



Executive Committee Meeting Agenda
Thursday, February 13, 2014, 1:15 PM

Call to Order – Doug Miller, President

Roll Call

Action on Minutes of January 9, 2014 – Executive Committee

Financial Report – Andy Yoder, Treasurer

ODOT Reports

New Business:

1. Review of Jerome Village Preliminary Plat Extension (Union County) – Staff Report by Jenny Snapp
2. Review of Parcel Amendment , Jerome Township (Union County) - Rezoning of 10.7 Acres located at 8376 Mitchell Dewitt Road from U-1 Rural Undeveloped to PUD Planned Unit Development – Staff Report by Wes Dodds
3. Review of Parcel Amendment, Jerome Township (Union County) – Rezoning of 79.1 acres of parcel number 15-00080008.0000 near the intersection of State Route 42 and Industrial Parkway from U-1 Rural Undeveloped to PUD Planned Unit Development – Staff Report by Wes Dodds

Director's Report

Comments from Individuals

Adjourn

LUC REGIONAL PLANNING COMMISSION TREASURER'S REPORT

2014

BEGINNING BALANCE ON January 1, 2014 **\$ 321,858.95**

RECEIPTS

| | | |
|---|---|--------------|
| Allen Twp., Union Co. | 2014 Membership Assessment | \$ 1,495.65 |
| Champaign County Commissioners | 2014 Membership Assessment | \$ 15,826.00 |
| Champaign County Engineer | 2014 Membership Assessment | \$ 15,826.00 |
| City of Bellefontaine, Logan Co. | 2014 Membership Assessment | \$ 5,938.65 |
| City of Urbana, Champaign Co. | 2014 Membership Assessment | \$ 5,237.55 |
| City of Dublin | 2014 Membership Assessment | \$ 5,000.00 |
| Claibourne Twp., Union Co. | 2014 Membership Assessment | \$ 850.85 |
| Darby Twp., Union Co. | 2014 Membership Assessment | \$ 1,196.65 |
| Dover Twp., Union Co. | 2014 Membership Assessment | \$ 1,423.50 |
| Liberty Twp., Logan Co. | 2014 Membership Assessment | \$ 803.40 |
| Liberty Twp., Union Co. | 2014 Membership Assessment | \$ 1,285.05 |
| Logan County Commissioners | 2014 Membership Assessment | \$ 36,379.20 |
| Mad River Twp., Champaign Co. | 2014 Membership Assessment | \$ 1,810.25 |
| Miami Twp., Logan Co. | 2014 Membership Assessment | \$ 487.50 |
| Monroe Twp., Logan Co. | 2014 Membership Assessment | \$ 1,014.00 |
| Paris Twp., Union Co. | 2014 Membership Assessment | \$ 1,040.00 |
| Pleasant Twp., Logan Co. | 2014 Membership Assessment | \$ 593.45 |
| Rush Twp., Champaign Co. | 2014 Membership Assessment | \$ 526.50 |
| Union County Engineer | 2014 Membership Assessment | \$ 21,086.00 |
| Union County Commissioners | 2014 Membership Assessment | \$ 21,086.00 |
| Union Twp., Logan Co. | 2014 Membership Assessment | \$ 531.70 |
| Union Twp., Union Co. | 2014 Membership Assessment | \$ 640.25 |
| Urbana Twp., Champaign Co. | 2014 Membership Assessment | \$ 2,020.85 |
| Village of Lakeview (Logan Co.) | 2014 Membership Assessment | \$ 689.65 |
| Village of Milford Center (Union Co.) | 2014 Membership Assessment | \$ 521.30 |
| Village of North Lewisburg (Champ. Co.) | 2014 Membership Assessment | \$ 955.50 |
| Village of Quincy (Logan Co.) | 2014 Membership Assessment | \$ 487.50 |
| Village of St. Paris (Champaign Co.) | 2014 Membership Assessment | \$ 1,337.05 |
| Village of West Liberty (Logan Co.) | 2014 Membership Assessment | \$ 1,162.85 |
| Village of West Mansfield (Logan Co.) | 2014 Membership Assessment | \$ 487.50 |
| Washington Twp., Union Co. | 2014 Membership Assessment | \$ 542.10 |
| Terrain Evolution | Jerome Village Preliminary Plat Extension | \$ 200.00 |
| City of Urbana | 2013 Environmental Review | \$ 1,202.50 |
| Logan County | Invoice #1 ODOT Grant Reimbursement | \$ 14,391.59 |
| Champaign County Commissioners | CDBG FY '12 Administration | \$ 6,911.29 |
| Union County | Error Correction of 9/13 Interest | \$ (78.23) |
| Union County | Interest for 12/13 | \$ 140.54 |

TOTAL RECEIPTS **\$ 171,050.14**

TOTAL CASH ON HAND **\$ 492,909.09**

EXPENDITURES

| | | |
|---------------------------|--|---------------------|
| Employee Salaries | 3 Pay Periods | \$ 18,453.60 |
| Medicare | 3 Pay Periods | \$ 264.01 |
| PERS | Dec '13 | \$ 1,760.88 |
| Time Warner | Internet/Phone Service | \$ 293.71 |
| Verizon | Cell Phone (2 Months) | \$ 612.03 |
| Dayton Power & Light | Electric | \$ 364.39 |
| Staples | Office Supplies | \$ 225.60 |
| The Ohio State University | Farmland Preservation Summit - Dodds & Snapp | \$ 100.00 |
| CRI Digital | Copier Toner | \$ 594.00 |
| CCAO | Co. Planning Director's Assoc. Annual Dues | \$ 85.00 |
| Champaign County Auditor | Champaign County Twp Dinner w/ Co. Engineer | \$ 500.00 |
| Jenny Snapp | Mileage - December 2013 | \$ 121.50 |
| Weston Dodds | Mileage - December 2013 | \$ 125.00 |
| Heather Martin | Mileage - December 2013 | \$ 67.00 |
| Erin Moriarty | Mileage - December 2013 | \$ 28.90 |
| | | \$ 23,566.72 |
| Bldg. | | |
| Logan County Treasurer | 2014 Tax - East Liberty Lighting | \$ 38.63 |
| Kalyndi Martin | Office Cleaning 1/4/14 | \$ 60.00 |
| | | \$ 98.63 |

TOTAL EXPENDITURES **\$ 23,694.25**

BALANCE ON HAND AS OF January 31, 2014 **\$ 469,214.84**

Respectfully Submitted,



2/7/2014

2014 Budget Summary

As of 2/7/2014

| 990 | REVENUES: | Estimated | To Date | CashBalance |
|-------------------------|--------------------------|---------------|---------------|---------------|
| 990-2-1 | Membership Contributions | \$ 172,951.82 | \$ 148,282.45 | \$ 24,669.37 |
| 990-2-2 | Service & Projects | \$ - | \$ 1,202.50 | \$ (1,202.50) |
| 990-2-3 | Subdivision Plats | \$ 22,000.00 | \$ 200.00 | \$ 21,800.00 |
| 990-2-4 | Annual Dinner | \$ 2,900.00 | \$ - | \$ 2,900.00 |
| 990-2-5 | Comprehensive Plans | \$ - | \$ - | \$ - |
| 990-2-6 | Mapping | \$ 100.00 | \$ - | \$ 100.00 |
| 990-5 | Grants | \$ 44,500.00 | \$ 6,911.29 | \$ 37,588.71 |
| 990-5-3 | ODOT RTP0 Grant | \$ 79,420.00 | \$ 14,391.59 | \$ 65,028.41 |
| 990-7 | Interest | \$ 1,428.00 | \$ 62.31 | \$ 1,365.69 |
| 990-8-1 | Other Revenue | \$ - | \$ - | \$ - |
| 990-8-2 | Rebates | \$ - | \$ - | \$ - |
| Estimated Total Revenue | | \$ 323,300 | \$ 171,050.14 | \$ 152,249.68 |

| 990 | EXPENDITURES: | Estimated | To Date | % |
|------------------------------|---------------------------|---------------|--------------|-------------------|
| 990-1 | Salaries & Wages | \$ 173,825.00 | \$ 18,453.60 | \$ 155,371.40 11% |
| 990-2 | Supplies | \$ 9,285.00 | \$ 819.60 | \$ 8,465.40 9% |
| 990-3-1 | Utilities | \$ 13,000.00 | \$ 1,270.13 | \$ 11,729.87 10% |
| 990-3-2 | Professional Development | \$ 5,000.00 | \$ 185.00 | \$ 4,815.00 4% |
| 990-3-4 | Building Fund | \$ 27,000.00 | \$ 98.63 | \$ 26,901.37 0% |
| 990-3-6 | Annual Meeting | \$ 4,000.00 | \$ - | \$ 4,000.00 0% |
| 990-4 | Equipment | \$ 6,000.00 | \$ - | \$ 6,000.00 0% |
| 990-5-1 | Other Expenses | \$ 12,500.00 | \$ 500.00 | \$ 12,000.00 4% |
| 990-5-2 | Travel | \$ 10,750.00 | \$ 342.40 | \$ 10,407.60 3% |
| 990-10-1 | PERS | \$ 24,336.00 | \$ 1,760.88 | \$ 22,575.12 7% |
| 990-10-2 | Workers Compensation | \$ 2,608.00 | \$ - | \$ 2,608.00 0% |
| 990-10-3 | Medicare | \$ 2,521.00 | \$ 264.01 | \$ 2,256.99 10% |
| 990-10-4 | Hospital / Life Insurance | \$ 6,360.00 | \$ - | \$ 6,360.00 0% |
| 990-10-5 | Contingencies | \$ 23,667.00 | \$ - | \$ 23,667.00 0% |
| 990-10-6 | Dental Insurance | \$ 700.00 | \$ - | \$ 700.00 0% |
| 990-10-7 | Life Insurance | \$ 140.00 | \$ - | \$ 140.00 0% |
| 990-10-8 | Vision Insurance | \$ 1.53 | \$ - | \$ 1.53 0% |
| Estimated Total Expenditures | | \$ 321,693.53 | \$ 23,694.25 | \$ 297,999.28 7% |

STATEMENT:

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|--|-----------------|
| Cash Balance January 1, 2014 | \$ 321,858.95 |
| Estimated Cash Balance December 31, 2014 | \$ 287,232.00 |
| Actual Cash On Hand December 31, 2014 | |
| Estimated Total Revenue | \$ 323,300 |
| Actual 2014 Revenue | \$ 171,050.14 |
| Difference (+/Under) | \$ (152,249.68) |
| Estimated Total Expenditures | \$ 321,693.53 |
| Actual 2014 Expenditures | \$ 23,694.25 |
| Difference (+/Under) | \$297,999.28 |

**LUC MEETING
February 13, 2014**

☐Active Construction Projects

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: Shelly Company

Amount: \$1,329,868.43

Project Status: On schedule.

☐Projects Awarded During Month of January

No projects awarded during January.

☐Upcoming Projects Scheduled for Sale Through February

No projects scheduled for sale during February.

☐ALL PROJECT INFORMATION CURRENT AS OF February 11, 2014.

CHP/LOG County Projects
07/01/13 thru 09/30/14

2/13/2014

| 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 for Federal funds in the next transportation bill). | Various locations in CHP county. | 07/25/13 | 07/25/13 | 09/30/13 | \$ 1,244,971.69 |
| 92545 | CHP SR 245/VAR 20.05/VAR | Minor Rehabilitation - Pavement Gnrl Sys | Repair of curb & gutter, sidewalk, tree lawn, and other roadway related items.CHP 245 20.05 to 21.61, WCL of N Lewisburg to ECL of N LewisburgSHE 274 15.24 to 16.58, WCL of Jackson Center to ECL of Jackson CenterResurface the existing roadway, along with | Urbana US 68-Laurel/Oak St (SLM 7.17) to the Urbana N Corp Limit (SLM 8.65). USR68 from S Corp Limit 5.10 to 0.06 N of SR 55 5.54 | 07/21/14 | | 11/01/14 | \$ 435,765.46 |
| 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. | CHP 560 0148 SFN 1103121 over Owens Creek and CHP 560 0156 SFN 1103156 over Nettle Creek | 07/25/13 | 07/25/13 | 10/15/13 | \$ 356,344.45 |
| 94564 | CHP US 68 3.45 | Intersection Improvement | Project is to construct a left turn lane for south bound and northbound traffic on U.S. 68 | Intersection of U.S. 68 and Hickory Grove | 06/16/14 | | 09/30/14 | \$ 583,067.68 |
| 91177 | CHP US 68 5.10 | Minor Rehabilitation - Pavement Gnrl Sys | Pavement planing and resurfacing with asphalt concrete.Urban Paving Program. | Urbana US 68-Laurel/Oak St (SLM 7.17) to the Urbana N Corp Limit (SLM 8.65). USR68 from S Corp Limit 5.10 to 0.06 N of SR 55 5.54 | 05/05/14 | | 08/31/14 | \$ 553,649.04 |
| 93398 | CHP US36/SR559 VAR | Bridge Repair | Field pave invert of steel culverts with concrete.SFN 1100947 Tributary to Buck CreekSFN 1101013 Tributary to Treacle CreekSFN 1102990 on Branch of Darby Creek | SFN 1100947 CHP 36 2157; SFN 1101013 CHP 36 2327;SFN 1102990 CHP 559 0895; | 05/05/14 | | 09/30/14 | \$ 122,919.26 |
| 83910 | CHP/LOG SR 245/559 21.61/3.52 | Minor Rehabilitation - Pavement Gnrl Sys | Resurface the existing roadway, along with other roadway related items. | (N Lewisburg) SR245 from N Lewisburg E Corp Limit (SLM 21.61) to CHP/UNI County Line (SLM 22.65); SR 559 from SLM 3.52 to 3.55. | 05/05/14 | | 10/15/14 | \$ 268,710.48 |
| 93461 | D07 BRDG Deck Sealing | Bridge Repair | Districtwide bridge deck sealer treatments. Part 1 | Districtwide various location | 02/28/14 | | 07/31/14 | \$ 356,561.59 |
| 83936 | LOG SR 366 2.98 | Minor Rehabilitation - Pavement Gnrl Sys | Resurface the existing roadway, along with other roadway related items. | (Russells Point) SR366 from the junction of SR235 (SLM 2.98) to the junction of TR94 (SLM 6.03). | 07/21/14 | | 10/15/14 | \$ 800,680.10 |
| 94584 | LOG SR 368 2.08 | Guardrail upgrade/replace | Installation of guardrail along the south side of SR 368 and connect to the existing guardrail. | S.R. 368 from SLM 2.08 to SLM 2.13 | 08/18/14 | | 10/31/14 | \$ 17,000.00 |
| 90808 | LOG SR 47 11.71 | Minor Rehabilitation - Pavement Gnrl Sys | Pavement planing and resurfacing with asphalt concrete.Urban Paving Program. | Bellefontaine SR 47 from County Road 32 (SLM 11.71) to Everett Street (SLM 12.91). | 07/07/14 | | 09/15/14 | \$ 271,377.00 |
| 25012 | LOG US 33 10.74 | Resurfacing, Divided System | RESURFACE THE EXISTING ROADWAY AND OTHER ROADWAY RELATED ITEMS. Bridge repairs on various bridges.Remainder of bridges:460054146005174600398460048746004284600452 | Bellefontaine (SLM 10.74) FR 0.28 MI JCT SR117 TO Jct USR 68 (SLM 15.67). SFN 4600630,4600819,46600606,4600665,4600789,see below | 07/07/14 | | 10/15/14 | \$ 4,561,135.00 |
| 93766 | LOG US 33 15.21 L/R | Bridge Repair | Reface abutments with anodes and upper haunch to catch deck spalls at abutment, patch wingwalls with anodes. | SFN 4600665 LOG 33 1521 R; SFN 4600630 LOG 33 1521 L over TWP 217 | 01/17/14 | 01/17/14 | 07/31/14 | \$ 114,948.00 |
| 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) | 07/03/13 | 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 Gre | SFN 4603125 LOG 292 0879, 4603907 LOG 559 0170; 4603966 LOG 559 0245; 4604121 LOG 708 0069 | 07/03/13 | 07/03/13 | 10/31/13 | \$ 317,418.00 |



Staff Report – Jerome Village Preliminary Plat Extension

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| Applicant: | <p>Jerome Village Company, LLC c/o Gary Nuss 375 N. Front Street, Suite 200 Columbus, OH 43215 NussG@Nationwide.com</p> <p>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</p> |
| Request: | Approval of the Jerome Village Preliminary Plat Extension for a period of two (2) years. |
| Location: | Located on the east side of US Route 42 in Jerome Township, Union County. |

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| Staff Analysis: | <p>This Preliminary Plat Extension is for the Jerome Village Development in its entirety. The applicant is requesting another two year extension. There have been no design or engineering changes since the preliminary plat was last reviewed in February of 2012. The Jerome Village Preliminary Plat was originally approved in February of 2008 and then again in 2010 and 2012.</p> <p>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 Jerome Village Collection</p> <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ Per the email dated February 6, 2014, the Union County Engineer's Office has no additional comments beyond those offered in the their review letter from 2012 which references their original review in 2008. The last review provided in 2012 recommends that the Preliminary Plat be extended subject to the comments from 2008. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ No comments as of February 7, 2014. |
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Staff Report – Jerome Village Preliminary Plat Extension

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| | <ul style="list-style-type: none">• Union County Health Department<ul style="list-style-type: none">○ Per an email received on February 4, the Union County Health Department has the following comments: <i>"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 a private water system (PWS) and/or sewage treatment system (STS)." In addition, "Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement should be brought to the attention of the Union County Health Department." Further, "If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."</i>• City of Marysville<ul style="list-style-type: none">○ No comments as of February 7, 2014.• Jerome Township<ul style="list-style-type: none">○ No comments as of February 7, 2014.• ODOT District 6<ul style="list-style-type: none">○ As of February 7, 2014, no comments from ODOT District 6.• Union Rural Electric/URE<ul style="list-style-type: none">○ No comments as of February 7, 2014.• LUC Regional Planning Commission<ul style="list-style-type: none">○ All comments from reviewing agencies, including those from past review periods dating back to 2008, should be incorporated into platting of upcoming pods and phases. |
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| Staff Recommendations: | LUC Staff recommends approval of the Jerome Village Preliminary Plat Extension with the condition that all comments from reviewing agencies, including those from all past review periods dating back to 2008, should be incorporated into future platting of phases and pods . The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County |
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Staff Report – Jerome Village Preliminary Plat Extension

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| | Subdivision Regulations are incorporated <i>prior</i> to submittal. |
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| Z&S Committee Recommendations: | The LUC Zoning & Subdivision Committee recommended <i>approval</i> of the Jerome Village Preliminary Plat Extension for a period of two (2) years with the condition that all comments from reviewing agencies, including those from all past review periods dating back to 2008, be incorporated into future platting of phases and pods. |
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Staff Report – Jerome Township - Borrer Properties

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| Applicant: | <p>Borrer Properties 600 Stonehenge Parkway, 2nd Floor Dublin, Ohio 43017 937-356-5500</p> <p>Agent: David Hodge /Smith & Hale LLC 37 W. Broad St., Suite 460 Columbus, Ohio 43215 937-221-4255</p> |
| Request: | <p>Request to re-zone parcel number 1500080080000 from U-1 Rural Undeveloped District and B-11 Professional Services District to PUD Planned Unit Development District.</p> <p>Total Acreage – 79.1 Acres</p> <p>Acreage to be Re-Zoned – 79.1 Acres</p> <p>Currently Zoned: U-1 Rural Undeveloped/B-11 Professional Services</p> <p>Current Use: Undeveloped</p> <p>Proposed Zoning: PUD Planned Unit Development District</p> <p>Proposed Use: Residential Subdivision Development</p> |
| Location: | <p>Near the intersection of U.S. 42 & Industrial Parkway</p> |
| Staff Analysis: | <p>The applicant is applying to re-zone parcel 1500080080000 from U-1 Rural Undeveloped and B-11 Professional Services District to PUD Planned Unit Development District for the purposes of subdividing the parcel in a project to be called Kimberly Crossing. The parcel is adjacent to the Kimberly Woods residential subdivision to the southeast, commercial development to the northwest west, and U.S. 33 to the north. Within the proposed subdivision, there are two subareas, referred to as “Subarea A” and “Subarea B”. Subarea A is proposed to have 197 ranch style apartment residential units on 32.1 acres, while maintaining 7.6 acres of open space. The overall density of Subarea A is proposed to be 6.1 units per acre.</p> |



Staff Report – Jerome Township - Borrer Properties

Subarea B is proposed to contain 45.9 acres proposed to have 99 single family homes of varying lot sizes. This subarea would have a gross density of 2.1 units per acre, while maintaining 17.9 acres of open space.

Subarea A Development Text

Permitted Uses – The text states that permitted uses shall be the uses set forth in Section 603 of the Jerome Township Zoning Resolution. However, when looking at that section, it states that development text for PUD districts must clearly state the permitted uses. Section 603 itself does not specify any specific permitted uses. Staff sees the lack of specific permitted uses as a serious deficiency that should be corrected before approval is made of the PUD.

Staff has no further comments regarding the proposed development text for Subarea A, as it appears to be in conformance with Article XI of the Jerome Township Zoning Resolution.

Subarea B Development Text

Permitted Uses – The text states that permitted uses shall be the uses set forth in Section 603 of the Jerome Township Zoning Resolution. However, when looking at that section, it states that development text for PUD districts must clearly state the permitted uses. Section 603 itself does not specify any specific permitted uses. Staff sees the lack of specific permitted uses as a serious deficiency that should be corrected before approval is made of the PUD.

Staff has no further comments regarding the proposed development text for Subarea B, as it appears to be in conformance with Article XI of the Jerome Township Zoning Resolution.

General Compatibility with Surrounding Land Uses and Plans

While the proposed development plan appears to be compatible with existing surrounding land uses, staff questions how this fits with officially proposed future land uses for this area. The 2008 Jerome Township

Comprehensive Plan designates this area as “Mixed Use Office/Retail”. Page 6-12 of the Jerome Township Comprehensive Plan states that mixed use developments



Staff Report – Jerome Township - Borrer Properties

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| | <p><i>“....sometimes contain higher density residential uses.”</i> The current proposal is exclusively residential in nature. It is apparent to staff from the comprehensive plan that the desire of the township was to see this area grow as a more mixed use development. While some residential growth should be part of a mixed use development, there should be an effort made to include small office and commercial development as well. As currently proposed, staff does not feel that the development falls within the ideals of the township’s comprehensive plan.</p> |
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| Staff Recommendations: | <p>Staff recommends <i>DENIAL</i> of the proposed rezoning of parcel number 170026019000 from U-1 Rural Undeveloped District to PUD Planned Unit Development District for the purpose of a residential development. Staff recommends that the applicant work with the township to revamp the current proposal as more of mixed use type development that more closely reflects the intent of the future land use portion of the Jerome Township Comprehensive Plan. Further, the applicant should ensure that the development text of any future submittals contain specific permitted uses for the development.</p> |
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| Z&S Committee Recommendations: | <p>The Zoning and Subdivision Committee <i>DENIAL</i> of the propose rezoning of parcel number 170026019000 from U-1 Undeveloped District to PUD Planned Unit Development District in accordance with the staff report and comments above. Overall, the committee felt that the proposed residential development and associated text did not conform to the Comprehensive Plan adopted by Jerome Township.</p> |
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Staff Report – Jerome Township. Waterford Estates

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| Applicant: | <p>Clemens Development Company 6730 Little Sugarcreek Rd. Dayton, Ohio 45440 937-545-3232</p> <p>Agent: Brumbaugh Engineering & Surveying 1105 South Miami St. West Milton, Ohio 45383 937-698-3000</p> |
| Request: | <p>Request to re-zone parcel number 170026019000 from U-1 Rural Undeveloped District to PUD Heavy Retail/Wholesale District.</p> <p>Total Acreage – 10.761 Acres</p> <p>Acreage to be Re-Zoned – 10.761 Acres</p> <p>Currently Zoned: U-1 Rural Undeveloped</p> <p>Current Use: Undeveloped</p> <p>Proposed Zoning: PUD Planned Unit Development District</p> <p>Proposed Use: Residential Subdivision Development</p> |
| Location: | 8376 Mitchell-Dewitt Road |

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| Staff Analysis: | <p>This proposed rezoning was reviewed previously by LUC in April of 2013. At that time, staff and the LUC Zoning & Subdivision Committee recommended approval of the proposed rezoning. Please see the attached staff report from April of 2013 for the full review.</p> <p>The current submittal has changed very little from the one reviewed in April of 2013. Staff has identified the following changes in the proposed development text from the original submittal:</p> <ol style="list-style-type: none">1. I – The entrance drive along Mitchell-Dewitt Road has been moved 30 feet to west. This would appear to be in response to the comment from the LUC Zoning & Subdivision Committee regarding potential traffic issues that could arise from the development of the |
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Staff Report – Jerome Township. Waterford Estates

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| | <p>parcel adjacent to the east.</p> <ol style="list-style-type: none">2. O – The proposed timeline of the project has changed.3. Q(i) – Setback for accessory structures in rear yards have been increased from zero feet to ten feet.4. Q(viii) – Specific language regarding lighting has varied slightly, but is consistent with the original submittal5. Q(ix) – Garage requirement reduced from three car to two car garage.6. General standards have reduced required parking from four to three spaces. <p>During review, staff noticed that the required rear yard setback for accessory structures was inconsistent in the development standards section of the text. In part q(i). it is listed as 10 feet, and in part q(xi). It is listed as 25 feet. The developer should clarify this, and ensure that it is consistent throughout the document.</p> <p>Overall, staff feels that the changes to the submittal are very minor in nature, and the analysis from the previous staff report is still valid (see attached report).</p> |
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| Staff Recommendations: | Staff recommends APPROVAL of the proposed rezoning of parcel number 170026019000 from U-1 Rural Undeveloped District to PUD Planned Unit Development District for the purpose of a residential subdivision. |
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| Z&S Committee Recommendations: | The LUC Zoning & Subdivision Committee recommends APPROVAL of the proposed rezoning of parcel number 1700260190000 from U-1 Rural Undeveloped District to PUD Planned Unit Development District for the purpose of a residential subdivision in accordance with the staff report and comments above, as well as the comments from the prior review in 2012. |
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Logan-Union-Champaign
regional planning commission

Staff Report – Jerome Township. Waterford Estates



Director's Report – February 13, 2014

Jenny's Activities:

Meetings, Miscellaneous & Projects

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| January 13 | Logan County Land Trust Meetings (2) |
| January 15 | Logan County Mayor's Association - Presented on ODOT RTPO |
| January 22 | Champaign County Trustees Association Meeting/Champaign County Engineer's Annual Meeting - Presented on RTPO |
| January 23 | MORPC Sustaining Scioto Steering Committee Meeting |
| January 27 | Champaign County Zoning Seminar - Planning Committee Meeting |
| January 28 | Logan County Land Trust LAEPP (ODA Local Ag. Easement Purchase Program) Committee Meeting |
| February 10 | Logan County Land Trust LAEPP (ODA Local Ag. Easement Purchase Program) Committee Meeting |
| February 12 | APA OH Planning & Zoning Workshop Planning Committee Meeting |
| February 13 | LUC Zoning & Subdivision Committee LUC Executive Committee Meeting |

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| ODOT RTPO | <ul style="list-style-type: none">✓ Survey by ODOT Consultant complete. Survey is on the LUC website. All open ended questions have been collated into one document.✓ Presentations to: Logan County Mayor's Association January 15, Champaign County Trustees Association/Champaign County Engineer's Office Annual Meeting January 22✓ Draft Socio-Economic Chapter Complete. Working with MVRPC on future projections.✓ Project Sheets being solicited✓ RTPO Pilot Grantees Meeting on February 21 - Organizing this with ODOT Central |
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| Ongoing Projects | <ul style="list-style-type: none">✓ ODOT RTPO/Rural Transportation Planning Grant (see above)✓ MORPC Sustaining Scioto Steering Committee✓ LUC Goal Development w/ LUC President Brad Bodenmiller - Office Organization, Meeting Space in Back, GIS/Wes, Digital Back Up (Carbonite has been secured), New Board Member Orientation✓ LUC Building Planning - Working with Karen Beasley from Beasley Architecture on Building Plan✓ 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✓ Logan County Land Trust - Working on LAEPP/Local Agricultural Easement Application (Training)✓ LUC Audit for years 2012-2013- Pre-Audit meeting next week✓ APA OH (American Planning Association) - on Planning Committee for Planning & Zoning Workshop✓ Champaign County Zoning Seminar - Joint effort with City of Urbana, Champaign County Prosecutor's Office , & LUC - Township Training for Wednesday, March 5 & Municipal Training for Wednesday, April 2✓ LUC Assessments - Steadily coming in |
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Heather's Activities:

Meetings, Miscellaneous & Projects

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| Ongoing | Document storage |
| Ongoing | Beginning work on new web-site |
| Ongoing | Scanning documents to store on-line |



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

| Wes's Activities: | |
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| Miscellaneous | |
| January 13 | Union County Local Foods Meeting |
| January 15 | Logan County Mayor's Association to present regarding RTPO Project |
| January 16 | ODSA CDBG Implementation Training |
| January 22 | Union County Comprehensive Plan Implementation Committee Meeting Champaign County Township Association to present regarding RTPO Project |
| January 27 | Met with Assistant Champaign County Prosecutor Jane Napier, City of Urbana Solicitor Breanne Parcels and Brad Bodenmiller to discuss Zoning Training Seminar for Champaign County Officials |
| January 28 | OCCD Online Grant Management Training for CDBG |
| February 13 | Met with ODSA Staff, Doug Crabill and Marcia Bailey from the City of Urbana to discuss CDBG Competitive Programs LUC Zoning & Subdivision Committee LUC Executive Committee |
| Ongoing Projects | |
| CDBG | Champaign County – FY2013 Environmental Reviews Complete FY2014 Application Process Starting Soon Union County – FY2013 Environmental Reviews Complete FY2014 Application Process Starting Soon |
| GIS | Working with GIS Data provided by MVRPC for the RTPO Project <ul style="list-style-type: none"> RTPO Interactive Maps will be available on LUC website soon Village of Russells Point Updates In Office GIS Software Update Complete <ul style="list-style-type: none"> New software will enable publishing of interactive maps through |
| Zoning Updates | Urbana Township, Champaign County |
| ODOT RTPO | <ul style="list-style-type: none"> ✓ Transportation Opinion Survey Available on LUC Website ✓ Upcoming Presentations: Champaign County Township Association, Logan County Mayor's Association ✓ Draft Socio-Economic Chapter Complete. Working with MVRPC on future projections. ✓ Project Sheets Available on LUC Website ✓ Analyzing Survey Results to Develop Goals and Objectives ✓ 1st Drawdown of Grant Funds Complete |
| Other | Logan County Ag. Council Committee Union County Local Foods Union County GIS Task Force Union County Comp Plan Implementation Committee Online Backup of Office Files – Backup of all digital office files complete utilizing Carbonite |

| Erin's Activities: | |
|-------------------------------------|---|
| Meetings, Miscellaneous, & Projects | |
| January 22 | Union County Comprehensive Plan Implementation Committee Meeting Champaign County Township Association to present regarding RTPO Project |
| January 27 | Met with Assistant Champaign County Prosecutor Jane Napier, City of Urbana Solicitor Breanne Parcels and Brad Bodenmiller to discuss Zoning Training Seminar for Champaign County Officials |
| Ongoing Projects | |
| ODOT RTPO | <ul style="list-style-type: none"> ✓ Analyzing Survey Results to Develop Goals and Objectives ✓ Draft Socio-Economic Chapter Complete ✓ Organizing Project Sheets ✓ Transportation Expertise/GIS Tutorials ✓ Transportation Opinion Survey and Project Sheets Available on LUC Website |

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Executive Committee Meeting Minutes
Thursday, February 13, 2014

LUC President Doug Miller called the meeting to order at 1:15 pm.

Roll Call – Jenny Snapp

Members present: John Bayliss, Brad Bodenmiller, John Brose, Scott Coleman, Greg DeLong, Ves DuPree, David Faulkner, Kevin Gregory, Charles Hall, Paul Hammersmith, Jim Holycross, Jeremy Hoyt, Doug Miller, Barry Moffett, Kris Myers for Tim Notestine, Matt Parrill, George Showalter, Bill Narducci for Jeff Stauch, Jenny Snapp, Ben Vollrath, Amy White, and Andy Yoder.

Members absent: Tracy Allen, Kevin Bruce, Tim Cassady, Steve McCall, Jeremy Nash, and Ryan Shoffstall.

Guests present: Fred Vogel, ODOT: Joel Kranenburg, Village of Russells Point; John Lateulere, Redwood Acquisition; Jeff Baur, Borror Properties; David Hodge, Smith & Hale; Jack Moore, Village of Richwood; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes – John Bayliss made the first motion to approve the minutes from the January 9, 2014 meeting as written. Scott Coleman made the second motion to approve the minutes from the January 9, 2014 meeting as written. All in favor.

Financial Report – Andy Yoder presented the Financial Report for January. Charles Hall made the first motion to accept the Financial Report. Barry Moffett made the second motion to accept the Financial Report. All in favor.

ODOT Reports – ODOT 6 & 7 reports were placed on the web. Matt reported that ODOT has locked down their program and are close to locking down 2016.

New Business:

1. Review of Jerome Village Preliminary Plat Extension (Union County) – Staff Report by Jenny Snapp
 - o Kevin Gregory made the first motion to accept the Staff and Zoning and Subdivision Committee recommendations to approve the Jerome Village Preliminary Plat Extension for 24 months and Charles Hall made the second motion to accept the Staff and Zoning and Subdivision Committee recommendations to approve the Jerome Village Preliminary Plat Extension for 24 months. All in favor.



Logan-Union-Champaign regional planning commission

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2. Review of Parcel Amendment , Jerome Township (Union County) - Rezoning of 10.7 Acres located at 8376 Mitchell Dewitt Road from U-1 Rural Undeveloped to PUD Planned Unit Development – Staff Report by Wes Dodds
 - Scott Coleman made the first motion to recommend approval of the Jerome Township Parcel Amendment and Kevin Gregory made the second motion to recommend approval of the Jerome Township Parcel Amendment. All in favor.
3. Review of Parcel Amendment, Jerome Township (Union County) – Rezoning of 79.1 acres of parcel number 15-00080008.0000 near the intersection of State Route 42 and Industrial Parkway from U-1 Rural Undeveloped to PUD Planned Unit Development – Staff Report by Wes Dodds
 - David Hodge – We understand the comprehensive plan and we believe that it's time for the Township to revisit that comp plan. What we're proposing is more appropriate than what the comp plan calls for. We will consider working with the Township to update the comp plan. We don't agree with the staff's decision with good reason. We're asking the Executive Committee to consider overruling the staff recommendation and overrule the Zoning & Sub Committee. What we're proposing is better than the comp plan.
 - John Lateulere – I'm here to answer any questions in regards to the project.
 - Scott – I would say that the main comments are relative to what the comp plan is, we had comments from the Jerome Township Zoning Inspector and his comment was that he worked on developing the comp plan and would find it difficult to recommend to the trustees something that is different than what the comp plan says. The first step should be to review the comp plan ahead of approving zoning that is in conflict with it. The feeling from the Zoning and Subdivision committee was that we should recommend denial based on the comp plan and if they want to pursue a change with the plan with Jerome Township, that's a step they should take.
 - Ben – How often is a comp plan reviewed?
 - Jenny – 5 – 10 years
 - David – The trustees said when they reviewed the plan that it should be reviewed 3-5 years
 - Scott Coleman made the first motion to accept the recommendation of denial of the Jerome Township Parcel Amendment and Paul Hammersmith made the second motion to accept the recommendation of denial of the Jerome Township Parcel Amendment. All in favor with Greg DeLong voting against.

Director's Report:

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- Jenny shared with the Committee that it was time for the LUC Audit to be with the Auditor of State and that a meeting would be held on Tuesday, February 18 at 9:30 am at the LUC Office.

Comments from Individuals:

- Bill reported that Engineer's Township meeting next Saturday at 8:30 am at the Union County Building.

Adjourn – David Faulkner made the first motion to adjourn the LUC Executive Committee Meeting at 1:45 pm, and George Showalter seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, March 13, 2014, 1:15 pm at the LUC Office in East Liberty.


President


Secretary

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