



Executive Committee Meeting Agenda
Thursday, April 9, 2026, 1:15 pm

Call to Order – Mike Yoder, President

Roll Call – Brad Bodenmiller

Action on Minutes of March 12, 2026

Financial Report – Todd Freyhof, Treasurer

ODOT Reports

RTPO Report – Tyler Bumbalough

New Business:

1. Review of Glacier Pointe Section 5 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
2. Review of Darby Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
3. Review of Liberty Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
4. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
5. Review of Rush Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
6. Review of Union Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove

Director's Report

Comments from Individuals

Adjourn

LUC Regional Planning Commission Treasurer's Report

Beginning Balance on March 1, 2026			\$ 933,612.08
Receipts			
Harrison Township (LC)	Website	\$ 200.00	
City of Marysville	Fair Housing - Final Invoice	\$ 4,000.00	
Miami Township (LC)	Website	\$ 200.00	
Monroe Township (LC)	Website	\$ 200.00	
MI Homes	Glacier Pointe Section 5 P3 Final Plat tabling	\$ 300.00	
Liberty Township (UC)	2026 Per Capita Annual Assessment	\$ 2,288.55	
City of Bellefontaine	2026 Per Capita Annual Assessment	\$ 11,280.00	
Union County	Interest	\$ 2,335.01	
Total Receipts			\$ 20,803.56
Total Cash on Hand			\$ 954,415.64
Expenditures			
Employee Salaries	2 Pay Periods	\$ 25,625.61	
PERS	2 Pay Periods	\$ 3,587.59	
Medicare	2 Pay Periods	\$ 357.23	
Worker's Compensation	2 Pay Periods	\$ 152.74	
CEBCO	Health Insurance	\$ 5,617.78	
Dental Insurance	Dental Insurance	\$ 159.76	
VSP	Vision Insurance	\$ 7.78	
Life Insurance	Life Insurance	\$ 43.61	
ODP Business Solutions	Office Supplies	\$ 398.15	
Treasurer of State	2024-2025 Audit	\$ 399.00	
Wesley Easton	Water delivery	\$ 7.75	
TRC	per Lease Agreement	\$ 3,525.03	
Casey Tuck	Mileage - February 2026	\$ 50.75	
Heather Martin	Mileage - February 2026	\$ 71.78	
Joseph Grove	Mileage - February 2026	\$ 154.43	
USPS	Postage	\$ 912.00	
Marysville Journal Tribune	Legal Ad	\$ 17.25	
Urbana Citizen	Legal Ad - TIRC	\$ 183.68	
Richwood Banking Visa	Miscellaneous Expenses	\$ 189.97	
Total Expenditures			\$ 41,461.89
Balance on Hand as of March 31, 2026			\$ 912,953.75

Respectfully Submitted,



Todd Freyhof, Treasurer



2026 Final Budget Summary

as of March 31, 2026

Revenues

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 307,346.94	\$ 304,793.55	(\$2,553.39)	99%
450105	Grants	\$ 37,025.00	\$ 4,000.00	(\$33,025.00)	11%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 116,178.02	\$ 89,516.59	(\$26,661.43)	77%
420121	Subdivision Plats	\$ 80,000.00	\$ 8,127.77	(\$71,872.23)	10%
420122	Mapping	\$ 200.00	\$ 60.00	(\$140.00)	30%
470101	Interest	\$ 8,000.00	\$ 6,360.12	(\$1,639.88)	80%
480108	Annual Dinner	\$ 2,950.00	\$ 60.00	(\$2,890.00)	2%
480111	Refund	\$ -	\$ -	\$0.00	
	Estimated Total Revenue	\$ 551,699.96	\$ 412,918.03	(\$138,781.93)	74.8%

Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 333,000.00		\$ 333,000.00	\$ 90,969.61	27%
510205	PERS	\$ 46,620.00		\$ 46,620.00	\$ 12,735.74	27%
510215	Medicare	\$ 4,828.50		\$ 4,828.50	\$ 1,276.05	26%
510225	Workers Compensation	\$ 1,798.20		\$ 1,798.20	\$ 545.61	30%
510305	Medical	\$ 65,500.00		\$ 65,500.00	\$ 16,853.34	26%
510310	Dental Insurance	\$ 2,000.00		\$ 2,000.00	\$ 479.28	24%
510315	Vision Insurance	\$ 100.00		\$ 100.00	\$ 23.34	23%
510320	Life Insurance	\$ 600.00		\$ 600.00	\$ 130.83	22%
520115	Office Supplies	\$ 6,000.00		\$ 7,690.00	\$ 2,755.45	36%
520155	Subscription Fees	\$ 3,600.00		\$ 3,600.00	\$ 1,390.00	39%
520160	Membership & Dues	\$ 6,000.00		\$ 6,000.00	\$ 2,326.25	39%
530100	Contract Services	\$ 13,500.00		\$ 18,904.73	\$ -	0%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 3,500.00		\$ 3,500.00	\$ 300.00	9%
530310	Auditing Services	\$ 5,000.00		\$ 5,000.00	\$ 399.00	0%
530650	Maintenance & Repair	\$ 20,000.00		\$ 20,000.00	\$ -	0%
530702	Annual Dinner	\$ 4,000.00		\$ 4,000.00	\$ -	0%
530800	Building	\$ 42,345.36		\$ 42,345.36	\$ 10,613.24	25%
540100	Equipment	\$ 5,000.00		\$ 5,000.00	\$ -	0%
550100	Travel & Expense	\$ 17,000.00		\$ 18,676.00	\$ 2,365.18	13%
550305	Contingencies	\$ 8,000.00		\$ 8,623.42	\$ 2,395.29	28%
	Estimated Total Expenditures	\$ 588,392.06		\$ 597,786.21	\$ 145,558.21	24%

STATEMENT:

Cash Balance January 1, 2026	\$ 645,593.93
Estimated Cash Balance December 31, 2026	\$ 585,656.38
Actual Cash On Hand December 31, 2026	
Estimated Total Revenue	\$ 551,699.96
Actual 2026 Revenue	\$ 412,918.03
Difference (+/Under)	\$ (138,781.93)
Estimated Adjusted Total Expenditures	\$ 597,786.21
Actual 2026 Expenditures	\$ 145,558.21
Difference (+/Under)	\$ 452,228.00

Memorandum

To: LUC Executive Committee

From: Louis Agresta
TCC Transportation Director

Phone 937-521-2134
lagresta@clarkcountyohio.gov

Re: RTPO Planning Report

Date: March 27, 2026

The following are items for discussion at the April 8, 2026 LUC Executive Committee Meeting.

Indian Lake Trail Study

The next consultant services study for LUC will be the Indian Lake Trail Study. The study will be done with Burgess and Niple through the TCC's General Services Task Order Contract. Staff is working to put together the study scope. It is anticipated that the study will start in the spring.

Trail Counts- Eco Counter

RTPO stakeholders have been investigated whether or not to purchase an Eco Counter and install it along the Simon Kenton Trail in Urbana. Eco Counters are more durable and reliable than TRAFx Counters. Their count data can be uploaded wirelessly. They are also more expensive. RTPO stakeholders have not decided whether or not to proceed with the Eco Counter purchase yet.

TCC staff has compiled a memo. The memo outlines where TRAFx counters are currently counting and where Eco Counters may be implemented in the future.

Indian Lake Trail Study

There will be a Capital Program scoring meeting immediately following the April LUC Executive Committee meeting.

Other

The dates for upcoming TAC meetings can be found below. All meetings will begin at 9:30 AM and are held at the Village of West Liberty Offices.

June 1, September 14, December 7

FY 2026 Budget Status (As of 2-28-2026)

<i>Work Elements</i>	<i>Total Budget</i>	<i>Balance</i>	<i>Percent Expended</i>	<i>Monthly Expense</i>	<i>YTD Expenses</i>
625.1 RTPO Planning	\$ 107,688.00	\$ 80,383.45	25%	\$ 3,107.50	\$ 27,304.55
625.11 RTPO Planning (fy25)	\$ 35,000.00	\$ 1,600.32	95%		\$ 33,399.68



Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Director's Report – April 9, 2026

Brad's Activities:

3/16	Logan Co (L) – Champaign Co (C) RTPO Transit Coordination meeting HB361 Discussion with CCAO & State Representative
3/17	Champaign Co (C) Board of Commissioners meeting APA Ohio Legislative Committee meeting State Transportation Innovation Committee meeting Met with State Senator RE: HB361 Jerome Twp (U) Board of Trustees public hearing Millcreek Twp (U) Zoning Commission meeting
3/18	Testified on HB361 at House Local Government Committee ODNR Darby Creek Conservation Study meeting
3/19	Central Ohio Greenways & Trails meeting Paris Twp (U) Zoning Commission public hearing
3/20	Logan Co (L) – Champaign Co (C) RTPO LUC Internal meeting RE: Capital Project Scoring Met with Union Co (U) Engineer's Office + Prosecutor RE: Subdivision Criteria
3/23	Met with Congressman Jordan RE: Data Centers
3/24	Union Co (U) CIC meeting LUC BZA (Municipal/Township) Training at East Liberty for Logan Co (L), Union Co (U), Champaign Co (C)
3/25	Met with Logan Co (L) Prosecutor's Office Logan Co (L) GIS meeting RE: Group Licensing
3/26	Liberty Twp (U) Zoning Commission meeting
3/27	Staff Lunch with Joseph Grove/Casey Tuck
3/28	Met with Stokes Twp (L) Fiscal Officer
4/1	Logan Co (L) Transit Development Plan meeting Union Co (U) Sketch Plan meetings LUC Planning Commission Training for Village of Lakeview (L) + Village of Russells Point (L)
4/2	Logan Co (L) – Champaign Co (C) RTPO meeting RE: Indian Lake Trail Feasibility Study
4/6	Met with Union Co (U) Soil & Water Conservation District RE: LAEPP Application Johnson Twp (C) Board of Trustees meeting RE: CRAs
4/7	Union Co (U) Department Head meeting Paris Twp (U) Board of Trustees meeting
4/8	Claibourne Twp (U) Zoning Commission meeting
Ongoing	Model Text: Adult Entertainment, Agritourism (Update) , Adult Use Cannabis , Animals + Fowl/Poultry, Depth:Width Ratio (In-Progress), Drainage, Fences/Walls (In-Progress), Public Notices, Short-Term Rentals (In-Progress), Signs
Ongoing	Development of Township Zoning Commission Training
Ongoing	Logan Co (L) Comprehensive Plan: Finalizing contract to begin update.

Aaron's Activities:

3/12	Liberty Twp (L) Zoning Commission public hearing opening
3/17	Millcreek Twp (U) Zoning Commission meeting
3/18	Richland Twp (L) Zoning Commission public hearing
3/19	Logan County Land Trust (L) 1 st Annual Farm Breakfast Logan County Township Association (L) meeting
3/24	Logan (L), Union (U), Champaign (C) Counties Township & Municipality BZA training

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign Regional Planning Commission

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3/27	Union County (U) CRA Housing Council meeting
3/30	Rush Twp (C) Zoning Commission meeting
	Wayne Twp (C) Zoning Commission public hearing
3/31	Liberty Twp (L) Zoning Commission continued public hearing
4/8	Meet w/ Village of West Liberty (L) BZA chair
	Harrison Twp (L) & Union Twp (L) joint Zoning Commission meeting
Ongoing	Model Text: Adult Entertainment, Animals + Fowl/Poultry, Depth:Width Ratio, Drainage, Manufactured/Mobile Homes, Short-Term Rentals, Signs, Fences & Walls
Mapping	Vlg of St. Paris (C) Zoning Map; Logan County (L) Land Trust mapping; Logan County Land Bank (L) mapping; Disaster Recovery mapping (L); Union County Trails & Greenways (U) mapping;
Zoning Support/Assisting Jurisdictions	Vlg of Rushsylvania (L); Vlg of West Liberty (L); Lake Twp (L); Liberty Twp (L); McArthur Twp (L); Miami Twp (L); Monroe Twp (L); Perry Twp (L); Rushcreek Twp (L); Allen Twp (U); Millcreek Twp (U); Taylor Twp (U); Vlg of Mechanicsburg (C); Vlg of St. Paris (C); Goshen Twp (C); Mad River Twp (C); Rush Twp (C); Urbana Twp (C); Wayne Twp (C);

Heather's Activities:

3/16	Submitted LCLRC Demolition & Site Revitalization application
3/18	Teams meeting with Eco-Counter Quote
3/24	Released LCLRC Demolition & Site Revitalization RFQ
4/2	UCLRC Meeting
4/6	UCLRC Special Meeting
4/7	Land Bank Quarterly Reports
4/8	City of Marysville CDBG Meeting
Completed	LUC Financial Audit
Ongoing	LC Land Bank 24-25 Demolition Program
Ongoing	LC Land Bank 26-27 Demolition Program & Brownfield Program
Ongoing	UC Land Bank 24-25 Brownfield Program
Ongoing	UC Land Bank 26-27 Demolition Program – Received State approval
Ongoing	CC CDBG PY23
Ongoing	CoM CDBG PY24
Ongoing	CC CDBG PY25

Casey's Activities:

3/24	Attended LUC Board of Zoning Appeals Training
Ongoing	Re-typing Lake Township Zoning Resolution
Ongoing	Re-typing Richland Township Zoning Resolution
Ongoing	Learning MUNIS/Okta systems for paying invoices
Ongoing	Check subdivision records for accuracy
Ongoing	Check zoning records for accuracy

Joseph's Activities:

3/19	LCLT Farm Breakfast
3/19	Paris Twp (U) Zoning Commission Public Hearing
3/24	LUC BZA Training
4/1	Sketch Plan Meeting
4/6	LAEP Meeting and Introductions

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4/6	Washington (U) and York Twp (U) Joint Trustee Meeting
4/8	Claibourne Twp (U) Zoning Commission Meeting
Zoning Support/ Assisting Jurisdictions	Claibourne Twp (U), Darby Twp (U), Dover Twp (U), Leesburg Twp (U), Liberty Twp (U), Jerome Twp (U), Union Twp (U), Washington Twp (U), York Twp (U)

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Executive Committee Meeting Minutes
Thursday, April 9, 2026

President Mike Yoder called the meeting to order at 1:16 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Roger Brake, Tyler Bumbalough, Doug Crabill for Preston Carter, Tim Cassady, Michael Kerns for Scott Coleman, Todd Freyhof, Todd Garrett, Jeff Beard for Ashley Gaver, Connor Devine for Kyle Hoyng, Greg Iiams, Steve McCall, Wyatt Marshall, Beau Michael, Steve Robinson, Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, Ben Vollrath and Mike Yoder.

Members absent: Wes Dodds, Eric Kincaid, Tammy Noble, Eric Petee, and Jeff Rea.

Guests present: Dan Bruin, M/I Homes; Casey Reichert, Choice One Engineering; Judy Christian, York Township; Joseph Grove, Heather Martin, Aaron Smith, and Casey Tuck, LUC Regional Planning Commission.

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

Financial Report – Todd Freyhof presented the Financial Report for March. Greg Iiams moved a motion to accept the Financial Report, and Todd Garrett seconded. All in favor.

ODOT Reports:

ODOT Reports are available on LUC's website. Scott Schmid had no updates for District 7.

RTPO Report

- Tyler Bumbalough reported on the RTPO. TCC's report is available on LUC's website.

New Business:

1. Review of Glacier Pointe Section 5 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Blair Stinson moved a motion to take this item off the table, and Steve McCall seconded. All in favor.
 - Steve Robinson moved a motion to accept the recommendation of conditional approval of the Glacier Pointe Section 5 Phase 3 Final Plat, and Tyler Bumbalough seconded. All in favor.
2. Review of Darby Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Greg Iiams moved a motion to accept the recommendation of approval with modifications of the Darby Township Zoning Text Amendment, and Tim Cassady seconded. All in favor.
- 3. Review of Liberty Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Ben Vollrath – For battery energy storage, have the utility companies weighed in on that? Ryan Smith – Substations are not considered part of zoning.
 - Ben Vollrath – So it's not applicable?
 - Brad Bodenmiller – Public utilities are exempt. Brad explained circumstances when it might be exempt, and when it might not be exempt.
 - Tim Cassady moved a motion to accept the recommendation of approval with modifications of the Liberty Township Zoning Text Amendment, and Steve Robinson seconded. All in favor.
- 4. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Blair Stinson moved a motion to accept the recommendation of approval with modifications of the Millcreek Township Zoning Text Amendment, and Tyler Bumbalough seconded. All in favor.
- 5. Review of Rush Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Tim Cassady moved a motion to accept the recommendation of approval with modifications of the Rush Township Zoning Text Amendment, and Greg Iiams seconded. All in favor.
- 6. Review of Union Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Todd Freyhof moved a motion to accept the recommendation of approval with modifications of the Union Township Zoning Text Amendment, and Roger Brake seconded. All in favor.

Director's Report

Comments from Individuals:

- Tim Cassady reported that Fillmore demolished fourteen properties in Champaign County and they were really thankful for the program.
- Ben Vollrath questioned what the tone was according to entities about data centers.
 - Brad Bodenmiller said they recommend going back to the Comprehensive Plans for policy guidance, prohibiting them if desired, then allow them according to model text as a conditional use if desired. Major utility improvements are important to be planned for proactively, rather than reactively as a result of a single development proposal.

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- Ben Vollrath said he was worried that townships could make rash choices that could otherwise solve natural gas problems. He said he appreciates the neutral stance from the LUC.
- Tim Cassady asked how many townships have passed it? Aaron Smith said that several have initiated it.
- Mike Yoder said that Logan County has had a lot of talk surrounding the data centers on social media and they finally determined that Logan County, West Virginia, was the one adding a data center.

Adjourn – Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 1:53 pm, and Todd Freyhof seconded. All in favor.

Next Scheduled Meeting: Thursday, May 14, 2026, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

President

Secretary

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