



Executive Committee Meeting Agenda
Thursday, January 8, 2026, 1:15 pm

Call to Order – Mike Yoder, President

Roll Call – Brad Bodenmiller

Action on Minutes of December 11, 2025

Financial Report – Todd Freyhof, Treasurer

ODOT Reports

RTPO Report – Tyler Bumbalough

New Business:

1. 2026 Committee Appointments – Mike Yoder
2. Board Member Orientation – Brad Bodenmiller
3. Review of Del Webb Maygrass Clubhouse – Final Plat (Union County)
– Staff Report by Brad Bodenmiller
4. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
5. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith

Director's Report

Comments from Individuals

Adjourn

LUC Regional Planning Commission Treasurer's Report

Beginning Balance on December 1, 2025		\$ 681,475.13
Receipts		
Village of North Lewisburg	Zoning Maps	\$ 30.00
Union County	Fair Housing Administration	\$ 3,750.00
Union County	Interest	\$ 2,991.27
Total Receipts		\$ <u>6,771.27</u>
Total Cash on Hand		\$ <u>688,246.40</u>
Expenditures		
Employee Salaries	2 Pay Periods	\$ 26,240.00
PERS	2 Pay Periods	\$ 3,673.60
Medicare	2 Pay Periods	\$ 366.16
Worker's Compensation	2 Pay Periods	\$ 136.36
CEBCO	Health Insurance	\$ 5,617.78
Dental Insurance	Dental Insurance	\$ 159.76
VSP	Vision Insurance	\$ 7.78
Life Insurance	Life Insurance	\$ 43.61
Amazon	Office Supplies	\$ 589.72
Clark County TCC	RTPO per contract	\$ 645.67
Richwood Banking Visa	Miami Valley Conference	\$ 215.00
TRC	per lease agreement	\$ 3,525.03
Heather Martin	Mileage (November)	\$ 30.80
Joseph Grove	Mileage (November)	\$ 170.80
Casey Tuck	Mileage (November)	\$ 65.10
Victor Klingelhofer	December luncheon	\$ 800.00
Bellefontaine Examiner	FH'ing legal ad	\$ 35.10
Richwood Banking Visa	Miscellaneous Expenses	\$ 330.20
Total Expenditures		\$ <u>42,652.47</u>
Balance on Hand as of December 31, 2025		\$ <u>645,593.93</u>

Respectfully Submitted,



Todd Freyhof, Treasurer



2025 Final Budget Summary

as of December 31, 2025 - Final

Revenues

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 251,482.63	\$ 262,145.45	\$10,662.82	104%
450105	Grants	\$ 35,025.00	\$ 35,687.50	\$662.50	102%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 88,626.37	\$ 92,359.89	\$3,733.52	104%
420121	Subdivision Plats	\$ 80,000.00	\$ 89,352.68	\$9,352.68	112%
420122	Mapping	\$ 200.00	\$ 330.00	\$130.00	165%
470101	Interest	\$ 8,000.00	\$ 24,274.49	\$16,274.49	303%
480108	Annual Dinner	\$ 2,950.00	\$ 3,774.00	\$824.00	128%
480111	Refund	\$ -	\$ 201.42	\$201.42	
	Estimated Total Revenue	\$ 466,284.00	\$ 508,125.43	\$41,841.43	109.0%

Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 315,000.00	\$ (9,000.00)	\$ 306,000.00	\$ 276,936.23	91%
510205	PERS	\$ 44,100.00		\$ 44,100.00	\$ 38,679.27	88%
510215	Medicare	\$ 4,567.50		\$ 4,567.50	\$ 3,875.70	85%
510225	Workers Compensation	\$ 1,701.00		\$ 1,701.00	\$ 1,443.22	85%
510305	Medical	\$ 77,000.00		\$ 77,000.00	\$ 49,216.75	64%
510310	Dental Insurance	\$ 2,500.00		\$ 2,500.00	\$ 1,591.20	64%
510315	Vision Insurance	\$ 121.00		\$ 121.00	\$ 77.59	64%
510320	Life Insurance	\$ 640.00		\$ 640.00	\$ 430.37	67%
520115	Office Supplies	\$ 8,500.00	\$ 8,000.00	\$ 16,500.00	\$ 11,526.66	70%
520155	Subscription Fees	\$ 2,500.00		\$ 2,523.75	\$ 2,523.74	100%
520160	Membership & Dues	\$ 5,000.00		\$ 5,000.00	\$ 4,220.00	84%
530100	Contract Services	\$ 13,500.00		\$ 16,863.00	\$ 11,457.78	68%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 3,000.00		\$ 3,000.00	\$ 2,133.00	71%
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	\$ 3,020.67	76%
530800	Building	\$ 42,000.00	\$ 2,000.00	\$ 44,000.00	\$ 41,233.42	94%
540100	Equipment	\$ 4,000.00	\$ 5,000.00	\$ 9,000.00	\$ 9,402.61	104%
550100	Travel & Expense	\$ 12,000.00	\$ 2,000.00	\$ 14,000.00	\$ 9,316.85	67%
550305	Contingencies	\$ 7,500.00	\$ 5,000.00	\$ 12,769.98	\$ 8,951.72	70%
	Estimated Total Expenditures	\$ 567,629.50		\$ 571,286.23	\$ 476,036.78	83%

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	\$ 645,593.93
Estimated Total Revenue	\$ 466,284.00
Actual 2025 Revenue	\$ 508,125.43
Difference (+/Under)	\$ 41,841.43
Estimated Adjusted Total Expenditures	\$ 571,286.23
Actual 2025 Expenditures	\$ 476,036.78
Difference (+/Under)	\$ 95,249.45



Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Director's Report – December 11, 2025

Brad's Activities:

12/12	US 33 Corridor Group meeting
12/15	Logan Co (L) – Champaign Co (C) RTPO Transit meeting Urbana Twp (C) Board of Trustees meeting
12/16	Taylor Twp (U) Board of Trustees public hearing APA Legislative Committee meeting Logan Co (L) manufactured homes parks + campgrounds roundtable with Building/Health Department + State agencies
12/17	Logan Co (L) EDA grant meeting LUC Staff Holiday Party
12/18	Union Co (U) Housing Summit Champaign Co (C) Board of Commissioners meeting Logan Co (L) Sketch Plan meeting follow-up discussion
12/19	Union Co (U) CIC meeting
1/5	Millcreek Twp (U) Board of Trustees meeting
1/6	Union Co (U) Department Head meeting Met with Darby Twp (U) Zoning Inspector Logan Co (L) EDA grant meeting
Ongoing	Model Text: Adult Entertainment, Agritourism (Update), Adult Use Cannabis , Animals + Fowl/Poultry, Depth:Width Ratio, Drainage, Fences/Walls, Public Notices, Short-Term Rentals (In-Progress), Signs
Ongoing	Champaign Co (C) Comprehensive Plan: Activating Steering Committee for three meetings over next 12 months

Aaron's Activities:

12/15	Urbana Twp (C) Trustee Hearing Wayne Twp (C) Trustee meeting
12/16	Logan Co (L) manufactured home parks & campgrounds agency roundtable
12/17	LUC Staff Holiday Party
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; Vlg of Lakeview Zoning Map; Village of Russells Point Zoning Map; Logan County (L) Solar Map; Indian Lake Bike Trail map; Logan County (L) Land Trust mapping;
Zoning Support/Assisting Jurisdictions	City of Bellefontaine (L); Vlg of Lakeview (L); Vlg of West Mansfield (L); Monroe Twp (L); Perry Twp (L); Allen Twp (U); Dover Twp (U); Millcreek Twp (U); Union Twp (U); Washington Twp (U); Vlg of St. Paris (C); Salem Twp (C); Wayne Twp (C);

Heather's Activities:

12/17	Fair Housing Zoom (9 am & 3:30 pm)
12/18	Union County Land Bank Special Meeting
12/18	Met with Champaign County Commissioners
1/6	Logan County Land Bank meeting
1/8	Union County Land Bank Special Meeting

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Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Ongoing	LC Land Bank 24-25 Demolition Program
Ongoing	LC Land Bank 26-27 Demolition Program & Brownfield Program
Ongoing	UC Land Bank 24-25 Demolition Program & Brownfield activities
Ongoing	UC Land Bank 26-27 Demolition Program
Ongoing	CC CDBG PY23
Ongoing	CoM CDBG PY24
Ongoing	CC CDBG PY25

Casey's Activities:

Ongoing	Learning MUNIS/Okta systems for paying invoices
Ongoing	Check subdivision records for accuracy
Ongoing	Check zoning records for accuracy

Joseph's Activities:

12/15	Data Center Follow-Up Meeting from CCAO Winter Conference ft. Mark Frye from Palmer Energy
12/16	Taylor Twp (U) - Public Hearing
12/16	Manufactured Homes and Campgrounds Discussion
12/18	Union County Housing Summit
12/19	Data Center Follow-Up Meeting from CCAO Winter Conference ft. Gary Thompson RGP Northwest Ohio
1/6	Darby Township & LUC Visit

Zoning Support/Assisting Jurisdictions	Jerome Twp (U), City of Bellefontaine (L), Millcreek Twp (U)
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CHP/LOG Projects
Award Dates: FY26 through FY28

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	PROJECT TERMINI	SALE DATE	AWARD DATE	BEGIN CONSTRUCTION	END CONSTRUCTION	CONSTRUCTION COSTS	NOTE
Awarded Projects										
119469	CHP-Simon Kenton Trail Imp SA23	Traffic Control (Safety)	Upgrade existing signage and pavement markings	Simon Kenton Trail Crossings in Champaign County	SOLD 09/25/2025	AWARD 10/9/2025	4/1/2026	9/30/2026	\$546,806	
114353	CHP-CR216/2/223	Roadway Minor Rehab	Resurfacing	Urbana-Woodstock from CHP-296 to Woodstock; Ludlow from CHP-296 to LOG CL	SOLD 8/5/2025	AWARD 8/22/2025	BEGIN 10/1/2025	END 11/24/2025	\$3,078,068	
118780	LOG-33-20.86	Geologic Maintenance/Slope Repair	Slope stabilization	LOG-US33 at LOG-CR10 interchange	SOLD 9/25/2025	AWARD 10/3/2025	2/1/2026	9/30/2026	\$596,094	
114554	D07-CHIP-FY26 (A)	Roadway Minor Rehab	Chip Seal	LOG-SR235 from SR720 to HAR CL; LOG-SR274 from Rushsylvania to SR273; LOG-SR366 from SR235 to US33; various other routes in AUG and MER	SOLD 11/13/2025	AWARD 11/20/2025	4/1/2026	8/15/2026	\$1,920,421	
112502	D07-CHIP-FY26 (B)	Roadway Minor Rehab	Chip Seal	CHP-245-17.06-20.02; CHP-29-2.680-10.06; various other routes in MIA and SHE	SOLD 12/18/2025	AWARD 12/30/2025	4/1/2026	9/30/2026	\$1,911,440	
Projects in Development - FY26 through FY28										
107443	LOG-PAVE-FY26	Roadway Minor Rehab	Resurfacing	LOG-SR117-0.00-5.83; LOG-SR245-2.11-5.13; LOG-SR508-1.29-9.46; LOG-SR638-0.00-2.25	1/15/2026	1/26/2026	4/1/2026	8/31/2025	\$3,985,000	
111949	CHP-55-15.02	Roadway Minor Rehab	Urban Paving	CHP-SR55-15.02-16.53	1/29/2026	2/9/2026	4/1/2026	8/31/2026	\$708,693	
118109	LOG-33-9.58	Intersection Improvement	Construct roundabout	LOG-US33 at LOG-SR274	3/26/2026	4/6/2026	5/1/2026	6/1/2027	\$4,660,000	
114354	LOG-CR32/CR130-5.684/10.13	Roadway Minor Rehab	Resurfacing	LOG-CR32 from CR11 to CR130; LOG-CR130 from SR47 to US33	4/14/2026	5/14/2026	6/1/2026	9/30/2026	\$1,756,948	
121449	LOG-Brown Ave Sidewalk Imp	Pedestrian Facilities	Sidewalk improvements	Brown Ave in Bellefontaine from near Allison Road to Hilltop Dr	4/15/2026	5/1/2026	6/1/2026	9/1/2026	\$240,812	
97958	LOG-US33-15.66	Roadway Minor Rehab	Resurfacing	LOG-US33-15.66-21.51	7/1/2026	7/1/2026	8/1/2026	9/30/2026	\$4,350,000	
112489	LOG-PAVE-FY27	Roadway Minor Rehab	Resurfacing	Various routes in LOG	10/1/2026	10/1/2026	4/16/2027	8/16/2027		
111950	CHP-SR29-18.55	Roadway Minor Rehab	Urban Paving	CHP-SR29-18.55-19.23	1/1/2027	1/1/2027	4/1/2027	7/1/2027		
112491	CHP-US68-01.27	Roadway Minor Rehab	Resurfacing	CHP-US68-01.27-05.08	1/1/2027	1/1/2027	4/1/2027	9/30/2027	\$1,700,000	
114556	LOG-47/292-20.36/10.93	Roadway Minor Rehab	Resurfacing	Various routes in LOG	1/1/2027	1/1/2027	4/1/2027	7/1/2027		
109788	CHP-PAVE-FY27	Roadway Minor Rehab	Resurfacing	Various routes in CHP	4/1/2027	4/1/2027	6/1/2027	9/30/2027	\$6,278,000	
118684	CHP CR 9/15/92/468 RSF	Roadway Minor Rehab	Resurfacing	0.00-3.73;CHP-CR468-0.00-1.06	7/1/2027	7/15/2027	8/1/2027	10/31/2027	\$3,014,200	
91022	LOG-US33-21.52	Roadway Minor Rehab	Overlay	US 33	1/1/2028	1/1/2028	4/1/2028	9/30/2028		
110389	LOG/CHP-PAVE-FY28	Roadway Minor Rehab	Resurfacing	Various routes in LOG and CHP	1/1/2028	1/1/2028	4/1/2028	10/2/2028		
116487	CHP-CR-FY28	Culvert Repair	Culvert Repair and Replacement	Various locations on US 36	1/1/2028	1/1/2028	4/1/2028	7/1/2028	\$235,000	
123133	CHP-68-0.00	Roadway Minor Rehab	Overlay	US 68	1/1/2028	1/1/2028	5/1/2028	9/30/2028		
122411	CHP-US 36 Signals	Safety	Traffic Signals and Ped Imp	CHP-US36 Various Locations	2/25/2028	3/24/2028	6/12/2028	10/27/2028	\$2,302,927	
124338	LOG-Simon Kenton Trail Paving	Enhancements	Paving	Simon Kenton Trail from Urbana Corp Limit to Carter Ave in Bellefontaine	4/1/2028	5/1/2028	6/1/2028	9/1/2028	\$2,500,000	



Executive Committee Meeting Minutes
Thursday, January 8, 2026

President Mike Yoder called the meeting to order at 1:15 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Roger Brake, Scott Coleman, Wes Dodds, Todd Freyhof, Jeff Beard for Ashley Gaver, Connor Devine for Kyle Hoyng, Greg Iiams, Eric Kincaid, Mark Mowrey for Steve McCall, Wyatt Marshall, Beau Michael, Blake Simpson for Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, Ben Vollrath, and Mike Yoder.

Members absent: Tyler Bumbalough, Preston Carter, Tim Cassady, Todd Garrett, Tammy Noble, Eric Petee, Jeff Rea, and Steve Robinson.

Guests present: Judy Christian, York Township; Adele Evans, ODOT; Nicki Martin, Pulte; Alex McDole, LJB Engineering; Dan Hoyng, LJB Engineering; Joseph Grove, Heather Martin, Aaron Smith, and Casey Tuck, LUC Regional Planning Commission.

Minutes – Scott Coleman moved a motion to approve the minutes from the December 11, 2025, meeting as written, and Greg Iiams seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for December. Scott Coleman moved a motion to accept the Financial Report, and Wes Dodds seconded. All in favor.

ODOT Reports:

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

RTPO Report

There is no TCC report this month.

New Business:

1. Zoning and Subdivision Committee Appointments
 - Beau Michael moved a motion to approve the 2026 Committee Appointment list, and Scott Coleman seconded. All in favor.
2. Board Member Orientation
 - Brad Bodenmiller provided an informational presentation for the Board.
3. Review of Del Webb Maygrass Clubhouse Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was revised to reflect comments per the staff report. However, the Standard Deed Restrictions for Union County were not adjusted. The staff recommendation was conditional approval.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Scott Coleman moved a motion to accept the recommendation of conditional approval of the Del Webb Maygrass Clubhouse Final Plat, and Beau Michael seconded. All in favor.
- 4. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Scott Coleman moved a motion to accept the recommendation of approval with modifications of the Millcreek Township Zoning Text Amendment, and Todd Freyhof seconded. All in favor.
- 5. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Blair Stinson moved a motion to accept the recommendation of approval with modifications and emphasized the note of recommendation of denial of Section 600.002 of the Jerome Township Zoning Text Amendment, and Todd Freyhof seconded. All in favor.

Director's Report

Comments from Individuals:

Adjourn – Mark Mowrey moved a motion to adjourn the LUC Executive Committee Meeting at 1:40 pm, and Scott Coleman seconded. All in favor.

Next Scheduled Meeting: Thursday, February 12, 2026, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

President

Secretary

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