



Zoning & Subdivision Committee
Thursday, December 11, 2025

The Zoning and Subdivision Committee met in a regular session on Thursday, December 11, 2025, at 11:31 am.

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

Guests: Roger Brake, Village of Mechanicsburg; Patricia Brown, EMHT; Greg Iiams, Village of Russells Point; Ben Loomis, EPCON; Chris Winkle, GWP; 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 November 13, 2025, meeting as written, and Todd Freyhof seconded. All in favor.

1. Review of Lark Ravine Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Jeff Beard – Are they changing the acreage on the Danhof property? The other sheet still shows 3.2 acres.
 - Brad Bodenmiller – We can adjust that on the final plat because it is acreage impacting an adjoining property, not the subdivision itself.
 - Tyler Bumbalough – There isn't a connection at the top to the other development?
 - Brad Bodenmiller – We asked them to make that connection because the subdivision regulations require it. The subdivider got a variance from the commissioners to not require it. For that reason, we cannot require a connection to the Farm at Indian Run subdivision to the north.
 - Brad Bodenmiller – I believe the Health Department will have a comment for us to consider during Executive Committee, but I will need to speak with them after this meeting for clarification.
 - Tyler Bumbalough moved a motion to recommend conditional approval of the Lark Ravine Preliminary Plat based on staff report comments and adding any additional comments from the Health Department and Tom Scheiderer seconded. All in favor.
2. Review of The Courtyards at White Oaks Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to recommend conditional approval of The Courtyards at White Oaks Phase 2 Final Plat based on staff report comments and Steve Robinson seconded. All in favor.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

3. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Joseph Grove
 - Scott Coleman – What businesses are in the area?
 - Joseph Grove – Parks Drilling Company and Builderscape, Inc. are in the vicinity. Joseph described the land uses.
 - Scott Coleman – So the planned use is consistent?
 - Joseph Grove – Yes.
 - Tom Scheiderer moved a motion to recommend approval with modifications of the Jerome Township Zoning Parcel Amendment, and Todd Freyhof seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 11:52 am with Steve McCall moving a motion to adjourn and Tom Scheiderer seconding. All in favor.