



Zoning & Subdivision Committee
Thursday, July 9, 2026

The Zoning and Subdivision Committee met in a regular session on Thursday, July 9, 2026, at 12:03 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Wes Dodds, Todd Freyhof, Ashley Gaver, Joseph Grove, Steve McCall, Heather Martin, Tammy Noble, Steve Robinson, Tom Scheiderer, Luke Sutton for Jeff Stauch, and Casey Tuck

Absent Members: Aaron Smith

Guests: Bart Barok, Rockford; Ryan Fowler, Advanced Civil Design; Greg Iiams, Village of Russells Point; Catherine Rolnicki, City of Marysville, and Justin Wollenberg, Terrain Evolution

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from the May 14, 2026, meeting as written, and Steve Robinson seconded. All in favor.

1. Review of Active Infrastructure - Industrial Parkway Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Tammy Noble moved a motion to recommend approval with conditions of the Active Infrastructure - Industrial Parkway Preliminary Plat Extension, and Luke Sutton seconded. All in favor.
2. Review of ERN-7 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller reported the Plat was revised to incorporate comments received from reviewing agencies The bond was approved by the County Commissioners.
 - Tom Scheiderer moved a motion to recommend conditional approval of the ERN-7 Final Plat, and Steve McCall seconded. All in favor.
3. Review of ERN-9 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller reported the Plat was revised to incorporate comments received from reviewing agencies The bond was approved by the County Commissioners.
 - Steve Robinson moved a motion to recommend conditional approval of the ERN-9 Final Plat, and Luke Sutton seconded. All in favor.
4. Review of Gateway Crossing Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller reported that approval from the County Engineer regarding the layout and design of the lots, streets, and improvements is outstanding. The applicant has submitted variance requests, but the County Commissioners have not



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- taken action on those requests. The developer has requested to table the Gateway Crossing Preliminary Plat.
- Steve McCall moved a motion to recommend accepting the request to table the Gateway Crossing Preliminary Plat, and Steve Robinson seconded. All in favor.
5. Review of Jerome Professional Park Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
- Brad Bodenmiller reported that the developer has requested to table the Jerome Professional Park Phase 2 Final Plat.
 - Todd Freyhof moved a motion to recommend accepting the request to table the Jerome Professional Park Phase 2 Final Plat, and Wes Dodds seconded. All in favor.
6. Review of Allen Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
- Steve McCall moved a motion to recommend approval with modifications of the Allen Township Zoning Text Amendment, and Ashley Gaver seconded. All in favor.
7. Review of Bloomfield Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove
- Tammy Noble – What changes have occurred with BZA notices?
 - Joseph Grove explained how public notice requirements have changed with Board of Zoning Appeals notices.
 - Brad Bodenmiller – The changes related to newspaper notification were codified for townships. That is for townships; I am not sure the same changes to the ORC occurred for municipalities yet. A charter municipality would be different.
 - Tyler Bumbalough moved a motion to recommend approval with modifications of the Bloomfield Township Zoning Text Amendment, and Tammy Noble seconded. All in favor.
8. Review of Dover Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
- Tyler Bumbalough – Does this cover submission to the Department of Transportation?
 - Joseph Grove – Yes.
 - Brad Bodenmiller – It's obscure in ORC, not in the zoning chapter. This says they must notify for a new highway or something similar if a certification or notice is provided by ODOT. If this is not included in the zoning text, a local government may not realize it is required before an action to rezone occurs.
 - Tyler Bumbalough – So, any roadway?
 - Brad Bodenmiller – I would say any new highway being constructed, you would receive notification.
 - Steve Robinson moved a motion to recommend approval of the Dover Township Zoning Text Amendment, and Tyler Bumbalough seconded. All in favor.

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9. Review of Jefferson Township Zoning Text Amendment (Logan County) – Staff Report by Brad Bodenmiller
 - Tammy Noble – If it doesn't list land uses as prohibited, is everything permitted?
 - Brad Bodenmiller – The zoning texts are permissive, so you cannot establish a land use unless it is permitted. The additional text makes legal counsel feel more comfortable, but they understand the text is permissive.
 - Steve McCall moved a motion to recommend approval of the Jefferson Township Zoning Text Amendment, and Tammy Noble seconded. All in favor.
10. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Joseph Grove
 - Scott Coleman – What is the makeup of this area? Any homes?
 - Joseph Grove – There are agricultural fields and one residential single-family home.
 - Scott Coleman – Any commercial use?
 - Joseph Grove – Yes, there are things like a data center, FedEx, and public storage facilities, etc. nearby.
 - Tyler Bumbalough – If the application requires listing the proposed use and they have not given one, do we recommend denial?
 - Joseph Grove – Technically, they did give a proposed use; they just were not specific.
 - Brad Bodenmiller – It is ultimately up to the Township to decide whether the application is complete and to process the application. We are just pointing-out something they may want to think-through.
 - Tyler Bumbalough – Is an ORM less intense than a COM?
 - Brad Bodenmiller – Yes.
 - Ashley Gaver – Does the comprehensive plan recommend an ORM?
 - Brad Bodenmiller – It recommends employment. They new future land use map is not as specific as the one in the prior Comprehensive Plan.
 - Tammy Noble – How many uses are permitted in an ORM?
 - Brad Bodenmiller – There are two and a half pages worth of uses. It is not as broad, but a lot of uses are allowed.
 - Tyler Bumbalough – Do they allow data centers?
 - Brad Bodenmiller – Yes, both zoning district do allow that land use.
 - Eric Snowden – We have already brought this up to our legal counsel, and it has been addressed.
 - Tyler Bumbalough moved a motion to recommend approval, in accordance with the staff recommendation of the Jerome Township Zoning Parcel Amendment and also noting the potential deficiency in the application, and Steve Robinson seconded. All in favor.
11. Review of Miami Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove
 - Tom Scheiderer moved a motion to recommend approval of the Miami Township Zoning Text Amendment, and Wes Dodds seconded. All in favor.

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12. Review of Richland Township Zoning Text Amendment (Logan County) – Staff Report
by Joseph Grove

- Tom Scheiderer moved a motion to recommend approval of the Richland Township Zoning Text Amendment, and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:43 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconding. All in favor.