



Zoning & Subdivision Committee  
Thursday, April 9, 2026

The Zoning and Subdivision Committee met in a regular session on Thursday, April 9, 2026, at 12:30 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Michael Kerns for Scott Coleman, Todd Freyhof, Jeff Beard for Ashley Gaver, Joseph Grove, Steve McCall, Heather Martin, Steve Robinson, Tom Scheiderer, Aaron Smith, Luke Sutton for Jeff Stauch, and Casey Tuck.

Absent Members: Wes Dodds, Tammy Noble

Guests: Dan Bruin, M/I Homes; Doug Crabill, City of Urbana; Greg Iiams, Village of Russells Point

Tyler Bumbalough chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from the March 12, 2026, meeting as written, and Steve Robinson seconded. All in favor.

1. Review of Glacier Pointe Section 5 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
  - Todd Freyhof moved a motion to remove this item from the table and Steve McCall seconded. All in favor.
    - Brad Bodenmiller reported the Plat was revised to incorporate comments received from reviewing agencies. The bond was approved by the County Commissioners.
    - Tyler Bumbalough – What are the conditions if we do a conditional approval?
    - Brad Bodenmiller – The ones listed in the staff report. That gives flexibility to the approval. Although they've sent a revised Plat, sometimes we miss something.
  - Steve McCall moved a motion to recommend conditional approval of the Glacier Pointe Section 5 Phase 3 Final Plat, and Luke Sutton seconded. All in favor.
2. Review of Darby Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
  - Steve Ronsinson moved a motion to recommend approval with modifications of the Darby Township Zoning Text Amendment and Todd Freyhof seconded. All in favor.
3. Review of Liberty Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
  - Tom Scheiderer moved a motion to recommend approval with modifications of the Liberty Township Zoning Text Amendment, and Steve McCall seconded. All in favor.



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Director: Bradley J. Bodenmiller

4. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
  - Tyler Bumbalough – How many manufacturing district properties are there?
  - Aaron Smith – several, with a big one above 33.
  - Steve Robinson moved a motion to recommend approval with modifications of the Millcreek Township Zoning Text Amendment, and Tom Scheiderer seconded. All in favor.
  
5. Review of Rush Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
  - Tyler Bumbalough – So the second bullet point in the staff recommendation doesn't count? We are only going with one and three?
    - Aaron Smith – They are all relevant. We had text adding to the definition of Service Business, but discussions with the assistant prosecuting attorneys determined that text is no longer needed. The second bullet point recommends removing that proposed text based on those conversations.
  - Tyler Bumbalough – So are we putting the text in there that if it's not defined, it's prohibited?
    - Aaron Smith – Yes, we are removing the placeholder text and inserting what the assistant prosecuting attorneys said.
    - Brad Bodenmiller – We had a lot of dialogue about what the text should be and went back and forth a few times. That dialogue occurred after the Township initiated their zoning amendment.
  - Todd Freyhof moved a motion to recommend approval with modifications of the Rush Township Zoning Text Amendment and Steve Robinson seconded. All in favor.
  
6. Review of Union Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
  - Michael Kerns moved a motion to recommend approval with modifications of the Union Township Zoning Text Amendment and Jeff Beard seconded. All in favor.
  
7. Review of Fences and Walls Model Text – Staff Report by Brad Bodenmiller
  - Aaron Smith – I want to point out two areas that should have a unit measure of “feet” behind them.
  - Steve Robinson – any discretion if they're on a property line?
    - Brad Bodenmiller – It could be a modification. We should add that it is ok if they are located on the property line.
    - Steve Robinson – I am just thinking about old fence laws because I can see an argument about it being located on the property line.
  - Tyler Bumbalough – Is there going to be a section that talks about sight distance requirements?
    - Brad Bodenmiller – That is included the model text now. It will refer to the relevant text in the supplemental section in the code.
    - Tyler Bumbalough – We have had some issues in Urbana.
  - Steve McCall – In the right of way, is there not a setback?

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- Brad Bodenmiller – We can put in there that the fence cannot encroach upon the right of way.
- Jeff Beard – If a parallel line runs through an alley, can they still place a fence?
  - Brad Bodenmiller – It is still in the right of way, even if it's an easement, although probably private.
- Tyler Bumbalough – We have had issues in Urbana where people want to build into a backyard easement, but we give them a letter and say it's ok, but if we need to get through, we are ripping it out, and it's on them.
  - Brad Bodenmiller – We would leave that out, that is what an easement is for. Those rules should provide with the ability to remove structures, plants, etc.
- Jeff Beard – We tried to get our legal team to provide a letter, but they have told us we are not allowed, and it is up to their discretion.
- Todd Freyhof moved a motion for approval with modifications of the Fences and Walls Model Text, with the modifications of inserting the word “feet” behind distances and make sure it is clear a fence or wall can be set on a property line and add an additional item under location that no fence or wall shall encroach upon the right-of-way, and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:07 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconding. All in favor.

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