



Zoning & Subdivision Committee
Thursday, September 12, 2024

The Zoning and Subdivision Committee met in a regular session on Thursday, September 12, 2024, at 12:30 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Gram Dick, Todd Freyhof, Jeff Beard for Ashley Gaver, Steve McCall, Heather Martin, Tammy Noble, Steve Robinson, Tom Scheiderer, Aaron Smith, and Luke Sutton for Jeff Stauch. Absent members were Tyler Bumbalough and Wes Dodds.

Guests Present: Mike Yoder, Logan County Commissioners; Wade Dunham, Evergreen Land Co; Greg Iiams, Village of Russells Point; Eric Snowden, Jerome Township; Connor Devine, Civil Solutions Associates; Bob Bailey, Civil Solutions Associates; Nikki Martin, Pulte; AJ Weber, Pulte; Kevin Kershner, Kimley Horn; Matt Chamberlain, SSMC, LLC.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Todd Freyhof moved a motion to approve the minutes of August 8, 2024, as presented and Steve Robinson seconded. All in favor.

1. Review of Currier Ridge Subdivision Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Jeff Beard – How did lot 10 impact the setbacks? Brad Bodenmiller responded and stated that's not a subdivision concern, it's a zoning concern. Eric Snowden provided feedback.
 - Eric Snowden – Regarding the buildable envelope comment, if that's what is in the zoning text then I'll withdraw my comment. He provided further information on the reason for the language.
 - Steve McCall moved a motion to recommend conditional approval of the Currier Ridge Subdivision Preliminary Plat with the conditions in the staff report and Luke Sutton seconded. All in favor.
2. Review of Del Webb – Jerome Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Nikki Martin introduced the individuals from Pulte. She stated this is a large, complex project. It seemed prudent to allow time for the review due to the size. We are requesting tabling. She provided information on the project.
 - Kevin Kershner stated they recognize the size. He has responses for each item in the staff report and is working on a revised preliminary plat. This will be back again next month. On the north side of the flag lot, we're going to take those lots off and separate them. Connecting to Curry Farms, we do have another concept that shows a couple of ways to do that. The Pioneer Crossing piece of property, we have agreed to add that 10 acre piece. The City had questions about the pump station, we're working with them



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- and on the same page. We've had several meetings. We're comfortable with the location of the station. Should have it for next month.
- Steve McCall – As you are reducing the right of way for the roads, I'd look at the areas where there will be hydraulic structures, making sure there is enough right of way to handle any structures or bridges. Temporary or cul-de-sac turnarounds or dead ends, as you're rearranging, make sure that's taken care of on the updated plat.
 - Todd Freyhof moved a motion to recommend accepting the tabling of Del Webb – Jerome Preliminary Plat and Steve Robinson seconded. All in favor.
3. Review of Starkey Industrial Project Preliminary Plat (Union County) - Staff Report by Brad Bodenmiller
- Todd Freyhof moved a motion to recommend conditional approval of the Starkey Industrial Project Preliminary Plat incorporating the conditions in the staff report and Tammy Noble seconded. All in favor.
4. Review of Thomas Industrial Project Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- Tom Scheiderer moved a motion to recommend conditional approval of the Thomas Industrial Project Preliminary Plat incorporating the conditions in the staff report and Steve McCall seconded. All in favor.
5. Adult Use Cannabis – Brad Bodenmiller
- Steve McCall moved a motion to approve the LUC Model Text for Adult Use Cannabis and Tom Scheiderer seconded. All in favor.
 - Todd Freyhof moved a motion to approve the LUC Model Text for Medical Marijuana and Tom Scheiderer seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:05 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconded. All in favor.