside of the R/W and detention facilities on county maintenance,
 - ✓ Stormwater management report will be required.
 - ✓ Rear yard catch basin will be required to accept stormwater runoff in the rear of lots enclosed by Viburnum Drive, Woodbine Way, and Veronica Drive.
 - ✓ A letter will be required from Ohio EPA and/or Army Corps of Engineers prior to construction to allow for the filling of the existing pond on site.
 - ✓ Sanitary manholes will be required near lots 43, 48, and 24 to relocate sanitary main from beneath the pavement.
 - ✓ The Industrial Parkway roadway improvements will need to be submitted as part of the construction drawing phase.
 - ✓ As part of the Industrial Parkway widening, the pavement composition for the widening section will need to be modified on the list of sections outlined in the attached review letter. In addition, the entire width of Industrial Parkway shall be

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milled 1 and 1/2 to allow for the final surface course to be placed over the entire widening section.

- **Union County Soil & Water Conservation District**
 - No comments as of January 3, 2013
- **Union County Health Department**
 - Per email dated January 2, 2013, the Health Department recommends that all efforts be made to provide a point of connection (easements and/or service lines) to both water and sewer to any adjacent home, business, or other facility being serviced by private systems.
 - The email further goes on to state that any home or business that is currently being serviced by a private sewage treatment system and ends up being within 200 feet of a sanitary sewer easement should be brought to the Health Department's attention.
- **City of Marysville**
 - Per the letter attached dated January 3, 2013, the City of Marysville has the following comments regarding the Woodbine Village Section 2 Preliminary Plat:
 - ✓ Minor Plat Technical details on layout and dimensions: Dimensions and labels for all proposed utility easements should be shown within the development. In addition, a 20 foot City utility easement shall be provided along Industrial Parkway.
 - ✓ Utility Plans regarding sanitary sewer/waterlines: The sanitary sewer shall be located within or as close as possible to the public right-of-way for all Township roads. In addition, the sanitary sewer/force main and waterlines shall be located on opposite sides of the roadway for ease of City maintenance and to meet Ohio EPA regulations.
 - ✓ Utility Plans regarding sanitary sewer: Access to the sanitary sewer shall be provided for all adjacent properties including those on the west side of Industrial Parkway. Specific properties include for lateral: Fout, Sims, Zeiters, Staats, Baschnagel, and for main line: Clover Development & Construction Co. See attached letter.

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- ✓ Utility Plans regarding sanitary sewer: The City of Marysville will require additional sanitary sewer sizing calculations during the Final Engineering.
- **Jerome Township**
 - No comments as of January 3, 2013.
- **ODOT District 6**
 - As of January 3, 2013, no comments from ODOT District 6.
- **Union Rural Electric/URE**
 - No comments as of January 3, 2013.
- **LUC Regional Planning Commission**
 - 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.

STAFF RECOMMENDATIONS:

- Staff recommends **approval** of the Woodbine Village Section 2 Preliminary Plat with the condition that all comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. The developer should ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The LUC Zoning & Subdivision Committee recommended **approval** of the Woodbine Village Section 2 Preliminary Plat with the condition that all comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. Further, the LUC Zoning & Subdivision Committee recommended that the developer explore the installation of a noise barrier on lots next to U.S. 33.
- The developer should ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

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STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
January 10, 2013

CHRISTIANSBURG WWTP 8.0 ACRES – ZONING AMENDMENT

- APPLICANT:** Village of Christiansburg
P.O. Box 115
Christiansburg, Ohio 45389
Phone 937-857-9605
- REQUEST:** Request to re-zone 8.0 Acres, Parcel # E11-05-10-36-00-006-01 from R-1 Low Density Residential District to M-2 Heavy Manufacturing District
- Acreage: 8.0 Acres
Parcel #: E11-05-10-36-00-006-01
Currently Zoned: R-1 Low Density Residential
Current Use: Vacant
Proposed Zoning: M-2 Heavy Manufacturing
Proposed Use: Village of Christiansburg Wastewater Treatment Plant
- LOCATION:** Addison New Carlisle Road just west of Cow Path Road in Jackson Township, Champaign County
- STAFF ANALYSIS:** The applicant, the Village of Christiansburg, is applying to re-zone 8 Acres, Parcel # E11-05-10-36-00-006-01 from R-1 Low Density Residential to M-2 Heavy Manufacturing for the purpose of building their new Wastewater Treatment Plant. According to the Jackson Township Zoning Resolution, the applicant will also have to apply for a Conditional Use Permit once the zoning amendment is granted in order to operate a "Public Service Facility".



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The parcel is currently zoned R-1 Low Density Residential. In addition, the land surrounding the Village of Christiansburg including this parcel are also zoned R-1. It seems appropriate that the WWTP should be located in an area near to the Village limits. In addition, according to the Champaign County Comprehensive Plan of 2004, development should occur in and around the existing growth centers. With the building of the WWTP, further development could arrive. Therefore, it's more appropriate that this development should occur in and immediately surrounding Christiansburg.

In 2007, Champaign County conducted an Engineering Study, "Champaign County Sanitary Improvements", which was written by RD Zande. This study identifies the parcel in question as an appropriate option for a future WWTP for Christiansburg which is under findings and orders from Ohio EPA.

While staff has no immediate concerns regarding this rezoning from a land use perspective, there are several issues and questions that the Township should ask during the zoning amendment and conditional use process:

1. What are the plans for annexation by the Village of Christiansburg? Do they plan to annex the parcel? If so, will they require annexation of properties in between the Village and the WWTP parcel? Will any new builds surrounding the Village to the WWTP be required to hook into the Village's new WWTP, and if so will they require annexation?
2. Given the intensity of the use as a WWTP, will the Village provide screening (landscaping/fencing) around the property/WWTP to shield adjoining properties from proposed plant? The Township should require this as a condition of the conditional use permit.
3. Has the applicant provided plans and drawings of the proposed WWTP to the Township or held any public meetings open to residents to share their plans? Although meeting Township requirements, the supporting materials in the zoning application seemed to be lacking.

STAFF RECOMMENDATIONS:

Staff recommends **APPROVAL** of the Jackson Township Zoning Amendment to the 8 Acres (Parcel # E11-05-10-36-00-006-01) on Addison New Carlisle Road for the Village of Christiansburg WWTP. Additionally, staff recommends that the Township address the questions which have

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been outlined above.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

The LUC Zoning & Subdivision Committee recommended ***DENIAL*** of the Jackson Township Zoning Parcel Amendment to 8.0 Acres (Parcel # E11-05-10-36-00-006-01) on Addison New Carlisle Road for the Village of Christiansburg WWTP. Due to the intensity of the M-2 Heavy Manufacturing District and the concern that M-2 would leave the Township open to all other allowable high intensity manufacturing uses if the WWTP does not work out, the LUC Zoning & Subdivision Committee further recommended that the applicant work with the Township in exploring other Districts where a "Public Service Facility" is allowed (U-1 Rural Undeveloped, B-2 Local Business - Conditional Uses). Additionally, staff recommends that the Township address the questions outlined by Staff as follows (and above):

1. What are the plans for annexation by the Village of Christiansburg? Do they plan to annex the parcel? If so, will they require annexation of properties in between the Village and the WWTP parcel? Will any new builds surrounding the Village to the WWTP be required to hook into the Village's new WWTP, and if so will they require annexation?
2. Given the intensity of the use as a WWTP, will the Village provide screening (landscaping/fencing) around the property/WWTP to shield adjoining properties from proposed plant? The Township should require this as a condition of the conditional use permit.
3. Has the applicant provided plans and drawings of the proposed WWTP to the Township or held any public meetings open to residents to share their plans? Although meeting Township requirements, the supporting materials in the zoning application seemed to be lacking.



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
January 10, 2013

JOHNSON TOWNSHIP TEXT AMENDMENTS – Various Text Amendments Including Changes to Official Schedule of District Regulations

- APPLICANT:** Johnson Township Zoning Commission
- REQUEST:** Review of various Zoning Text Amendments to the *Johnson Township Zoning Resolution*.
- PROPOSED AMENDMENT:** The proposed text amends from the Johnson Township Zoning Commission include the following:
1. Change to Section 1006 “Uninhabitable Dwellings”
 2. Change to Section 1013 “Swimming Pools”
 3. Change to Section 1014 “Ponds”
 4. Renumbering of various sections in Article X
 5. Changes to Official Schedule of District Regulations
- STAFF ANALYSIS (W. Dodds):** This staff review will address the items in this proposed amendment as listed above.
- Section 1006 Uninhabitable Dwellings**
- The township is removing the option to fence properties within 30 days of said property being declared uninhabitable. This will require the dwelling to either be cleaned up or demolished within 30 days. Staff has no issues with this section.
- Section 1013 Swimming Pools**
- The Township is removing their requirements for private and community swimming pools and combining them under one section, where the



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only requirement will be that all pools comply with Champaign County Building Regulations. While staff does not have a problem with using the Building Requirements for technical and safety specifications for pools, staff is worried the township is giving up their power to regulate the location of pools on property (setbacks). Staff recommends keeping the section on pools and rewording it as follows:

- **Section 1013 Swimming Pools – Swimming pools are a permitted accessory use in all districts, provided that:**
 1. **All pools shall be installed to meet Champaign County Building Regulations Requirements.**
 2. **Pools may not be located, including any walks, paved areas, or accessory structures adjacent thereto, closer than ten (10) feet to any property line of the property on which it is located.**

Section 1014 Ponds

- The Township has removed their own requirements for ponds and deferred to the Champaign County Soil and Water Conservation District and State of Ohio regulations. As with swimming pools above, staff has no issues with deferring to other agencies for technical specifications, but is concerned about the township giving up their authority to regulate the location of ponds on a lot. Staff recommends rewriting this section as follows:
 - **Section 1014 Ponds – Ponds are permitted in all districts subject to the following conditions:**
 1. **The construction and use of all ponds shall be in accordance with**



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requirements established by the Champaign County Soil and Water Conservation District (CCSWCD) and State Regulations.

2. *The pond setback shall be at least thirty (30) feet from any lot property line to the high water mark. Should one of the property lines be a roadway, the setback shall be at least one hundred (100) feet from the road right of way to the high water mark. The setback shall be at least fifty (50) feet from the road right of way to the high water mark should earth mounds or tree lines be used.*

Article X Renumbering

- Staff has no issues with the renumbering of the sections found under Article X

Changes to Official Schedule of District Regulations

- **Headings**
 - Staff has no issues with changes to the headings in the Official Schedule of District Regulations.
- **U-1 Rural**
 - Staff suggests changing "Agricultural" to "**Agriculture**".
 - Staff suggests changing "Mobile Home Individually" to "**Mobile Homes Individually**".
 - Staff has no issues with uses added/subtracted/moved, with the exception of "Manufactured dwelling (modular and sectional units). This item will be addressed at the end of this review, as it is present in each district.



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- **R-1 Low Density Residential**
 - Staff suggests changing “Mobile Home Individually” to ***“Mobile Homes Individually”***.
 - Staff has no issues with uses added/subtracted/moved, with the exception of “Manufactured dwelling (modular and sectional units). This item will be addressed at the end of this review, as it is present in each district.

- **R-2 Medium Density Residential**
 - Staff suggests changing “Mobile Home Individually” to ***“Mobile Homes Individually”***.
 - Staff has no issues with uses added/subtracted/moved, with the exception of “Manufactured dwelling (modular and sectional units). This item will be addressed at the end of this review, as it is present in each district.

- **R-5 Grandview Heights & LaBon Acres Residential**
 - Staff has no issues with uses added/subtracted/moved, with the exception of “Manufactured dwelling (modular and sectional units). This item will be addressed at the end of this review, as it is present in each district.

- **B-2 Local Business**
 - “Transient Lodging” has been changed to ***“Travelers Lodging”***. While staff has no problems with this, the township should ensure this term is changed in the definitions as well.
 - Staff suggests changing “Mobile Home Individually” to ***“Mobile Homes Individually”***.
 - Staff has no issues with uses added/subtracted/moved, with the exception



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of “Manufactured dwelling (modular and sectional units). This item will be addressed at the end of this review, as it is present in each district.

- **M-2 Heavy Manufacturing**
 - Staff suggests changing “Mobile Home Individually” to ***”Mobile Homes Individually”***.
 - Staff has no issues with uses added/subtracted/moved, with the exception of “Manufactured dwelling (modular and sectional units). This item will be addressed at the end of this review, as it is present in each district.

- **Elimination of “Manufactured dwelling (modular & sectional units) from all District Regulations**
 - Staff clarified with Johnson Township that they are wishing to prohibit these types of structures in the Township. However, Ohio Revised Code 519.212 does not allow townships to “...*prohibit or restrict the location of a permanently sited manufactured home....in any district or zone in which a single family home is permitted.*” The ORC does however allow townships to prohibit manufactured homes that do not qualify as permanently sited manufactured homes.
 - Staff is unsure of how to best address this issue, and is suggesting altering the definition of “Single-Family Dwelling to include Permanently Sited Manufactured Housing as defined by Ohio Revised Code 3781.06(C)(6).
 - Staff has contacted the Champaign County Prosecutor’s Office for their opinion regarding this, and is currently awaiting a response.



Logan-Union-Champaign Regional Planning Commission

STAFF RECOMMENDATIONS:

- ✓ Based on the above staff analysis, LUC staff has recommends **APPROVAL** of the proposed zoning text amendments with the incorporation of staff recommendations. The Township should consider the opinion of the Champaign County Prosecutors Office when addressing Manufactured Homes.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- ✓ The LUC Zoning & Subdivision Committee recommended **APPROVAL** of the proposed amendments to the Johnson Township Zoning Resolution with the incorporation of staff comments above.



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
January 10, 2013

YORK TOWNSHIP TEXT AMENDMENTS – Various Text Amendments Including Changes to Swimming Pools

- APPLICANT:** York Township Zoning Commission
- REQUEST:** Review of various Zoning Text Amendments to the *York Township Zoning Resolution*.
- PROPOSED AMENDMENT:** The proposed text amends from the York Township Zoning Commission include the following:
1. Changes to Sections 611, 612, 620 & 630
 2. Change to Section 502 “Private Swimming Pools”
 3. Moving and Renumbering of “Adequate Drainage Outlet and Acceptable Soils”
 4. Addition of Section 530 “Erection of More Than One Principle Structure on a Lot.
 5. Changes to Official Schedule of District Regulations
 6. Definition Changes.
- STAFF ANALYSIS (W. Dodds):** This staff review will address the items in this proposed amendment as listed above. Staff attended the York Township Zoning Commission Meeting on December 4th, 2012 and went over the proposed changes with the zoning commission.
- Sections 611, 612, 620 and 630**
- For consistency throughout the document and to match what their current practices and forms say, the township is replacing the terms “Certificate of Occupancy” and “Temporary Certificate of Occupancy” with the terms “***Certificate of Zoning***”



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Compliance” and “***Temporary Certificate of Zoning Compliance***”

- Staff see’s no problems with doing this. As part of this process, the definitions are also being updated.

Section 502 Private Swimming Pools

- The township wants to make swimming pools a permitted accessory use in all districts, provided that the pools meet the requirements of the Union County Building Regulations. Union County uses the Residential Code of Ohio, so this Section has been rewritten to reference that document. Setbacks for pools will remain the same. The new requirements also permit portable swimming pools in all districts.
 - This has been a common trend amongst townships in both Union Champaign Counties. This has been written to match was done in other townships. Staff has no problems with this change.

Section 600.1 Adequate Drainage Outlet and Acceptable Soils

- The township is moving this section to a more logical location in their Zoning Resolution, under Article V, Supplementary District Regulations. This Section will be renumbered 525.
 - Staff has no concerns with this change. This section is commonly found under supplementary district regulations in other zoning resolutions as well.

Article X Renumbering

- Staff has no issues with the renumbering of the sections found under Article X

Changes to Official Schedule of District Regulations

- **Headings**
 - The township is changing the heading “Minimum Yard Requirements” to “Minimum



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Setback Requirements” for clarification. Staff has no issues regarding this change.

- **Reduction of Minimum Floor Area Requirements in the U-1, R-1 and R-2 Districts**
 - The York Township Zoning Commission had a lengthy discussion regarding minimum floor area requirements for primary (residential) structures. All members of the Zoning Commission were in favor of reducing the requirement from 1,200 square feet to 900 square feet. Staff discussed potential Detrimental effects of reducing this requirement (i.e. reducing value of neighboring properties) with the Zoning Commission. However, the members conveyed to staff that they did not feel this was probable, and it was important to them that York Township remained an affordable place for people to locate to and build. Staff advised the township of potential items to think about, and the Zoning Commission discussed those possibilities and reasonably came to the decision to do this. Therefore, staff has no concerns about this.

- **Definitions**
 - Swimming Pool – The township is removing the word “Lake” from the definition of swimming pool. Staff see’s no problems with this.
 - Zoning Certificate – The township is changing the title of this definition to “Certificate of Zoning Compliance” to match changes made earlier in the Zoning Resolution. Staff has no issues regarding this change
 - Staff recommends the township add a definition of “Portable Swimming Pool” as follows:
 - Swimming Pool, Portable – A swimming pool with a diameter less than twelve (12) feet or with an area



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of less than one hundred (100)
square feet.

STAFF RECOMMENDATIONS:

- ✓ Based on the above staff analysis, LUC staff has recommends **APPROVAL** of the proposed zoning text amendments with the incorporation of staff recommendations.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- ✓ The LUC Zoning & Subdivision Committee recommended **APPROVAL** of the proposed amendments to the York Township Zoning Resolution with the incorporation of the staff comments above.



Director's Report – January 10, 2013

Jenny's Activities:	
Meetings, Miscellaneous & Projects	
December 19	ODOT Conference Call for Rural Planning Grants
December 20	Max Coates, Champaign County Commissioner, Retirement Open House
December 21	LUC Budget & Finance Meeting
December 28	Gary Smallwood, Allen Township Zoning Inspector, Retirement Open House Fereidoun Shokouhi, Champaign County Engineer, Retirement Open House
January 3	Met with LUC President Brad Bodenmiller
January 4	Met with Matt Parrill, ODOT 7, re: upcoming Rural Planning Grant LUC Staff Christmas Party
January 10	LUC Zoning & Subdivision Committee Meeting LUC Executive Committee Meeting
Ongoing Projects	Claibourne Township (Union County) Zoning Resolution Subdivision Regulations Update Upper Scioto Watershed Balanced Growth Plan Steering Committee - DRAFT Plan Available! Logan County Ag. Council Committee Union County Comprehensive Plan - Draft given to County Commissioners Logan County/Ohio Hi-Point JVS Local Foods/Farm to School Plan through OSU Center for Farmland Policy Innovation LUC Goal Development w/ LUC President Brad Bodenmiller Rural Planning Grant with ODOT Speaker at Upcoming Knox County RPC Annual Meeting

Heather's Activities:	
Meetings, Miscellaneous & Projects	
Dec 20	Max Coates Retirement Party
Dec 28	Gary Smallwood Retirement Party Fereidoun Shokouhi Retirement Party
Jan 3	Met with LUC President Brad Bodenmiller
Jan 4	LUC Staff Christmas Party
Ongoing	Scanning documents to store on-line

Wes' Activities:	
Miscellaneous	
Dec. 19 th	ODOT Rural Planning Agencies Conference Call
Dec. 20 th	Attended Max Coates Retirement
Dec. 28 th	Attended Gary Smallwood Retirement Attended Fereidoun Shokouhi Retirement
Jan. 3 rd	Met with Brad Bodenmiller
Jan. 9 th	Meeting with Stantec, Unionville Center & Union County Engineer's Office RE: Grant Funding
Jan. 10 th	LUC Zoning & Subdivision Committee
Ongoing Projects	
CDBG	Union County- Village of Richwood Landon Road Sewer Rehab Project Completed Champaign County –Mad River Township Stickley Road Guardrail Project Completed
GIS	Exploration of ArcGIS Online Services for online mapping on LUC Planning Website; Working towards completion of searchable maps for Washington Township and the City of Bellefontaine.
Comp Plans	Union County Update – Final Draft Available on LUC website. Adoption by Union County Commissioners pending.
Zoning Updates	York Township
Other	Logan County Ag. Council Committee Union County Local Foods Union County Trail Planning Committee Union County GIS Task Force



Executive Committee Meeting Minutes
Thursday, January 10, 2013

LUC President Brad Bodenmiller called the meeting to order at 1:19 pm.

Roll Call – Jenny Snapp

Members present: John Bayliss, Brad Bodenmiller, Kevin Bruce, Scott Coleman, Robb Cummins, Greg DeLong, David Faulkner, Kevin Gregory, Charles Hall, Paul Hammersmith, Valerie Klingman, Randy Kyte, Matt Parrill, Steve McCall, Doug Miller, George Showalter, Jenny Snapp, Bill Narducci for Jeff Stauch, Ben Vollrath, and Andy Yoder.

Members absent: Tracy Allen, Tim Cassady, Ves DuPree, Bill Edwards, Jim Holycross, Barry Moffett, and Ryan Shoffstall.

Guests present: Joe Sampson, Village of St. Paris; Fred Vogel ODOT; Paul Benedetti, Logan County Chamber; Pat Hill, Jackson Township Zoning Commission; Randy Ventilburg, Fanning Howey Associates; Dale Circle, Jackson Township Zoning Commission; Jerry Zimmerman, Jackson Township; Steve Runkle, Jackson Township; Joel Kranenburg, Village of Russells Point; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes – John Bayliss made the first motion to approve the minutes from the December 13, 2012 meeting as written. Scott Coleman made the second motion to approve the minutes from the December 13, 2012 meeting as written. All in favor.

Financial Report – Andy Yoder presented the Financial Report for December. Scott Coleman made the first motion to accept the Financial Report. Charles Hall made the second motion to accept the Financial Report. All in favor.

ODOT Reports – ODOT reports were placed on the web. Matt reported that on next month's report, they're going to add completion dates. If there are other ideas of items to be added, just let him know. Matt reported that the FY14 program has just been locked down and those items will begin in June 2013. Scott reported that the recycle plastic bridge has been completed, pictures are available on their web-site.

New Business:

1. Zoning & Subdivision Committee Appointments for 2013
 - o Valerie Klingman made the first motion to approve the nomination of Scott Coleman as Chair, Greg DeLong as Vice-Chair and new member Steve McCall as Champaign County Engineer. Andy Yoder made the second motion to approve the nomination of Scott Coleman as Chair, Greg DeLong as Vice-Chair and new member Steve McCall as Champaign County Engineer. All in favor.



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Director: Jenny R. Snapp

2. Review of Woodbine Section 2 Preliminary Plat in Jerome Township, Union County - Staff Report by Jenny Snapp
 - John Bayliss made the first motion to approve the Woodbine Section 2 Preliminary Plat in Jerome Township with Committee, Staff, and reviewing agency recommendations and Kevin Gregory made the second motion to approve the Woodbine Section 2 Preliminary Plat in Jerome Township with Committee, Staff, and reviewing agency recommendations. All in favor.
3. Review of Jackson Township (Champaign County) Zoning Parcel Amendment of Parcel # E11-05-10-36-00-006-01 of 8 Acres owned by the Village of Christiansburg from R-1 Low Density Residential to M-2 Heavy Manufacturing. The proposed use is for the Village of Christiansburg's new Wastewater Treatment Plant - Staff Report by Jenny Snapp
 - Charles Hall made the first motion to recommend denial to the Jackson Township Zoning Parcel Amendment of Parcel #E11-05-10-36-00-006-01 of eight acres owned by the Village of Christiansburg from R-1 Low Density Residential to M-2 Heavy Manufacturing; Paul Hammersmith made the second motion to recommend denial to the Jackson Township Zoning Parcel Amendment of Parcel #E11-05-10-36-00-006-01 of eight acres owned by the Village of Christiansburg from R-1 Low Density Residential to M-2 Heavy Manufacturing. All in favor.
4. Review of Johnson Township (Champaign County) Zoning Text Amendment— Various Zoning Text Amendments including changes to Official Schedule of District Regulations - Staff Report by Wes Dodds
 - Paul Hammersmith made the first motion to recommend approval of the Johnson Township Zoning Text Amendments including changes to the Official Schedule of District Regulations with incorporation of Staff and Committee comments; Doug Miller made the second motion to recommend approval of the Johnson Township Zoning Text Amendments including changes to the Official Schedule of District Regulations with incorporation of Staff and Committee comments. All in favor.
5. Review of York Township (Union County) Zoning Text Amendment – Various Zoning Text Amendments including changes to “Swimming Pools” – Staff Report by Wes Dodds
 - Charles Hall made the first motion to recommend approval of the York Township Zoning Text Amendment including changes to Swimming Pools with the incorporation of Staff and Committee comments; Kevin Gregory made the second motion to recommend approval of the York Township Zoning Text Amendment including changes to Swimming Pools with the incorporation of Staff and Committee comments. All in favor.

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6. Staff Performance Appraisals - Andy Yoder

- Charles Hall made the first motion to accept the recommendation of the Budget and Finance Committee for Staff Appraisals retro-active to January 1, 2013 and John Bayliss made the second motion to accept the recommendation of the Budget and Finance Committee for Staff Appraisals retro-active to January 1, 2013. All in favor.


Director's Report

Comments from Individuals

- Brad reported that in March the Executive Meeting will be held in Marysville. He reported that he met with Jenny, Wes and Heather and worked on goals to be continued through future presidents and board officers.
- Jenny reported on the status of received Assessments. In addition, a Salem Township Trustee, Howard Wilkins passed away in a snowmobile accident.

Adjourn – Steve McCall made the first motion to adjourn the LUC Executive Committee Meeting at 1:52 pm, and Andy Yoder seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, February 14, 2013, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty. The March 14, 2013 Executive Committee Meeting will be held at Decker 271 Fire Station in Marysville.



President



Secretary