



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Executive Committee Meeting Agenda

Thursday, September 11, 2025, 1:15 pm

Call to Order– Tim Cassady, President

Roll Call – Brad Bodenmiller

Action on Minutes of August 14, 2025

Financial Report - Todd Freyhof, Treasurer

ODOT Reports

RTPO Report

1. PWP Amendment #3 FY25
2. PWP Amendment #1 FY26
3. FY25 Planning Work Program Completion Report

New Business:

1. Review of Del Webb Maygrass AKA Jerome Phase 1B – Final Plat (Union County) – Staff Report by Brad Bodenmiller
2. Review of Glacier Pointe Section 4 Phase 1 – Final Plat (Union County) – Staff Report by Brad Bodenmiller
3. Review of Homestead at Scotts Farm Phase 3 – Final Plat (Union County) – Staff Report by Brad Bodenmiller
4. Review of Stillwell at Jerome Village – Final Plat (Union County) – Staff Report by Brad Bodenmiller
5. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
6. Review of Millcreek Township Comprehensive Plan (Union County) – Staff Report by Aaron Smith
7. Review of Stokes Township Avondale Allotments Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
8. Review of Stokes Township Indian Isles Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
9. Review of Stokes Township Wolfe Island Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
10. Annual Dinner – Casey Tuck

Director's Report

Comments from Individuals

Adjourn

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East Liberty, Ohio 43319

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LUC Regional Planning Commission Treasurer's Report

Beginning Balance on August 1, 2025			\$ 761,163.00
Receipts			
Glacier Pointe Development	Glacier Pointe Section 4 Phase 1 Final Plat tabling	\$	300.00
PulteGroup	Del Webb Maygrass AKA Jerome Phase 1B Final Plat	\$	300.00
PulteGroup	Homestead at Scotts Farm Phase 3 Final Plat	\$	3,720.00
Union County	Interest	\$	2,195.11
Total Receipts			<u>\$ 6,515.11</u>
Total Cash on Hand			\$ 767,678.11
Expenditures			
Employee Salaries	3 Pay Periods	\$	30,746.52
PERS	3 Pay Periods	\$	4,304.51
Medicare	3 Pay Periods	\$	434.33
Worker's Compensation	3 Pay Periods	\$	161.75
CEBCO	Health Insurance	\$	3,995.66
Dental Insurance	Dental Insurance	\$	131.12
VSP	Vision Insurance	\$	6.40
Life Insurance	Life Insurance	\$	35.16
Key Blue Prints	Copier Supplies Shipping	\$	34.00
Key Blue Prints	Copier Maintenance	\$	383.01
Amazon	Office Supplies	\$	67.99
Bellefontaine Examiner	52 Week Subscription	\$	104.00
TRC	per Lease agreement	\$	3,390.36
Heather Martin	July Mileage 2025	\$	38.28
Casey Tuck	July Mileage 2025	\$	40.02
Brad Bodenmiller	July Expense	\$	89.96
Aaron Smith	June & July Mileage 2025	\$	280.14
Richwood Bank	Miscellaneous Expenses	\$	558.28
Total Expenditures			<u>\$ 44,801.49</u>
Balance on Hand as of August 31, 2025			\$ 722,876.62

Respectfully Submitted,


Todd Freyhof, Treasurer



2025 Final Budget Summary

as of August 31, 2025

Revenues

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 251,482.63	\$ 262,145.45	\$10,662.82	104%
450105	Grants	\$ 35,025.00	\$ -	(\$35,025.00)	0%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 88,626.37	\$ 76,526.79	(\$12,099.58)	86%
420121	Subdivision Plats	\$ 80,000.00	\$ 67,222.68	(\$12,777.32)	84%
420122	Mapping	\$ 200.00	\$ 140.00	(\$60.00)	70%
470101	Interest	\$ 8,000.00	\$ 15,054.94	\$7,054.94	188%
480108	Annual Dinner	\$ 2,950.00	\$ 54.00	(\$2,896.00)	2%
480111	Refund	\$ -	\$ 201.42	\$201.42	
	Estimated Total Revenue	\$ 466,284.00	\$ 421,345.28	(\$44,938.72)	90.4%

Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 315,000.00		\$ 315,000.00	\$ 186,120.20	59%
510205	PERS	\$ 44,100.00		\$ 44,100.00	\$ 25,965.03	59%
510215	Medicare	\$ 4,567.50		\$ 4,567.50	\$ 2,607.82	57%
510225	Workers Compensation	\$ 1,701.00		\$ 1,701.00	\$ 971.07	57%
510305	Medical	\$ 77,000.00		\$ 77,000.00	\$ 31,549.71	41%
510310	Dental Insurance	\$ 2,500.00		\$ 2,500.00	\$ 1,036.16	41%
510315	Vision Insurance	\$ 121.00		\$ 121.00	\$ 50.51	42%
510320	Life Insurance	\$ 640.00		\$ 640.00	\$ 281.28	44%
520115	Office Supplies	\$ 8,500.00	\$ 8,000.00	\$ 16,500.00	\$ 6,042.50	37%
520155	Subscription Fees	\$ 2,500.00		\$ 2,523.75	\$ 2,088.31	83%
520160	Membership & Dues	\$ 5,000.00		\$ 5,000.00	\$ 2,620.00	52%
530100	Contract Services	\$ 13,500.00		\$ 16,863.00	\$ 8,372.38	50%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 3,000.00		\$ 3,000.00	\$ 1,473.00	49%
530310	Auditing Services	\$ -		\$ -	\$ -	0%
530650	Maintenance & Repair	\$ 20,000.00	\$ (13,000.00)	\$ 7,000.00	\$ -	0%
530702	Annual Dinner	\$ 4,000.00		\$ 4,000.00	\$ -	0%
530800	Building	\$ 42,000.00		\$ 42,000.00	\$ 27,371.64	65%
540100	Equipment	\$ 4,000.00	\$ 5,000.00	\$ 9,000.00	\$ 5,500.00	61%
550100	Travel & Expense	\$ 12,000.00		\$ 12,000.00	\$ 4,611.69	38%
550305	Contingencies	\$ 7,500.00		\$ 7,769.98	\$ 5,312.64	68%
	Estimated Total Expenditures	\$ 567,629.50		\$ 571,286.23	\$ 311,973.94	55%

STATEMENT:

Cash Balance January 1, 2025	\$ 613,505.28
Estimated Cash Balance December 31, 2025	\$ 493,414.50
Actual Cash On Hand December 31, 2025	
Estimated Total Revenue	\$ 466,284.00
Actual 2025 Revenue	\$ 421,345.28
Difference (+/Under)	\$ (44,938.72)
Estimated Adjusted Total Expenditures	\$ 571,286.23
Actual 2025 Expenditures	\$ 311,973.94
Difference (+/Under)	\$ 259,312.29

Memorandum

To: LUC Executive Committee

From: Louis Agresta
TCC Transportation Director

Phone 937-521-2134
lagresta@clarkcountyohio.gov

Re: RTPO Planning Report

Date: September 3, 2025

The following are items for discussion at the September 11, 2025 LUC Executive Committee Meeting.

FY25 PWP Amendment #3

TCC staff is requesting a final amendment to the FY25 Planning Work Program. The amendment balances work elements within the FY2025 budget by moving \$1,500.00 from Consultant Services in work element 601.21 to Direct Expense in work element 605.11 (FY24 Surveillance) and \$1,500.00 from Direct Expenses in work element 605.1 (Surveillance) to Direct Expense in work element 697.1 (Public Involvement). The amendment does not change the Grand Total Budget of the FY25 Planning Work Program of \$166,991.00. Staff is requesting approval of the amendment by the LUC Executive Committee by approving the accompanying resolution.

FY26 PWP Amendment #1

TCC staff is requesting amendment #1 to the FY26 Planning Work Program. The amendment sets the FY2025 carry forward funding at \$35,000.00, which is \$25,000.00 less than the anticipated carry forward of \$60,000.00 when the Planning Work Program was put together in March. The reduction in funding isn't a bad thing. It just means that the RTPO used more FY2025 funding in January-June 2025 than it initially anticipated. The amendment reduces the Grand Total Budget by \$25,000.00 for a new Grand Total Budget of \$142,688.00. Staff is requesting approval of the amendment by the LUC Executive Committee by approving the accompanying resolution.

FY25 PWP Completion Report

The Planning Work Program Completion Report is an ODOT requirement for the RTPO. It documents the transportation planning activities that took place during the recently completed fiscal year. The report also shows how much funding was spent in each planning category and whether or not any work products were delayed. Once approved by the LUC Executive Committee, TCC staff will submit the Completion Report to ODOT for review in advance of their September 30 deadline. A copy of the Completion Report can be found on the LUC website.

Staff requests acceptance of the FY2025 Completion Report via approval of the accompanying resolution.

City of Bellefontaine Signage Inventory Project

The City of Bellefontaine is working with Burgess and Niple through the TCC's General Planning Services Task Order Contract to inventory regulatory signage within the City of Bellefontaine. The study will capture data such as sign condition, photos, sign size, GPS coordinates, post type, MUTCD code, and installation date and present it so that the City can utilize it in their GIS database. The study will capture data for approximately 1,750 signs. Burgess and Niple was authorized to begin the task in early August. The study is projected to be completed by the end of the calendar year.

Other

LUC TAC meeting dates for 2025 are as follows

- December 1

All meetings will be held at the West Liberty Admin Village Offices and will begin at 9:30 am.

FY 2026 Budget Status

<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	\$ 106,975.30	1%	\$ 712.70	\$ 712.70
625.11 RTPO Planning (fy25)	\$ 35,000.00	\$ 35,000.00	0%		\$ -



Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Director's Report – September 11, 2025

Brad's Activities:	
8/15	Met with City of Dublin (U)
8/18	Hosted Ohio RTPOs for meeting to discuss capital program funding
8/19	APA Legislative Committee meeting Met with Logan Co (L) developer regarding Sketch Plan at Indian Lake in northern Stokes Twp (L)
8/20	Logan Co (L) GIS meeting Met with Union Co (U) developer regarding Sketch Plan in Allen Twp (U)
8/21	Met with Champaign Co (C) and Logan Co (L) assistant prosecuting attorneys RE: bike path paving project
8/25	Union Co (U) Community Assessment meeting
8/27	Ohio Rural Development Alliance (ORDA) meeting
9/2	Central Ohio Regional Housing Coalition meeting Stokes Twp (L) Zoning Commission meeting
9/3	Union Co (U) Sketch Plan meeting
9/4	Met with Village of West Liberty (L) regarding Subdivision Regulations Union Co (U) Township Association meeting
9/8	Champaign Co (C) – Logan Co (L) RTPO TAC meeting
9/9	Met with ODOT Central Office staff to discuss RTPO capital funding Logan Co (L) CDBG-DR working group meeting
9/10	Interviews (2) with planner candidates
Ongoing	Model Text: Adult Entertainment, Adult Use Cannabis , Animals + Fowl/Poultry, Depth:Width Ratio, Drainage, Short-Term Rentals (In-Progress), Signs
Ongoing	Union Co (U) Comprehensive Plan: Printing/Distribution to Occur July/August September
Ongoing	Champaign Co (C) Comprehensive Plan: Activating Steering Committee for three meetings over next 12 months
Aaron's Activities:	
8/19	City of Bellefontaine (L) Land Use Plan meeting
8/20	Logan County (L) GIS meeting
8/25	Comprehensive Plan legislation discussion with Jerome Twp (U) Zoning Inspector
8/28	Met with Vlg of Woodstock (C) new zoning inspector
8/2	Vlg of Lakeview (L) Council meeting Stokes Twp (L) Zoning Commission meeting
8/3	Champaign County (C) Township Association meeting
8/4	Union County (U) Township Association meeting
9/8	Get Movin' UC trails & greenways planning meeting
9/9	Vlg of Huntsville (L) Planning Commission meeting
9/10	Interviews with planner candidates
Ongoing	Model Text: Adult Entertainment, Animals + Fowl/Poultry, Depth:Width Ratio, Drainage, Manufactured/Mobile Homes, Short-Term Rentals, Signs
Mapping	Vlg of North Lewisburg (C) Zoning Map; Vlg of St. Paris (C) Zoning Map; McArthur Twp (L) Zoning Map; Jefferson Twp (L) Zoning Map; Mad River Twp (C) Zoning Map; Union Twp (L) Zoning Map, Monroe Twp (L) Zoning Map; Miami Twp (L) Zoning Map, Logan County (L) Population Density Map, Logan County (L) Solar Map, Indian Lake Bike Trail map

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Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Zoning	City of Bellefontaine (L), Vlg of Lakeview (L), Vlg of Valley Hi (L), Vlg of West Liberty, Harrison Twp (L), Jefferson Twp (L), Liberty Twp (L), Monroe Twp (L), Perry Twp (L), Rushcreek Twp (L), Stokes Twp (L), Washington Twp (L), Zane Twp (L), Allen Twp (U), Dover Twp (U), Millcreek Twp (U), Paris Twp (U), Taylor Twp (U), Washington Twp (U), Vlg of St. Paris (C), Vlg of Woodstock (C), Mad River Twp (C), Urbana Twp (C), Wayne Twp (C)
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Heather's Activities:

8/20	UC Land Bank Demolition Inspections
8/20	LC Land Bank Quincy site visit
8/26	US EPA Brownfields Grant Writing Strategies Webinar
8/27	US EPA Brownfields Grant Writing Strategies Webinar
8/27	Met with Brad to review Planner resumes
8/28	Met with Brad to discuss 2026 Budget
9/2	LC FY24 Demo Grant call with Redevelopment
9/3	CC Township Association Meeting
9/4	UC Land Bank Meeting
9/8	LUC TAC Meeting
9/9	LC CDBG-DR Working Group meeting
9/10	Interview with planner candidates
Completed	Survey for Logan County EMA
Ongoing	LC Land Bank 24-25 Demolition Program
Ongoing	UC Land Bank 24-25 Demolition Program & Brownfield activities
Ongoing	CC CDBG PY23
Ongoing	CoM CDBG PY24
Ongoing	CC CDBG PY25

Casey's Activities:

8/20	Assisted with making calls to townships regarding Union Co (U) railroad crossings
8/21	Delivered Zoning Resolution folders to Washington Twp (U) and Bokescreek Twp (L)
8/22	Annual Dinner preparations (tickets, invitations, caterer, etc.)
8/27	Made LUC swag bags
9/2	Mailed Fair Housing packets
9/4	Attended Union Co (U) Twp Association meeting
Ongoing	Check subdivision records for accuracy
Ongoing	Check zoning records for accuracy

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A RESOLUTION
OF THE LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION TO APPROVE
AMENDMENT # 3 FOR THE STATE FISCAL YEAR 2025 PLANNING WORK PROGRAM

WHEREAS, the Logan-Union-Champaign Regional Planning Commission (LUC) is designated as the Regional Transportation Planning Organization (RTPO) for Logan and Champaign Counties by the Governor of the State of Ohio, acting through the Ohio Department of Transportation (ODOT), and in cooperation with locally elected officials in the area pursuant to Agreement #41614 between ODOT and LUC; and

WHEREAS, LUC is responsible for producing and implementing an annual Planning Work Program (PWP), in cooperation with ODOT to describe the budget and work that will be performed by the LUC for the respective year; and

WHEREAS, \$1,500.00 will be moved from Consultant Services in work element 601.21 (Consultant Services (FY24)) to Direct Expenses in work element 605.11 (Surveillance (FY24)). ; and

WHEREAS, \$1,500.00 will be moved from Direct Expenses in work element 605.1 (Surveillance) to Direct Expenses in work element 697.1 (Public Involvement); and

WHEREAS, this budget amendment does not change the FY2025 PWP Grand Total Budget of \$166,991.00.

BE IT THEREFORE RESOLVED:

That the members of the LUC Executive Committee hereby approve the amendment to the FY2025 Planning Work Program as shown above and illustrated in the attachment.

BY ACTION OF THE LUC EXECUTIVE COMMITTEE

Tim Cassady
President, LUC Executive Committee

Bradley Bodenmiller
Secretary, LUC Executive Committee

Date

Financial Responsibility by Cost Category - Budget Table
RTPO FY2025 - Amendment # 02

	<i>Amended Budget # 03</i>	<i>Amended Budget # 02</i>	<i>Difference</i>
601.1 Short Range Planning (FY 25)			
Direct Labor	\$ 11,000.00	\$ 11,000.00	\$0.00
Fringe Benefits	\$ 8,602.00	\$ 8,602.00	\$0.00
Indirect Expenses	\$ 5,973.00	\$ 5,973.00	\$0.00
Direct Expenses	\$ 425.00	\$ 425.00	\$0.00
Consultant Expenses	\$ 0.00	\$ 0.00	\$0.00
601.1 Subtotal	\$ 26,000.00	\$ 26,000.00	\$0.00
601.11 Short Range Planning (FY 24)			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Services	\$0.00	\$0.00	\$0.00
601.11 Subtotal	\$0.00	\$0.00	\$0.00
601.2 General Planning Services (FY 25)			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Services	\$ 70,000.00	\$ 70,000.00	\$0.00
601.2 Subtotal	\$ 70,000.00	\$ 70,000.00	\$0.00
601.21 General Planning Services (FY 24)			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Services	\$ 40,800.00	\$ 42,300.00	-\$1,500.00
601.21 Subtotal	\$ 40,800.00	\$ 42,300.00	-\$1,500.00
602.1 Transportation Improvement Program (FY25)			
Direct Labor	\$ 5,500.00	\$ 5,500.00	\$0.00
Fringe Benefits	\$ 4,301.00	\$ 4,301.00	\$0.00
Indirect Expenses	\$ 2,986.50	\$ 2,986.50	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Expenses	\$0.00	\$0.00	\$0.00
602.1 Subtotal	\$ 12,787.50	\$ 12,787.50	\$0.00

Financial Responsibility by Cost Category - Budget Table
RTPO FY2025 - Amendment # 02

	<i>Amended Budget # 03</i>	<i>Amended Budget # 02</i>	<i>Difference</i>
<u>605.1 Surveillance (FY 25)</u>			
Direct Labor	\$ 1,500.00	\$ 1,500.00	\$0.00
Fringe Benefits	\$ 1,173.00	\$ 1,173.00	\$0.00
Indirect Expenses	\$ 814.50	\$ 814.50	\$0.00
Direct Expenses	\$ 8,012.50	\$ 9,512.50	-\$1,500.00
Consultant Expenses	\$0.00	\$0.00	\$0.00
605.1 Subtotal	\$ 11,500.00	\$ 13,000.00	-\$1,500.00
<u>605.11 Surveillance (FY24)</u>			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$3,200.00	\$1,700.00	\$1,500.00
Consultant Expenses	\$0.00	\$0.00	\$0.00
605.11 Subtotal	\$3,200.00	\$1,700.00	\$1,500.00
<u>610.1 Long Range Plan (FY 25)</u>			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Expenses	\$0.00	\$0.00	\$0.00
610.1 Subtotal	\$0.00	\$0.00	\$0.00
<u>674.1 Coordinated Transportation (FY25)</u>			
Direct Labor	\$ 300.00	\$ 300.00	\$0.00
Fringe Benefits	\$ 234.60	\$ 234.60	\$0.00
Indirect Expenses	\$ 162.90	\$ 162.90	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Services	\$0.00	\$0.00	\$0.00
674.1 Subtotal	\$ 697.50	\$ 697.50	\$0.00
<u>697.1 Public Involvement (FY25)</u>			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$ 2,006.00	\$ 506.00	\$1,500.00
Consultant Expenses	\$0.00	\$0.00	\$0.00
697.1 Subtotal	\$ 2,006.00	\$ 506.00	\$1,500.00
<u>Total Financial Responsibility</u>			
Direct Labor	\$ 18,300.00	\$ 18,300.00	\$0.00
Fringe Benefits	\$ 14,310.60	\$ 14,310.60	\$0.00
Indirect & Other Related Expenses	\$ 9,936.90	\$ 9,936.90	\$0.00
Direct Expenses	\$ 13,643.50	\$ 12,143.50	\$1,500.00
Consultant Services	\$ 110,800.00	\$ 112,300.00	-\$1,500.00
Grand Total	\$ 166,991.00	\$ 166,991.00	\$ -



A RESOLUTION
OF THE LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION TO APPROVE
AMENDMENT # 1 FOR THE STATE FISCAL YEAR 2026 PLANNING WORK PROGRAM

WHEREAS, the Logan-Union-Champaign Regional Planning Commission (LUC) is designated as the Regional Transportation Planning Organization (RTPO) for Logan and Champaign Counties by the Governor of the State of Ohio, acting through the Ohio Department of Transportation (ODOT), and in cooperation with locally elected officials in the area pursuant to Agreement #41614 between ODOT and LUC; and

WHEREAS, LUC is responsible for producing and implementing an annual Planning Work Program (PWP), in cooperation with ODOT to describe the budget and work that will be performed by the LUC for the respective year; and

WHEREAS, \$35,000.00 of LUC FY2025 Statewide Planning and Research (SPR) funding will be carried forward and added to the Consultant Expenses in work element 601.21 (General Planning Services) and spent before December 31, 2025; and

WHEREAS, this budget amendment results in an overall decrease of \$25,000.00 to the FY2025 PWP and results in a new Grand Total Budget of \$142,688.00.

BE IT THEREFORE RESOLVED:

That the members of the LUC Executive Committee hereby approve the amendment to the FY2026 Planning Work Program as shown above and illustrated in the attachment.

BY ACTION OF THE LUC EXECUTIVE COMMITTEE

Tim Cassady
President, LUC Executive Committee

Bradley Bodenmiller
Secretary, LUC Executive Committee

Date

Financial Responsibility by Cost Category - Budget Table
RTPO FY2025 - Amendment # 01

	Amended Budget # 01	Original Approved Budget	Difference
601.1 Short Range Planning (FY 26)			
Direct Labor	\$ 6,000.00	\$ 6,000.00	\$0.00
Fringe Benefits	\$ 5,046.00	\$ 5,046.00	\$0.00
Indirect Expenses	\$ 3,600.00	\$ 3,600.00	\$0.00
Direct Expenses	\$ 1,000.00	\$ 1,000.00	\$0.00
Consultant Expenses	\$0.00	\$0.00	\$0.00
601.1 Subtotal	\$ 15,646.00	\$ 15,646.00	\$0.00
601.11 Short Range Planning (FY 25)			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Services	\$0.00	\$0.00	\$0.00
601.11 Subtotal	\$0.00	\$0.00	\$0.00
601.2 General Planning Services (FY 26)			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Services	\$ 55,000.00	\$ 55,000.00	\$0.00
601.2 Subtotal	\$ 55,000.00	\$ 55,000.00	\$0.00
601.21 General Planning Services (FY 25)			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Services	\$ 35,000.00	\$ 60,000.00	\$ (25,000.00)
601.21 Subtotal	\$ 35,000.00	\$ 60,000.00	\$ (25,000.00)
602.1 Transportation Improvement Program (FY26)			
Direct Labor	\$ 7,000.00	\$ 7,000.00	\$0.00
Fringe Benefits	\$ 5,887.00	\$ 5,887.00	\$0.00
Indirect Expenses	\$ 4,200.00	\$ 4,200.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Expenses	\$0.00	\$0.00	\$0.00
602.1 Subtotal	\$ 17,087.00	\$ 17,087.00	\$0.00

Financial Responsibility by Cost Category - Budget Table
RTPO FY2025 - Amendment # 01

	<i>Amended Budget # 01</i>	<i>Approved Budget</i>	<i>Difference</i>
<u>605.1 Surveillance (FY 26)</u>			
Direct Labor	\$ 2,000.00	\$ 2,000.00	\$0.00
Fringe Benefits	\$ 1,682.00	\$ 1,682.00	\$0.00
Indirect Expenses	\$ 1,200.00	\$ 1,200.00	\$0.00
Direct Expenses	\$ 12,000.00	\$ 12,000.00	\$0.00
Consultant Expenses	\$ 0.00	\$ 0.00	\$0.00
605.1 Subtotal	\$ 16,882.00	\$ 16,882.00	\$0.00
<u>605.11 Surveillance (FY25)</u>			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Expenses	\$0.00	\$0.00	\$0.00
605.11 Subtotal	\$0.00	\$0.00	\$0.00
<u>610.1 Long Range Plan (FY 26)</u>			
Direct Labor	\$500.00	\$500.00	\$0.00
Fringe Benefits	\$420.50	\$420.50	\$0.00
Indirect Expenses	\$300.00	\$300.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Expenses	\$0.00	\$0.00	\$0.00
610.1 Subtotal	\$1,220.50	\$1,220.50	\$0.00
<u>674.1 Coordinated Transportation (FY26)</u>			
Direct Labor	\$ 500.00	\$ 500.00	\$0.00
Fringe Benefits	\$ 420.50	\$ 420.50	\$0.00
Indirect Expenses	\$ 300.00	\$ 300.00	\$0.00
Direct Expenses	\$0.00	\$0.00	\$0.00
Consultant Services	\$0.00	\$0.00	\$0.00
674.1 Subtotal	\$ 1,220.50	\$ 1,220.50	\$0.00
<u>697.1 Public Involvement (FY26)</u>			
Direct Labor	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00
Indirect Expenses	\$0.00	\$0.00	\$0.00
Direct Expenses	\$ 632.00	\$ 632.00	\$0.00
Consultant Expenses	\$0.00	\$0.00	\$0.00
697.1 Subtotal	\$ 632.00	\$ 632.00	\$0.00
<u>Total Financial Responsibility</u>			
Direct Labor	\$ 16,000.00	\$ 16,000.00	\$0.00
Fringe Benefits	\$ 13,456.00	\$ 13,456.00	\$0.00
Indirect & Other Related Expenses	\$ 9,600.00	\$ 9,600.00	\$0.00
Direct Expenses	\$ 13,632.00	\$ 13,632.00	\$0.00
Consultant Services	\$ 90,000.00	\$ 115,000.00	\$ (25,000.00)
Grand Total	\$ 142,688.00	\$ 167,688.00	\$ (25,000.00)



A RESOLUTION
OF THE LOGAN-UNION-CHAMPAIGN-REGIONAL PLANNING COMMISSION ACCEPTING
THE STATE FISCAL YEAR 2025 PLANNING WORK PROGRAM COMPLETION REPORT FOR
LOGAN AND CHAMPAIGN COUNTIES

WHEREAS, the Logan-Union-Champaign Regional Planning Commission (LUC) is designated as the Regional Transportation Planning Organization (RTPO) for Logan and Champaign Counties by the Governor of the State of Ohio, acting through the Ohio Department of Transportation (ODOT), and in cooperation with locally elected officials in the area pursuant to Agreement #41614 between ODOT and LUC; and

WHEREAS, LUC has the authority and responsibility for the direction, coordination, and administration of the area-wide transportation planning process in accordance with federal laws; and

WHEREAS, the Planning Work Program establishes the methodologies and budget to implement the area-wide transportation planning process and program activities for each fiscal year; and

WHEREAS, the SFY 2025 Planning Work Program Completion Report includes a narrative description and financial expenditure summary for each work element in the ODOT approved SFY 2025 Planning Work Program and budget; and

WHEREAS, LUC has reviewed the Completion Report and finds it consistent with the work and budget of the approved SFY 2025 Planning Work Program.

BE IT THEREFORE RESOLVED:

That the members of the LUC Executive Committee hereby accept the State Fiscal Year 2025 Planning Work Program Completion Report.

BY ACTION OF THE LUC EXECUTIVE COMMITTEE

Tim Cassady
President, LUC Executive Committee

Bradley Bodenmiller
Secretary, LUC Executive Committee

Date



LUC Regional Planning Commission

FY25 PLANNING WORK PROGRAM

Completion Report

SEPTEMBER 2025

Work Element 601.1 - Short Range Planning

Budget	\$26,000.00	Funding Source
Expenditures	\$13,208.89	SPR – ODOT - Local
Budget Balance	\$12,791.11	
% Expended	51%	
% Work Completed	100%	

End Products

Municipal Bridge Applications	(8/24)	None
ODOT Safety Program Applications	(9/24, 3/25)	None
Local Major Bridge Applications	(9/24)	None
Transportation Alternatives Program Applications	(10/24)	None
Safe Routes to School Program Applications	(3/25)	None
Title VI Plan Self Assessment	(3/25)	Delivered 3/25
FY2026 Planning Work Program	(4/25)	Delivered 5/25
Small City Applications	(6/25)	None

Work Summary

Staff coordinated with project stakeholders on the Logan County Trail Feasibility Study. This study analyzed feasible trail routes between Bellefontaine and Indian Lake and from Huntsville to Belle Center. In addition to identifying feasible routes, the study also provided cost estimates. Project stakeholders now have a study that they can use to apply for funding. The actual study was completed through the general planning services task order contract (See work element 601.2 and 601.21)

Staff coordinated with local stakeholders on the LUC St. Paris Intersection Study. The study performed analysis on intersections in and around the Village of St. Paris. Specifically, the study looked at the movement of truck traffic at the Old Souls Farm north of the Village. The study made recommendations at various intersections that would aid in the efficient movement of traffic and help improve safety. The study provided cost estimates as well. The actual study was completed through the general planning services task order contract (See work element 601.2 and 601.21)

Staff coordinated and participated in Technical Advisory Committee meetings to prioritize and review planning activities. The committee met four times during this period. Staff prepared various exhibits for submittal to ODOT and the LUC Executive Committee reflecting these priorities.

Delays or Problems Encountered

None

Work Element 601.2 – General Planning Services

Budget	\$70,000.00	Funding Source
Expenditures	\$52,424.34	SPR – ODOT - Local
Budget Balance	\$17,575.66	
% Expended	75%	
% Work Completed	100%	

Work Element 601.21 - General Planning Services

Budget	\$40,800.00	Funding Source
Expenditures	\$40,430.51	SPR – ODOT - Local
Budget Balance	\$369.49	<i>FY2024 Carry Forward</i>
% Expended	99%	
% Work Completed	100%	

End Products

Logan County Trail Feasibility Study	Delivered 5/25
St. Paris Intersection Study	Delivered 3/25

Work Summary

This work element tracks expenditures for a general services consultant contract and its associated task orders. A summary of each task order follows.

Logan County Trail Feasibility Study

This study analyzed feasible trail routes between Bellefontaine and Indian Lake and from Huntsville to Belle Center. In addition to identifying feasible routes, the study also provided cost estimates. Project stakeholders now have a study that they can use to apply for funding.

St. Paris Intersection Study

The study performed analysis on intersections in and around the Village of St. Paris. Specifically, the study looked at the movement of truck traffic at the Old Souls Farm north of the Village. The study made recommendations at various intersections that would aid in the efficient movement of traffic and help improve safety. The study provided cost estimates as well.

Delays or Problems Encountered

None

Work Element 602.1 – Transportation Improvement Program

Budget	\$12,787.50	Funding Source
Expenditures	\$10,409.17	SPR – ODOT – Local
Budget Balance	\$2,378.33	
% Expended	81%	
% Work Completed	100%	

End Products

Project Review at TAC meetings	(Quarterly)	
FY2026-2029 RTIP First Draft	(2/25)	Delivered 1/25
FY2026-2029 RTIP Second Draft for Public Involvement	(3/25)	Delivered 3/25
FY2026-2029 RTIP Final	(5/25)	Delivered 4/25

Work Summary

The FY2026-2029 TIP was developed and approved during this fiscal year. The second draft of the RTIP was available for public comment from 3/17/2025–3/31/2025. LUC adopted the RTIP on 5/8/2025.

Project review meetings were held in conjunction with LUC’s Technical Committee which met four times during this period. Projects were reviewed to ensure compliance with schedules to determine if additional actions were required.

Staff worked with ODOT and local project sponsors to develop and advance projects funded with LUC Capital Program dollars towards construction.

Delays or Problems Encountered

None

Work Element 605.1 – Surveillance

Budget	\$11,500.00	Funding Source
Expenditures	\$5,667.14	SPR – ODOT – Local
Budget Balance	\$5,832.86	
% Expended	49%	
% Work Completed	100%	

Work Element 605.11 - Surveillance

Budget	\$3,200.00	Funding Source
Expenditures	\$1,600.32	SPR – ODOT - Local
Budget Balance	\$1,599.68	<i>FY2024 Carry Forward</i>
% Expended	50%	
% Work Completed	100%	

End Products

Maintain Highway and Transit Networks	(Ongoing)
Various data file and exhibit updates	(Ongoing)
Collection of Traffic Counts	(Ongoing)

Work Summary

Staff collected spot traffic counts utilizing video detection equipment and online processing.

Staff compiled and geocoded traffic data from various sources, including TIMS, into shapefiles for various projects.

Staff participated in analysis activities to identify safety issues in the RTPPO.

Delays or Problems Encountered

None

Work Element 610.1 – Long Range Planning

Budget	\$0.00	Funding Source
Expenditures	\$0.00	SPR – ODOT – Local
Budget Balance	\$0.00	
% Expended	100%	
% Work Completed	100%	

End Products

Assistance in Logan and Champaign Counties Comprehensive Land Use Planning	(Ongoing)
Implementation of 2050 Transportation Plan	(Ongoing)

Work Summary

Staff works on an as needed basis to maintain and implement the 2050 Transportation Plan.

Delays or Problems Encountered

None

Work Element 674.1 – Coordinated Transportation Planning

Budget	\$697.50	Funding Source
Expenditures	\$0.00	SPR – ODOT – Local
Budget Balance	\$697.50	
% Expended	0%	
% Work Completed	100%	

End Products

Transportation Providers Roundtable Meetings (As Needed)

Work Summary

Staff is available to support Coordinated Transportation Planning efforts as needed. These efforts were not needed in FY2025.

Delays or Problems Encountered

None

Work Element 697.1 – Public Involvement

Budget	\$2,006.00	Funding Source
Expenditures	\$1,722.60	SPR – ODOT – Local
Budget Balance	\$283.40	
% Expended	86%	
% Work Completed	100%	

End Products

Information for Website	(Ongoing)
Public Involvement Activities	(As needed)

Work Summary

Transportation plans and documents were provided to LUC staff for publication on the LUC website.

Delays or Problems Encountered

None

Projects in Union County under Construction or to be Sold by 12/31/26							
Report Date:							9/10/2025
Project Name	PID	Primary Work Category	Project Description	Sale Date	Award Date	Estimated End Constr	Estimated Constr Cost or Award Amount
UNI-38-3.21	105442	Bridge Preservation	Replacing deck, semi-integral conversion, and painting of bridge UNI-38-3.21	9/25/2025	10/6/2025	9/1/2026	\$4,157,000
UNI-31-15.55, UNI-347-3.89	121080	Roadway Minor Rehab	Asphalt Overlay Project in Union CountyUNI SR 31 and SR 347	1/15/2026	1/26/2026	9/15/2026	\$2,712,000
UNI-42-SP-FY2026 (GENERAL)	112254	Roadway Minor Rehab	Spot paving on various general system routes throughout District Six UNI-42 0.20 to 3.90	1/15/2026	1/26/2026	9/15/2026	\$720,865
UNI East 5th Street	122953	Roadway Minor Rehab	Improvements to East 5th Street in the City of Marysville including pavement resurfacing, curb replacement, storm sewer improvements, striping, streetscaping improvements, enhanced pedestrian crossings, street lighting, and traffic calming improvements.	4/6/2026	5/6/2026	11/30/2026	\$2,550,262
Current Projects Under Construction							
UNI US 33 24.870	80748	Roadway Major Rehab	Upgrade interchange of US 33/SR 161/Post Rd to include interchange reconfiguration, ramp relocation, and necessary improvements to adjacent roadways.City of Dublin pursuing funding from various sources.	03/10/22	04/06/22	06/01/25	\$40,335,558
UNI-736-4.06 Part 1 & 2	107000	Bridge Preservation	Part 1: UNI-736-4.06 over Blumenschein Ditch; replace box culvertPart 2: UNI-736-1.16 replace existing superstructure, minor pavement and roadway work. UNI-736-1.99 replace entire structure with minor pavement and roadway work. Design under PID 95776.	05/09/24	05/20/24	10/15/25	\$4,005,751
UNI-38-0.32	118866	Roadway Major Rehab	Resurfacing on SR 38 in Union County. UNI-38 from 0.31 to 7.58; SR 161 to Marysville Corp Limit Resurfacing with minor pavement repairs, upgrading guardrail as needed and miscellaneous items of work.	09/26/24	10/04/24	09/30/25	\$2,152,758
UNI-33-36-4-245 VAR	115675	Bridge Preservation	Part 1: Re-deck twin structures at two locations: US 33 over Raymond Rd & US 33 over Waldo Rd.Part 2: Replace box beams on twin structures: US 33 over SR 245 and Overlay decks and repair abutments on twin structures: US 33 over Northwest ParkwayPart 3: Resurfacing Project on UNI33, UNI-36 and UNI-245. Asphalt Overlay with bridge sealing and guardrail upgrade as needed.Parts 2 & 3 will be designed by District Six In-House Design	3/27/2025	4/7/2025	11/1/2027	\$20,835,163
UNI-37-12.24	122277	Bridge Preservation	Replace UNI-37-12.24 structure over Bokes Creek	3/27/2025	4/7/2025	9/5/2025	\$2,006,941
UNI US 42 3.91	107822	Intersection Improvement (Safety)	Improve safety and congestion on US 42 from Monterey Dr. (UNI TR 28F) to Watkins-California Rd (UNI CR 22) and Industrial Parkway (UNI-CR 1) by adding turn lanes, and signals.Design for PID 109519 covered under this PID	05/22/25	05/30/25	11/01/26	\$7,959,354
UNI/DEL-42-4.92/0.00	111381	Roadway Major Rehab	UNI 42 from 4.92 (PID 107822 end project limit) to 9.88 (Delaware County line) & DEL 42 from 0.00 (Union County line) to 1.41 (PID 108685 start limit).Resurface US 42 to include full depth pavement repairs and shoulder widening (~4'). Installation of cent erline and edge line rumble stripes. Add turn lanes at Jerome Rd.This PID also covers design for PID 109074	05/08/25	05/15/25	11/01/26	\$16,258,581



Executive Committee Meeting Minutes
Thursday, September 11, 2025

President Tim Cassady called the meeting to order at 1:16 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Preston Carter, Tim Cassady, Scott Coleman, Todd Freyhof, Todd Garrett, Ashley Gaver, Connor Devine for Kyle Hoyng, Greg Iiams, Steve McCall, Wyatt Marshall, Beau Michael, Tammy Noble, Eric Petee, Steve Robinson, Ken Rosebrook, Blake Simpson for Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, and Mike Yoder.

Members absent: Roger Brake, Tyler Bumbalough, Wes Dodds, Eric Kincaid, Jeff Rea, and Ben Vollrath.

Guests present: Judy Christian, York Township; Kerry Forbes, Stokes Township Zoning; Sarah Vecchione, Kimley-Horn; Heather Martin, Aaron Smith, and Casey Tuck, LUC Regional Planning Commission.

Minutes – Mike Yoder moved a motion to approve the minutes from the August 14, 2025, meeting as written, and Scott Coleman seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for August. Scott Coleman moved a motion to accept the Financial Report, and Steve McCall seconded. All in favor.

ODOT Reports:

ODOT Reports are available on LUC's website. Eric Petee reported for District 6. Blake Simpson reported for District 7.

RTPO Report

1. PWP Amendment #3 FY25
 - Scott Coleman moved a motion to adopt the PWP Amendment #3 FY25 resolution and Steve McCall seconded. All in favor.
2. PWP Amendment #1 FY26
 - Steve McCall moved a motion to adopt the PWP Amendment #1 FY26 resolution and Mike Yoder seconded. All in favor.
3. FY25 Planning Work Program Completion Report
 - Scott Coleman moved a motion to adopt the FY25 Planning Work Program Completion Report resolution, and Jim Bischoff seconded. All in favor.

New Business:

1. Review of Del Webb Maygrass AKA Jerome Phase 1B – Final Plat (Union County) - Staff Report by Brad Bodenmiller



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Todd Freyhoff moved a motion to accept the recommendation of conditional approval of the Del Webb Maygrass AKA Jerome Phase 1B – Final Plat and Todd Garrett seconded. All in favor.
- 2. Review of Glacier Pointe Section 4 Phase 1 – Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of the Glacier Pointe Section 4 Phase 1 – Final Plat and Steve Robinson seconded. All in favor.
- 3. Review of Homestead at Scotts Farm Phase 3 – Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Mike Yoder moved a motion to accept the recommendation of conditional approval of the Homestead at Scotts Farm Phase 3 – Final Plat, and Greg Iiams seconded. All in favor.
- 4. Review of Stillwell at Jerome Village – Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated that the Stillwell at Jerome Village – Final Plat was returned and the applicant agreed to withdraw the application. The Plat was filed in 2021 and subsequently extended in 2023 and 2025. In 2025, LUC Staff understood a condominium plat was being contemplated but had not yet been filed. However, it LUC Staff discovered a condominium plat was recorded in December 2024. While it may make sense to file a final plat and then a condominium plat, LUC Staff does not recommend filing a final plat on top of a condominium plat.
- 5. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Todd Freyhoff moved a motion to accept the recommendation of approval with modifications of the Johnson Township Zoning Text Amendment, and Steve Robinson seconded. All in favor.
- 6. Review of Millcreek Township Comprehensive Plan (Union County) – Staff Report by Aaron Smith
 - Scott Coleman moved a motion to accept the recommendation of approval with modifications of the Millcreek Township Comprehensive Plan, including the additional recommendation to reach-out to adjacent jurisdictions for comment and reviewing neighboring jurisdiction zoning, and Greg Iiams seconded. All in favor.
- 7. Review of Stokes Township Avondale Allotments Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Scott Coleman moved a motion to accept the recommendation of approval with modifications of the Stokes Township Avondale Allotments Zoning Text Amendment, and Mike Yoder seconded. All in favor.

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Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

8. Review of Stokes Township Indian Isles Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
 - Mike Yoder moved a motion to accept the recommendation of approval with modifications of the Stokes Township Indian Isles Zoning Text Amendment, and Scott Coleman seconded. All in favor.
9. Review of Stokes Township Wolfe Island Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
 - Mike Yoder moved a motion to accept the recommendation of approval with modifications of the Stokes Township Wolfe Island Zoning Text Amendment, and Steve McCall seconded. All in favor.
10. Annual Dinner – Casey Tuck
 - The 58th Annual Dinner will be held on November 20, 2025, at 6:30 pm. The dinner will be held at the James A. Rhodes Conference Center. The caterer for the event is Vic's Country Cookin' and ticket prices are \$20. Tickets must be purchased in advance of the event. Board members need to turn in all ticket sales and names by the November 13 Board meeting. If interested in purchasing tickets, contact an LUC Board member or Casey Tuck.

Director's Report

Comments from Individuals:

- Tim Cassady thanked Mike Yoder for chairing the last two meetings that he was unable to attend. He extended his appreciation to everyone and stated that there is a lot of value here at the LUC.

Adjourn – Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 1:54 pm, and Mike Yoder seconded. All in favor.

Next Scheduled Meeting: Thursday, October 9, 2025, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

President

Secretary

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