



Executive Committee Meeting Agenda  
Thursday, September 12, 2013 - 1:15 p.m.

**Call to Order** – Brad Bodenmiller, President

**Roll Call**

**Action on Minutes of July 11, 2013** – Executive Committee

**Financial Report July** – Andy Yoder, Treasurer

**Financial Report August** – Andy Yoder, Treasurer

**ODOT Reports**

**New Business:**

1. Review of Jerome Village GPN-6 Phase 2 Final Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp
2. Review of Jerome Township (Union County) Parcel Zoning Amendment of 65.032 Acres from U-1 Rural Undeveloped District to PUD Planned Unit Development District. The purpose of the zoning amendment is to allow for an additional phase of the Jerome Village Development (GPN-8) – Staff Report by Wes Dodds
3. Annual Dinner (Thursday, November 21, 6:30 PM at Urbana University) – Jenny Snapp
4. Building Committee Report – Scott Coleman
5. LUC 2014 Draft Budget - Jenny Snapp

**Director's Report July and August**

**Comments from Individuals**

**Adjourn**

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

**BEGINNING BALANCE ON July 1, 2013** **\$ 400,040.02**

**RECEIPTS**

Union County	Interest	\$ 502.10
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**TOTAL RECEIPTS** **\$ 502.10**

**TOTAL CASH ON HAND** **\$ 400,542.12**

**EXPENDITURES**

Employee Salaries	2 Pay Periods	\$ 10,880.00
PERS	Jun-13	\$ 1,523.20
Medicare	2 Pay Periods	\$ 154.28
CEBCO/Anthem Life	Health/Life Insurance	\$ 432.12
CEBCO	Dental Insurance	\$ 73.25
Dayton Power & Light	Electricity	\$ 371.00
Time Warner Cable	Internet/Phone Service	\$ 286.52
Verizon Wireless	Cell Phone - New Phone & 2 Months	\$ 431.36
Thomson West	OH Planning & Zoning Law Book	\$ 230.50
Jenny Snapp	Mileage - June 2013	\$ 170.50
Weston Dodds	Mileage - June 2013	\$ 260.00
Staples	Office Supplies	\$ 622.74

**\$ 15,435.47**

**Bldg.**

Hague Water Conditioning	Softener Salt	\$ 16.50
Reliant Mechanical	Air Conditioner Mtn.	\$ 70.00
Mason Martin	Lawn Mowing	\$ 20.00
Kalyndi Martin	Office Cleaning 7/12/13	\$ 60.00
Lowe's	Building/Office Supplies	\$ 24.46

**\$ 190.96**

**TOTAL EXPENDITURES** **\$ 15,626.43**

**BALANCE ON HAND AS OF July 31, 2013** **\$ 384,915.69**

Respectfully Submitted,



Andy Yoder, Treasurer

# 2013 Budget Summary

As of 8/6/2013

990	REVENUES:	Estimated	To Date	CashBalance
990-2-1	Membership Contributions	\$ 173,578.00	\$ 186,331.20	\$ (12,753.20)
990-2-2	Service & Projects	\$ -	\$ 10.03	\$ (10.03)
990-2-3	Subdivision Plats	\$ 7,600.00	\$ 27,000.00	\$ (19,400.00)
990-2-4	Annual Dinner	\$ 2,550.00	\$ -	\$ 2,550.00
990-2-5	Comprehensive Plans	\$ 5,000.00	\$ -	\$ 5,000.00
990-2-6	Mapping	\$ 500.00	\$ -	\$ 500.00
990-5	Grants	\$ 34,700.00	\$ 19,387.31	\$ 15,312.69
990-7	Interest	\$ 3,000.00	\$ 3,377.08	\$ (377.08)
990-8-1	Other Revenue	\$ -	\$ -	\$ -
990-8-2	Rebates	\$ -	\$ 38.00	\$ (38.00)
Estimated Total Revenue		\$ 226,928.00	\$ 236,143.62	\$ (9,215.62)

990	EXPENDITURES:	Estimated	To Date	%
990-1	Salaries & Wages	\$ 145,000.00	\$ 81,387.52	\$ 63,612.48 56%
990-2	Supplies	\$ 5,000.00	\$ 2,279.73	\$ 2,720.27 46%
990-3-1	Utilities	\$ 13,000.00	\$ 5,896.86	\$ 7,103.14 45%
990-3-2	Professional Development	\$ 2,554.00	\$ 1,178.95	\$ 1,375.05 46%
990-3-4	Building Fund	\$ 4,000.00	\$ 1,701.17	\$ 2,298.83 43%
990-3-6	Annual Meeting	\$ 3,000.00	\$ -	\$ 3,000.00 0%
990-4	Equipment	\$ 1,620.00	\$ -	\$ 1,620.00 0%
990-5-1	Other Expenses	\$ 5,000.00	\$ 115.32	\$ 4,884.68 2%
990-5-2	Travel	\$ 7,500.00	\$ 3,006.50	\$ 4,493.50 40%
990-10-1	PERS	\$ 20,300.00	\$ 11,375.67	\$ 8,924.33 56%
990-10-2	Workers Compensation	\$ 2,643.00	\$ 1,820.00	\$ 823.00 69%
990-10-3	Medicare	\$ 2,103.00	\$ 1,155.78	\$ 947.22 55%
990-10-4	Hospital / Life Insurance	\$ 6,081.00	\$ 2,965.90	\$ 3,115.10 49%
990-10-5	Contingencies	\$ 5,800.00	\$ -	\$ 5,800.00 0%
990-10-6	Dental Insurance	\$ 879.00	\$ 512.75	\$ 366.25 58%
990-10-7	Life Insurance	\$ 40.00	\$ 43.46	\$ (3.46) 109%
Estimated Total Expenditures		\$ 224,520.00	\$ 113,439.61	\$ 111,080.39 51%

## STATEMENT:

Cash Balance January 1, 2013	\$ 262,211.68
Estimated Cash Balance December 31, 2013	\$ 252,999.00
Actual Cash On Hand December 31, 2013	
Estimated Total Revenue	\$ 226,928.00
Actual 2013 Revenue	\$ 236,143.62
Difference (+/Under)	\$ 9,215.62
Estimated Total Expenditures	\$ 224,346.00
Actual 2013 Expenditures	\$ 113,439.61
Difference (+/Under)	\$110,906.39

\$ -

# LUC Regional Planning Commission

## Treasurer's Report

<b>BEGINNING BALANCE ON August 1, 2013</b>			<b>\$ 384,915.69</b>
<b>RECEIPTS</b>			
Terrain Evolution	Jerome Village GPN - 6 Phase 2 Final Plat	\$	1,200.00
Union County	July Interest	\$	498.06
<b>TOTAL RECEIPTS</b>			<b>\$ 1,698.06</b>
<b>TOTAL CASH ON HAND</b>			<b>\$ 386,613.75</b>
<b>EXPENDITURES</b>			
Employee Salaries	3 Pay Periods	\$	16,964.10
PERS	July '12 Group Share	\$	1,527.01
Medicare	3 Pay Periods	\$	242.52
CEBCO	Health/Life Insurance	\$	432.12
CEBCO	Dental Insurance	\$	73.25
Time Warner Cable	Internet/Phone	\$	287.90
Dayton Power & Light	Electricity	\$	371.00
Jenny Snapp	Mileage - July 2013	\$	163.00
Wes Dodds	Mileage - July 2013	\$	188.00
Sloan Insurance	Crime & Fidelity Policy/Dishonesty Bond	\$	143.00
APLUS.NET	Web-site Address	\$	132.76
Urbana Daily Citizen	Annual Online Subscription (2 year)	\$	259.20
APA-OH	Conference - Snapp, Dodds, Moriarity	\$	650.00
Amazon	Computer; Warranty; Reimbursable	\$	874.71
Amazon	Office supplies	\$	30.00
			<b>\$ 22,338.57</b>
<b>Bldg.</b>			
Mason Martin	Lawn Mowing	\$	20.00
Kalyndi Martin	Office Cleaning 8/12/13	\$	60.00
			<b>\$ 80.00</b>
<b>TOTAL EXPENDITURES</b>			<b>\$ 22,418.57</b>
<b>BALANCE ON HAND AS OF August 31, 2013</b>			<b>\$ 364,195.18</b>

Respectfully Submitted,



R. Andy Yoder, Treasurer

# 2013 Budget Summary

As of 9/6/2013

990	REVENUES:	Estimated	To Date	CashBalance
990-2-1	Membership Contributions	\$ 173,578.00	\$ 186,331.20	\$ (12,753.20)
990-2-2	Service & Projects	\$ -	\$ 10.03	\$ (10.03)
990-2-3	Subdivision Plats	\$ 7,600.00	\$ 28,200.00	\$ (20,600.00)
990-2-4	Annual Dinner	\$ 2,550.00	\$ -	\$ 2,550.00
990-2-5	Comprehensive Plans	\$ 5,000.00	\$ -	\$ 5,000.00
990-2-6	Mapping	\$ 500.00	\$ -	\$ 500.00
990-5	Grants	\$ 34,700.00	\$ 19,387.31	\$ 15,312.69
990-7	Interest	\$ 3,000.00	\$ 3,875.14	\$ (875.14)
990-8-1	Other Revenue	\$ -	\$ -	\$ -
990-8-2	Rebates	\$ -	\$ 38.00	\$ (38.00)
Estimated Total Revenue		\$ 226,928.00	\$ 237,841.68	\$ (10,913.68)

990	EXPENDITURES:	Estimated	To Date	%
990-1	Salaries & Wages	\$ 145,000.00	\$ 98,351.62	\$ 46,648.38 68%
990-2	Supplies	\$ 5,000.00	\$ 2,279.73	\$ 2,720.27 46%
990-3-1	Utilities	\$ 13,000.00	\$ 6,555.76	\$ 6,444.24 50%
990-3-2	Professional Development	\$ 2,554.00	\$ 2,220.91	\$ 333.09 87%
990-3-4	Building Fund	\$ 4,000.00	\$ 1,781.17	\$ 2,218.83 45%
990-3-6	Annual Meeting	\$ 3,000.00	\$ -	\$ 3,000.00 0%
990-4	Equipment	\$ 1,620.00	\$ 874.71	\$ 745.29 54%
990-5-1	Other Expenses	\$ 5,000.00	\$ 288.32	\$ 4,711.68 6%
990-5-2	Travel	\$ 7,500.00	\$ 3,357.50	\$ 4,142.50 45%
990-10-1	PERS	\$ 20,300.00	\$ 12,902.68	\$ 7,397.32 64%
990-10-2	Workers Compensation	\$ 2,643.00	\$ 1,820.00	\$ 823.00 69%
990-10-3	Medicare	\$ 2,103.00	\$ 1,398.30	\$ 704.70 66%
990-10-4	Hospital / Life Insurance	\$ 6,081.00	\$ 3,389.60	\$ 2,691.40 56%
990-10-5	Contingencies	\$ 5,800.00	\$ -	\$ 5,800.00 0%
990-10-6	Dental Insurance	\$ 879.00	\$ 586.00	\$ 293.00 67%
990-10-7	Life Insurance	\$ 40.00	\$ 51.88	\$ (11.88) 130%
Estimated Total Expenditures		\$ 224,520.00	\$ 135,858.18	\$ 88,661.82 61%

STATEMENT:	
Cash Balance January 1, 2013	\$ 262,211.68
Estimated Cash Balance December 31, 2013	\$ 252,999.00
Actual Cash On Hand December 31, 2013	
Estimated Total Revenue	\$ 226,928.00
Actual 2013 Revenue	\$ 237,841.68
Difference (+/Under)	\$ 10,913.68
Estimated Total Expenditures	\$ 224,346.00
Actual 2013 Expenditures	\$ 135,858.18
Difference (+/Under)	\$88,487.82

\$ -

## **LUC MEETING**

### **September 12, 2013**

#### **☐Active Construction Projects**

##### **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 with short term closures.

**Completion Date:** 09/15/2013

**Contractor:** Shelly Company

**Amount:** \$3,300,000.52

**Project Status:** Project completed.

##### **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:** Shelly and Sands, Inc.

**Amount:** \$1,206,926.42

**Project Status:** On schedule.

##### **ODOT Project 130389**

**UNI-US36-0.88, PID Number 86217**

**Description:** Adjust ramp superelevation; widen paved shoulders; adjust guardrail.

**Location:** Union Township. US36 over Treacle Creek. 0.89 miles east of CHA County.

**Maintenance of Traffic:** Traffic detoured. Maximum 75 day closure.

**Completion Date:** 11/15/2013

**Contractor:** Eagle Bridge Company

**Amount:** \$541,538.21

**Project Status:** On schedule.

#### **☐Projects Awarded During Month of July/August/September**

No additional projects awarded during July/August/September.

#### **☐Upcoming Projects Scheduled for Sale Through September**

##### **ODOT Project 130548**

**UNI-SR736-0.00, PID Number 16987**

**Description:** Resurfacing and pavement repair.

**Location:** Marysville. US42 to SR38.

**Maintenance of Traffic:** Traffic maintained with short term closures.

**Completion Date:** 09/30/2014

**Contractor:** to be determined

**Amount:** \$1,324,000 (estimated amount)

**Project Status:** Scheduled for sale 09/26/2013.

#### **☐ALL PROJECT INFORMATION CURRENT AS OF September 12, 2013.**



CHP/LOG County Projects  
07/01/12 thru 01/01/14

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PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	PROJECT TERMINI	AWARD DATE CURRENT	AWARD DATE ACTUAL	EST. END CONSTRUCTION DATE	PROJECTED CONSTRUCTION COSTS
86684	CHP CR 468 0.00	Resurfacing, Undivided System	OVERLAY ASPHALTIC CONCRETE ON 17.55 MILES OF COUNTY ROADS. (ROADS ARE RURAL MINOR COLLECTORS. FUNDING IS CONTINGENT ON INCLUDING RURAL MINOR COLLECTORS FOR FEDERAL FUNDS IN THE NEXT TRANSPORTATION BILL).	Various locations in Champaign County	07/29/13	07/25/13	09/30/13	\$1,243,113.13
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	SR 245 from the JCT. of SR29, SLM 0.00 to Chp/LOG County Line, SLM 6.17. Including work on bridges SFN 1102419 - CHP 245 0138 over Lee Creek, SFN 1102435 - CHP 245 0403 over Branch of Graves Creek and SFN 1102486 - CHP 245 0569 over Grave Creek.	03/18/13	03/14/13	08/31/13	COMPLETE - \$932,970.00
88768	CHP SR560 1.48/1.56	Bridge Repair	Replace deteriorating wearing surface (2 bridges) with no approach work except approach slabs. Asphalt overlay precluded by legal load rating.	Bridges - CHP 560 0148 SFN 1103121 over Owens Creek and CHP 560 0156 SFN 1103156 over Nettle Creek.	07/29/13	07/25/13	10/15/13	\$356,344.45
91168	CHP US 68 5.65	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	Urbana US 68 from SR 55 (SLM 5.65) to Reynolds Street (SLM 6.38).	04/22/13	04/18/13	08/31/13	COMPLETE - \$305,220.85
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.	SR4 from Mechanicsburg SW Corp Limit SLM 6.93 to the CHP/UNI County Line, SLM 12.22; Park & Ride Lot CLA SR 4 @ SLM 17.98 intersection with Middle Urbana Rd.	08/02/12	08/02/12	10/15/12	COMPLETE - \$876,453.04
93461	D07 BRDG Deck Sealing Part 2	Bridge Repair	Districtwide bridge deck sealer treatments. Part 2	District wide various locations (44 structures)	10/21/13		07/31/14	\$356,561.59
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.	Logan County Garage Complex	02/25/13	06/12/13	10/15/13	\$302,267.00
86944	LOG SR 235 16.05	Section Improvement	Improve horizontal alignment of curve at TR 240 and regrade ditch.	Approximately 0.15 mil. South of TR 240 to approximately 0.10 North of TR 240 on SR 235	12/06/12	12/06/12	08/15/13	COMPLETE - \$363,699.42
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.	SR 47 from SLM 15.33 to SR 5 SLM 20.12. SR 292 from US 33 SLM 0.24 to SR 47 SLM 10.81. SR 638 from US 68 SLM 0.00 to CR 106 SLM 2.35	07/03/12	07/03/12	10/31/12	COMPLETE - \$3,084,195.97
83947	LOG SR 47/706 0.00/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	SR 47 LOG/SHE County Line (SLM 0.00) to the JCT of SR 235 (SLM 5.23, SR 706 LOG/SHE County Line (SLM 0.00 to Jct of SR 235 (SLM 2.29)	12/06/12	12/06/12	06/30/13	COMPLETE - \$997,051.07
19741	LOG SR 708 2.08	Bridge Replacement	REPLACE 88FT STRUCTURE OVER BOAT CHANNEL WITH MINIMAL APPROACH WORK. 3 SPANS.	(Russells Point) at 0.39 MI N of the Jct. SR 366. SFN 4604148 LOG-708-0708 over Channel to Indian Lake.	07/19/12	07/19/12	04/30/13	COMPLETE - \$935,791.79
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.	At the Logan County Museum in Bellefontaine	10/18/12	10/18/12	10/31/13	\$2,664,112.86
90807	LOG US 68/SR 235 8.10/8.68/8.18	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	US 68 from SLM 8.10 to SLM 8.49 and Brown St. US 68 from SLM 8.68 to SLM 10.09. SR 235 from SR 47 (SLM 8.18) to SR 720 (SLM 17.46)	07/08/13	07/03/13	10/15/13	\$2,399,681.91
93471	LOG VAR VAR	Bridge Repair	Rebuild deck edges, patch pier encasements, reface abutments, and seal deck edges. SFN 4603125 LOG 292 0879 Tributary Mill CreekSFN 4603907 LOG 559 0170 Tributary Big Darby CreekSFN 4603966 LOG 559 0245 Tributary Big Darby CreekSFN 4604121 LOG 708 0069 Great Miami River	SFN 4603125 LOG 292 0879 over Tributary Mill Creek, 4603907 LOG 559 0170 over Tributary Big Darby Creek; 4603966 LOG 559 0245 over Tributary Big Darby Creek; 4604121 LOG 708 0069 over Great Miami River	07/08/13	07/03/13	10/31/13	\$317,418.00



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE

September 12, 2013

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### JEROME VILLAGE GPN-6 PHASE 2 FINAL PLAT

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- APPLICANT:** Jerome Village Company, LLC  
c/o Gary Nuss  
375 N. Front Street, Suite 200  
Columbus, OH 43215  
NussG@Nationwide.com
- Terrain Evolution, LLC  
c/o Thom Ries or Justin Wollenberg  
720 E. Broad Street, Suite 203  
Columbus, OH 43215  
TRies@TerrainEvolution.com or JWollenberg@TerrainEvolution.com
- REQUEST:** Approval of the Jerome Village GPN – 6 (Glacier Park Neighborhood)  
Phase 2 Final Plat.
- LOCATION:** Located off of Brock Road to the north and east of Jerome Road in Jerome  
Township, Union County.
- STAFF ANALYSIS:** This Final Plat is for the Glacier Park Neighborhood (GPN) Section 6  
Phase 1 of the Jerome Village Development. Phase 2 of GPN-6 will have  
a total of 10.945 Acres and 20 lots for single family residential  
development. In addition, GPN – 6 Phase 2 will contain 3.393 Acres of  
open space reserves. The proposed method of supplying water service is  
through the City of Marysville Public Water System, and the proposed  
method of sanitary waste disposal is the City of Marysville Treatment and  
Eversole Run Sewer District (AIRVAC Collection System).

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

The GPN - 6 Preliminary Plat was originally approved on September 9 of 2010. The Preliminary Plat was extended for a period of an additional 2 years on September 13, 2012.

- **Union County Engineer's Office**
  - See Union County Engineer's Office Review Letter dated August 5, 2013. The Union County Engineer's Office recommends approval of the Jerome Village GPN - 6 Phase 2 Final Plat. The Engineer's Office also confirms in said letter the approval of the performance bond/surety from the Union County Commissioners. In addition, their approval letter explains minor revisions made from the Preliminary Plat which were discussed with the Zoning & Subdivision Committee in November of 2011.
- **Union County Soil & Water Conservation District**
  - No comments as of September 6, 2013.
- **Union County Health Department**
  - No comments as of September 6, 2013. However, as in past recommendations, the Union County Health Department typically responds as follows: *"The Union County Health Department does not have comments as public services (sewer and water) are being provided by the City of Marysville. However, the Health Department points out that all efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is being serviced by private wells and septic systems."*
- **City of Marysville**
  - In an email dated September 3, 2013, the City of Marysville has no comments on the GPN - 6 Phase 2 Final Plat.
- **Jerome Township**
  - No comments as of September 6, 2013.
  - *Update:* In a letter dated September 11, 2013, Jerome Township Planning & Zoning Coordinator, Kathleen Crowley, confirmed that GPN - 6 Phase 2 complies with the PUD zoning as approved by Jerome Township on July 12, 2007.
- **ODOT District 6**
  - As of September 6, 2013, no comments from ODOT District 6.

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- **Union Rural Electric/URE**
  - According to email dated September 5, 2013, GPN 6 will be in the service territory of First Energy, not URE.
- **LUC Regional Planning Commission**
  - In the review and approval of the GPN - 6 Preliminary Plat, LUC asked for, *"confirmation on the approval of the amendments to the original PUD 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 should be submitted with the Final Plat."* LUC has requested this letter (or email) and are awaiting to receive it.
  - *Update:* In a letter dated September 11, 2013, Jerome Township Planning & Zoning Coordinator, Kathleen Crowley, confirmed that GPN - 6 Phase 2 complies with the PUD zoning as approved by Jerome Township on July 12, 2007.

## STAFF RECOMMENDATIONS:

- LUC Staff recommends **approval** of the Jerome Village GPN – 6 Phase 2 Final Plat **pending** receipt of a letter from Jerome Township stating that GPN - 6 Phase 2 conforms to Township zoning.

## ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The LUC Zoning & Subdivision Committee recommended **approval** of the Jerome Village GPN - 6 Phase 2 Final Plat. A letter from Jerome Township was received confirming conformance of the Plat with Township Zoning.

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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE

September 12, 2013

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### EDWARDS FARMS FOR JEROME VILLAGE – 65.032 ACRES – ZONING PARCEL AMENDMENT

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- APPLICANT:** Jerome Village Company, LLC.  
c/o Nationwide Realty Investors, Ltd.  
375 N. Front Street  
Columbus, Ohio 43215  
614-857-2330
- REQUEST:** Request to re-zone parcel numbers 170011013000, 170011013100, 170011013200, 170012049000 and 170012049100 from U-1 Rural Undeveloped District to PUD Planned Unit Development District.  
Total Acreage – 65.032 Acres  
Acreage to be Re-Zoned – 65.032 Acres  
Currently Zoned: U-1 Rural Undeveloped District  
Current Use: Single Family Residence(s) (remainder agriculture/undeveloped)  
Proposed Zoning: PUD Planned Unit Development District  
Proposed Use: Development of an additional phase of the Jerome Village Development. The additional phase will be known as Glacier Park Neighborhood (GPN) 8.
- LOCATION:** 8278, 8350 and 8370 Brock Road  
Plain City, Ohio 43064
- STAFF ANALYSIS:** The applicant is applying to re-zone the parcels above from U-1 Rural Undeveloped District to PUD Planned Unit Development for the purposes of developing additional ground as part of the Jerome Village Development. The ground will ultimately go through the subdivision process and become GPN-8 of the Jerome Village Development. The parcels are adjacent to the Jerome Village Development to the North and East. Single family homes



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

and undeveloped agricultural land exist on the West side of the parcels in question. To the south across Brock Road is the Glacier Ridge Metro Park.

The proposed PUD development standards and text to be used is the "*Final Detailed Development Plan Development Text for Jerome Village*", which received final approval on July 12, 2007 and was last modified on April 15, 2013. In addition, the proposed development standards and PUD text for this area states that the minimum lot width shall be 70 feet in GPN-8; there are expected to be some larger lots than this, as varied lot sizes are planned for this phase of the development.

The Jerome Township Comprehensive Plan identifies this area in the future land use map as Conservation Development. Both the *Final Detailed Development Plan Development Text for Jerome Village* as well as the proposed text for GPN-8 being considered here clearly state that at the completion of full build out of the Jerome Village Development, not less than 40% of the gross land area of the development shall be open space.

As part of LUC's review, an email was sent to Jerome Township, c/o Kathleen Crowley seeking comments and feedback on this application. Staff received an email back stating that the township felt that the proposed text was in compliance with the previously adopted PUD.

## STAFF RECOMMENDATIONS:

Staff recommends **APPROVAL** of the zoning amendment to parcel numbers 170011013000, 170011013100, 170011013200, 170012049000 and 1700120499100 from U-1 Rural Undeveloped to PUD Planned Unit Development in accordance with the staff review above.

## ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:



## Director's Report – August 8, 2013

### Jenny's Activities:

#### Meetings, Miscellaneous & Projects

July 19	OARC Transportation Committee Meeting at MORPC (ODOT RTPO)
July 25	Logan County EMA Natural Hazard Mitigation Committee Meeting
July 26	CPDAO/County Planning Director's Association of Ohio Summer Conference
July 29	Logan County Sales Tax "Citizens for Better Roads" Semi Annual Election Report Filed
July 31	Access Ohio 2040 SE Regional Steering Committee Meeting at Miami Valley RPC
August 7	Union County CIC Meeting
August 8	LUC Executive Committee Meeting - CANCELLED

<b>ODOT RTPO</b>	Officially Started July 1, 2013 Grant Financials including Contract have been finalized. Grant fund will be funneled through Logan County Auditor. Have hired an intern, Erin Moriarty, to start August 12 Meetings:
	<ul style="list-style-type: none"> <li>✓ OARC Transportation Committee Meeting on July 19</li> <li>✓ Access Ohio 2040 SE Regional Steering Committee Meeting at Miami Valley RPC</li> </ul>

<b>Ongoing Projects</b>	ODOT RTPO/Rural Transportation Planning Grant (see above) Subdivision Regulations Update Upper Scioto Watershed Balanced Growth Plan Steering Committee - Plan Complete Logan County Ag. Council Committee LUC Goal Development w/ LUC President Brad Bodenmiller LUC Building Planning Darby Township (Union County) Zoning Amendments Logan County EMA Natural Hazard Mitigation Plan Committee County Planning Director's Association of Ohio (CPDAO) Summer Conference Planning - July 26 LUC Budget - 2014 LUC Office Organization

### Heather's Activities:

#### Meetings, Miscellaneous & Projects

July 31	Access OH 2040 Meeting
Aug 8	Logan Co CoC Meeting Pass out FH materials
Ongoing	New Logo Design; update templates
Ongoing	Scanning documents to store on-line





# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Wes' Activities:

### Miscellaneous

July 18	Attended Jackson Township BZA Meeting RE: Christiansburg WWTP
July 23	Participated in Rural Transportation Forecasting Webinar
July 24	Attended Goshen Township Trustees Meeting
July 31	Access Ohio 2040 SE Regional Steering Committee Meeting at Miami Valley RPC

### Ongoing Projects

<b>CDBG</b>	<b>Champaign County</b> – FY2013 Application Approved FY2012 Projects Engineering & Bid Stage <b>Union County</b> – FY2013 Application Approved FY2011 & FY2012 Programs on hold pending Raymond & Peoria Bids
<b>GIS</b>	Exploration of ArcGIS Online Services for online mapping on LUC Planning Website; Utility Maps for Village of North Lewisburg Village of Russells Point Update
<b>Zoning Updates</b>	Salem Township, Champaign County Union Township, Union County Monroe Township, Logan County
<b>ODOT RTPO</b>	Officially Started July 1, 2013 Grant Financials including Contract have been finalized. Grant fund will be funneled through Logan County Auditor. Have hired an intern, Erin Moriarty, to start August 12 Meetings: <ul style="list-style-type: none"> <li>✓ Rural Transportation Forecasting Webinar on July 23</li> <li>✓ Access Ohio 2040 SE Regional Steering Committee Meeting at Miami Valley RPC on July 31</li> </ul>
<b>Other</b>	Logan County Ag. Council Committee Union County Local Foods Union County Trail Planning Committee Union County GIS Task Force Online Backup of Office Files

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## Director's Report – September 12, 2013

### Jenny's Activities:

#### Meetings, Miscellaneous & Projects

August 12	Erin Moriarty, New Intern, first day at LUC
August 14	Meeting with Mike Yoder, Logan County Auditor, re: ODOT RTPO Grant Account
August 15	Honda Anna Engine Plant - CVT Pulley Component Announcement
August 16	Meeting with Allen Township (Union County) & Honda of America re: potential project
August 21	Claibourne Township (Union County) Trustees Meeting re: zoning forms/processes
August 22	Meeting with Denver Thompson, Village of Unionville Center (Union County) re: zoning issues/possible membership
August 23	Meeting with ODOT Central Planning Staff re: ODOT RTPO Survey
September 6	Meeting with MVRPC Staff re: ODOT RTPO regional data & next steps
September 10	LUC Building Review by Paul Hammersmith and Dublin CBO's
September 11	LUC Zoning & Subdivision Committee Meeting LUC Executive Committee Meeting

#### ODOT RTPO

- ✓ Intern, Erin Moriarty, has started employment to work on ODOT RTPO
  - ✓ Survey finalized by ODOT. Being sent out to firm to test via phone. Will then be available by web & mail
  - ✓ Working on Steering Committee Invites for first meeting. Presentation being prepared.
- Meetings:
- ✓ Webinar for Performance Measurement in Regional Long Range Plans on Aug. 13
  - ✓ ODOT RTPO Survey Review Meeting w/ ODOT Central on Aug. 23
  - ✓ MVRPC Data and Next Steps Meeting Sept. 6

#### Ongoing Projects

- ✓ ODOT RTPO/Rural Transportation Planning Grant (see above)
- ✓ Subdivision Regulations Update
- ✓ Logan County Ag. Council Committee
- ✓ LUC Goal Development w/ LUC President Brad Bodenmiller - Office Organization, Meeting Space in Back, GIS/Wes, Exploring options & costs for Digital Back Up, New Board Member Orientation, New Logo
- ✓ LUC Building Planning - Paul Hammersmith bringing building staff on September 10
- ✓ Darby Township (Union County) Zoning Amendments
- ✓ Claibourne (Union) Township - Zoning Processes & Forms
- ✓ Logan County EMA Natural Hazard Mitigation Plan Committee - Soon to begin ranking projects
- ✓ County Planning Director's Association of Ohio (CPDAO) Aggregate Mining working with CCAO Staff
- ✓ Union CIC - EDAP/Economic Development Action Plan Committee & Corridor Plan Consultant Committee
- ✓ LUC Budget - 2014

### Heather's Activities:

#### Meetings, Miscellaneous & Projects

Aug 14	Meeting with Logan County Auditor, Mike Yoder
Aug 23	Meeting with ODOT i.e. Survey
Sep 2	Champaign County Housing Coalition Meeting
Sep 10	Discriminatory Internet Advertising Webinar
Completed	New logo design
Completed	Champaign County/City of Urbana Analysis of Impediment Update
Completed	Union County Analysis of Impediment Update
Completed	Logan County Analysis of Impediment Update
Ongoing	Beginning work on new web-site
Ongoing	Spreadsheet creation for ODOT Pilot Program
Ongoing	Annual Dinner Planning
Ongoing	Scanning documents to store on-line



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Wes' Activities:	
Miscellaneous	
Aug. 9	Champaign County CDBG Meeting RE: Courthouse ADA Ramp Project
Aug. 12	Jackson Township (Champaign Co.) Board of Zoning Appeals Meeting
Aug. 13	Participated in Webinar for Performance Measurement in Regional Long Range Plans
Aug. 14	Met Logan County Auditor Mike Yoder RE: RTPO Financials
Aug. 15	Met with Russells Point Zoning Inspector Joel Kranenburg about various issues
Aug. 16	Met with Allen Township Officials and Honda about a potential project
Aug. 19	Attended Monroe Township Zoning Commission Meeting
Aug. 22	Met with Unionville Center Mayor Denver Thompson regarding a zoning issue and the village's LUC membership
Aug. 23	Met with ODOT Officials to review survey questions for the RTPO program
Aug. 26	Attended Stokes Township Zoning Commission Meeting
Sept. 3	Attended Union County Comp Plan Implementation Committee Meeting
Sept. 4	Attended Monroe Township Zoning Commission Meeting
Sept. 6	Met with MVRPC to discuss RTPO data and next steps
Ongoing Projects	
<b>CDBG</b>	<b>Champaign County</b> – FY2013 Application Approved FY2012 – Champaign County Courthouse ADA Ramp Project currently out for bid Champaign County Caring Kitchen Estimates received and currently being reviewed <b>Union County</b> – FY2013 Application Approved FY2011 & FY2012 Raymond and Peoria WTP out for bid. Ohio Development Services Agency has advised they will extend both of these grants again as well as the CDBG Water & Sewer grant awarded to Union County
<b>GIS</b>	MVRPC will be delivering new GIS transportation data for use in the RTPO program. Wes will be working with MVRPC staff to further develop LUC's GIS system. As part of this process, LUC will likely update GIS software next year to allow deployment of interactive maps online.
<b>Zoning Updates</b>	Stokes Township, Logan County Monroe Township, Logan County
<b>ODOT RTPO</b>	RTPO survey and cover letter sent ODOT for final approval LUC currently working to form a Steering Committee for the RTPO project. Invites to potential members sent this week. Meetings: <ul style="list-style-type: none"> <li>✓ Webinar for Performance Measurement in Regional Long Range Plans on Aug. 13</li> <li>✓ ODOT RTPO Survey Review Meeting on Aug. 23</li> <li>✓ MVRPC Data and Next Steps Meeting Sept. 6</li> </ul>
<b>Other</b>	Logan County Ag. Council Committee Union County Local Foods Union County Trail Planning Committee Union County GIS Task Force Union County Comp Plan Implementation Committee Online Backup of Office Files

Erin's Activities:	
Meetings, Miscellaneous & Projects	
Aug. 12	First day of work at LUC Regional Planning Commission
Aug. 13	Participated in Webinar for Performance Measurement in Regional Long Range Plans
Aug. 14	Met Logan County Auditor Mike Yoder RE: RTPO Financials
Aug. 16	Met with Allen Township Officials and Honda about a potential project
Aug. 23	Met with ODOT Officials to review survey questions for the RTPO program
Sept. 6	Met with MVRPC to discuss RTPO data and next steps
Ongoing Projects	

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## ODOT RTPO

RTPO survey and cover letter sent ODOT for final approval  
LUC currently working to form a Steering Committee for the RTPO project. Invites to potential members sent this week.

### Meetings:

- ✓ Webinar for Performance Measurement in Regional Long Range Plans on Aug. 13
- ✓ ODOT RTPO Survey Review Meeting on Aug. 23
- ✓ MVRPC Data and Next Steps Meeting Sept. 6

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Executive Committee Meeting Minutes  
Thursday, September 12, 2013

LUC President Brad Bodenmiller called the meeting to order at 1:18 pm.

**Roll Call** – Jenny Snapp

**Members present:** John Bayliss, Brad Bodenmiller, John Brose, Greg DeLong, Ves DuPree, David Faulkner, Kevin Gregory, Charles Hall, Paul Hammersmith, Valerie Klingman, Steve McCall, Doug Miller, Jeremy Nash, Ted Hamilain for Matt Parrill, Jeff Stauch, Jenny Snapp, Ben Vollrath and Andy Yoder.

**Members absent:** Tracy Allen, Kevin Bruce, Tim Cassady, Scott Coleman, Bill Edwards, Jim Holycross, Barry Moffett, Tim Notestine, Ryan Shoffstall, George Showalter.

**Guests present:** Bill Narducci, Union County Engineer; Judy Christian, York 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 July 11, 2013 meeting as written. Valerie Klingman made the second motion to approve the minutes from the July 11, 2013 meeting as written. All in favor.

**Financial Report** – Andy Yoder presented the Financial Report for July. Charles Hall made the first motion to accept the Financial Report. Doug Miller made the second motion to accept the Financial Report. All in favor.

**Financial Report** – Andy Yoder presented the Financial Report for August. Paul Hammersmith made the first motion to accept the Financial Report. Ben Vollrath made the second motion to accept the Financial Report. All in favor.

**ODOT Reports** – ODOT 6 and 7 reports were placed on the web. Ted reported current projects for District 7. Jeff reported Union County is wrapping up the season and next weekend is the Annual Covered Bridge Festival. Paul reported the Hyland-Croy roundabout will be opened tomorrow. Valerie reported that Milford Avenue is closed in Marysville; the town restoration project is underway and the new City Hall is on schedule with move in date mid-November.

**New Business:**

1. Review of Jerome Village GPN-6 Phase 2 Final Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp





## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- John Bayliss made the first motion to recommend approval of the Jerome Village GPN-6 Phase 2 Final Plat with staff and reviewing agencies comments and Charles Hall made the second motion to recommend approval of the Jerome Village GPN-6 Phase 2 Final Plat with staff and reviewing agencies comments. All in favor.
- 2. Review of Jerome Township (Union County) Parcel Zoning Amendment of 65.032 Acres from U-1 Rural Undeveloped District to PUD Planned Unit Development District. The purpose of the zoning amendment is to allow for an additional phase of the Jerome Village Development (GPN-8) – Staff Report by Wes Dodds
  - Charles Hall made the first motion to recommend approval of the Jerome Township Parcel Zoning Amendment from U-1 to PUD District with the comments made by the staff and Kevin Gregory made the second motion to recommend approval of the Jerome Township Parcel Zoning Amendment from U-1 to PUD District with the comments made by the staff. All in favor.
- 3. Annual Dinner (Thursday, November 21, 6:30 PM at Urbana University) – Jenny Snapp
  - Annual Dinner information will need turned in at the November board meeting.
- 4. LUC 2014 Draft Budget - Jenny Snapp
  - Jenny provided the board with a copy of the draft budget for their review before October's Board meeting where action will take place.

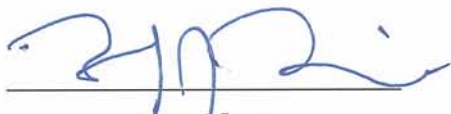
### Director's Report:

#### Comments from Individuals:

- John Bayliss reported that Logan County is having a Rural Ag Tour. Doug Miller reported that Logan County Co-op will also be involved in the tour with a small farm market and tour of the new facility.

**Adjourn** – Steve McCall made the first motion to adjourn the LUC Executive Committee Meeting at 2:01 pm, and Doug Miller seconded the motion. All in favor.

**Next Scheduled Meeting:** Thursday, October 10, 2013, 1:15 pm at the LUC Office in East Liberty.

  
\_\_\_\_\_  
President  
Bradley J. Bodenmiller 10/10/13

  
\_\_\_\_\_  
Secretary

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