



Zoning & Subdivision Committee
Thursday, October 8, 2026

The Zoning and Subdivision Committee met in a regular session on Thursday, October 8, 2026, at 12:16 pm.

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

Absent Members: Tammy Noble and Steve Robinson,

Guests: Tim Cassady, Champaign County Commissioner; Allison Fowler, Logan County Soil and Water; Greg Iiams, Village of Russells Point; Travis Irvan, Logan County Health Department; Greg Knestrick, Peterman Associates; Nick McGrail, Kimley-Horn; Deron Newland, Park Model Paradise; Kody Newland, Park Model Paradise; James Schroeder, Peterman Associates; Steve Searson, Logan County Soil and Water; Justin Wollenberg, Terrain Evolution; Mike Yoder, Logan County Commissioner.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from the September 10, 2026, meeting as written, and Todd Freyhof seconded. All in favor.

1. Review of Avondale 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 Avondale Final Plat, and Steve McCall seconded. All in favor.
2. Review of Del Webb - Maygrass AKA Jerome Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller reported the only outstanding comment is from the Engineer's Office. The comment was a question, not a required change. The question was whether or not the existing access easement should be removed as part of this Final Plat. Brad discussed this with the Prosecutor's Office and he recommended the applicant's survey team consult with the applicant's legal counsel. A note was added to Sheet 1, that the access easement is being removed as part of the Phase 2 Plat.
 - Todd Freyhof moved a motion to recommend conditional approval of the Del Webb - Maygrass AKA Jerome Phase 2 Final Plat, and Doug Crabill seconded. All in favor.
3. Review of ERN-10 Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to recommend conditional approval of the ERN-10 Amended Preliminary Plat, and Jeff Beard seconded. All in favor.



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4. Review of Jerome Professional Park Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Doug Crabill moved a motion to remove this item from the table, and Steve McCall seconded. All in favor.
 - Brad Bodenmiller reported the Plat was revised to incorporate comments received from reviewing agencies, there was only one comment and it came from LUC Staff. No bond was required by the County.
 - Doug Crabill moved a motion to recommend conditional approval of the Jerome Professional Park Phase 2 Final Plat, and Steve McCall seconded. All in favor.
5. Review of Park Model Paradise at the Lake Preliminary Plat (Logan County) – Staff Report by Brad Bodenmiller
 - Doug Crabill moved a motion to remove this item from the table, and Todd Freyhof seconded. All in favor.
 - Scott Coleman – Does the Logan County Soil and Water have anything they want to address?
 - a. Steve Searson – There is an old county tile that has been there since the early 1900's and we would like it replaced while they're doing the work. There could be a lot of issues once development is done and the tiling starts breaking down if it is not replaced. There are some surface drainage issues due to the watershed that the storm drains cannot handle because the watershed drains through this location; there has to be a way for water to get through that property.. We need to know how the water draining through the site will be accommodated. The development is intense and will be hard to work on this retroactively when done.
 - Scott Coleman – I met with the developer and engineer to discuss our concerns and we do have a plan with a general timeline and a path to address comments. Discussion about changes to the plans or variances is required.
 - Brad Bodenmiller – They said the tile will be replaced, they already have a stormwater study and it will be completed, along with an update to the preliminary plat.
 - Kody Newland – The tile is already broken down.
 - Brad Bodenmiller – Steve, how do you want to see the updated plan? I imagine you need to see how and where the tile is being replaced and sizes/types of lines on the Preliminary Plat. How do you want to see the soil type concerns addressed? You've mentioned there is an area that, if the soils are a certain type, are a concern if built on.
 - Steve Searson – They need to do soil borings to get to a good base.
 - Brad Bodenmiller asked about the timeline and the developer is unsure. Brad stated that the soil testing needs to happen before approval of the Preliminary Plat.
 - Doug Crabill – Are there stormwater regulations?
 - Scott Coleman – We have the same stormwater regulations as we had thirty years ago.

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- Travis Irvan – Water is a big issue for the Health District, the bottom southern part of the Preliminary Plat with the circle shows one well and its isolation distance. There are seven phases, so six more are needed. I don't see where the other wells will fit. EPA approves the site location of the well and the flow, so we don't know how the well is going to flow without those approvals. Phases may need to be more than one well depending on how it flows. The isolation radius can change per phase
 - Brad Bodenmiller – James, from the developer's standpoint, do you know how long the EPA approval process might take?
 - James Schroeder – It could take one or two months.
 - Brad Bodenmiller – The EPA involvement will be important for Preliminary Plat approval. It sounds like the timeline for this could be two months.
 - Doug Crabill – They may need more than just a well; it could possibly need treatment or a building for treatment may be required. It's a public water system whether it's private or not.
 - Brad Bodenmiller – Monitoring and who takes care of the well is what you are getting at?
 - Doug Crabill – It may need a building with a well, if treatment is required.
 - It was asked if the Sewer District was in attendance and Brad Bodenmiller stated no.
 - Jeff Beard asked about the tabling and if it has to be done monthly or if it can be done for a period of time.
 - Brad Bodenmiller – We try to table one month at a time, because it is better for all parties to see that things keep moving.
 - Steve McCall moved a motion to recommend accepting the developer's request to table the Park Model Paradise at the Lake Preliminary Plat, and Doug Crabill seconded. All in favor.
6. Review of Paris Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
- Tom Scheiderer moved a motion to recommend approval of the Paris Township Zoning Text Amendment, and Wes Dodds seconded. All in favor.
7. Review of Depth to Width Ratio Model Text – Staff Report by Aaron Smith
- Aaron Smith – We are not asking for action this month, but will hopefully be asking for action at next month's meeting.
 - Scott Coleman – Did we review this a few years ago?
 - Aaron Smith – Yes, we have worked on it, and the map room has had input as well, we are pretty confident.
 - Brad Bodenmiller – We hosted a meeting with each map room at our office as a large group and have met with them separately too. The prosecuting attorney offices have also been reviewing it.
 - Steve McCall – We have a developer that has asked six or seven things that require thought regarding this topic.
 - Aaron Smith – Yes, it is our intention that once this model text is adopted, we will hold a training for townships.
 - Steve McCall – What about common access drives and easements?

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- Brad Bodenmiller – Some of those things cannot be resolved with this model text.
- 8. Review of Violations Model Text – Staff Report by Aaron Smith
 - Steve McCall moved a motion to approve the Violations Model Text, and Jeff Beard seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:59 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconding. All in favor.