



Executive Committee Meeting Agenda *Updated*
Thursday, December 8, 2022, 1:15 pm

Call to Order – Tyler Bumbalough, President

Roll Call – Brad Bodenmiller

Action on Minutes of November 10, 2022 – Executive Committee

Action on Minutes from Annual Meeting - Executive Committee

Financial Report – Todd Freyhof

ODOT Reports

RTPO Report – Tyler Bumbalough

New Business:

1. Review of Glacier Pointe Section 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
2. Review of GPN-11 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
3. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Brad Bodenmiller and Gram Dick
4. Review of Salem Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
5. Review of Union Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith

Director's Report

Comments from Individuals

Adjourn

LUC Regional Planning Commission Treasurer's Report

Beginning Balance on November 1, 2022 \$ 530,691.59

Receipts

Annual Dinner	Ticket Sales	\$	1,172.00
Pioneer Electric	Annual Dinner Sponsorship	\$	350.00
Annual Dinner	Ticket Sales	\$	24.00
Annual Dinner	Ticket Sales	\$	120.00
Annual Dinner	Ticket Sales	\$	24.00
Terrain Evolution	GPN-11 Preliminary Plat Ext.	\$	300.00
Glacier Pointe Development	Glacier Pointe Section 3 Final Plat	\$	3,460.00
UC DJFS	Map creation & printing	\$	70.00
Logan County Commissioners	FH'ing Administration	\$	2,325.00
Union County	Interest	\$	224.91

Total Receipts \$ 8,069.91

Total Cash on Hand \$ 538,761.50

Expenditures

Employee Salaries	2 Pay Periods	\$	17,648.00
PERS	2 Pay Periods	\$	2,470.72
Medicare	2 Pay Periods	\$	248.33
Worker's Compensation	2 Pay Periods	\$	121.60
CEBCO	Health Insurance	\$	2,381.98
Dental Insurance	Dental Insurance	\$	103.00
VSP	Vision Insurance	\$	5.02
Life Insurance	Life Insurance	\$	10.32
Staples	Office Supplies & Chairs	\$	6,159.07
CRI Digital	Copier Maintenance	\$	1,691.72
USPS	Postage	\$	1,010.00
Marysville Journal	52 week subscription	\$	142.99
APA Ohio	Membership - Smith	\$	446.00
Der Dutchman	Annual Meeting catering	\$	1,856.82
All Around Awards	President's Plaque	\$	35.00
TRC	per Lease agreement	\$	2,874.80
Staples	Laptop (Bodenmiller) & monitors	\$	2,399.97
Everything2Go.com	Conference Table	\$	1,995.00
Gram Dick	Mileage - October 2022	\$	79.00
Brad Bodenmiller	Mileage - October 2022	\$	284.90
Logan County Twp Assoc.	Meeting & Dinner (Bodenmiller & Martin)	\$	30.00
Richwood Bank	Miscellaneous Expenses	\$	986.00

Total Expenditures \$ 42,980.24

Balance on Hand as of November 30, 2022 \$ 495,781.26

Respectfully Submitted,



Todd Freyhot, Treasurer



2022 Budget Summary

as of November 30, 2022

Revenues

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 221,431.50	\$ 235,201.25	\$13,769.75	106%
450105	Grants	\$ 24,400.00	\$ 26,825.00	\$2,425.00	110%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 77,000.00	\$ 36,012.39	(\$40,987.61)	47%
420121	Subdivision Plats	\$ 55,000.00	\$ 65,494.30	\$10,494.30	119%
420122	Mapping	\$ 150.00	\$ 495.50	\$345.50	330%
470101	Interest	\$ 1,547.63	\$ 1,563.25	\$15.62	101%
480108	Annual Dinner	\$ 2,900.00	\$ 2,980.00	\$80.00	103%
480111	Refund	\$ -	\$ 336.61	\$336.61	
	Estimated Total Revenue	\$ 382,429.13	\$ 368,908.30	(\$13,520.83)	96%

Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 230,000.00	\$ (20,000.00)	\$ 210,000.00	\$ 185,033.38	88%
510205	PERS	\$ 32,200.00		\$ 32,200.00	\$ 25,904.61	80%
510215	Medicare	\$ 3,335.00		\$ 3,335.00	\$ 2,602.59	78%
510225	Workers Compensation	\$ 2,530.00		\$ 2,530.00	\$ 1,274.45	50%
510305	Medical	\$ 42,100.00	\$ (9,000.00)	\$ 33,100.00	\$ 26,201.78	79%
510310	Dental Insurance	\$ 1,900.00		\$ 1,900.00	\$ 1,133.00	60%
510315	Vision Insurance	\$ 90.00		\$ 90.00	\$ 55.22	61%
510320	Life Insurance	\$ 130.00		\$ 130.00	\$ 102.12	79%
520115	Office Supplies	\$ 5,000.00	\$ 15,000.00	\$ 20,000.00	\$ 17,812.41	89%
520155	Subscription Fees	\$ 5,000.00		\$ 5,000.00	\$ 3,188.31	64%
530100	Contract Services	\$ 12,000.00		\$ 13,101.23	\$ 11,879.19	91%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 5,000.00		\$ 5,000.00	\$ 2,011.00	40%
530310	Auditing Services	\$ 4,000.00		\$ 4,000.00	\$ 2,050.00	51%
530650	Maintenance & Repair	\$ 15,000.00	\$ (8,000.00)	\$ 7,000.00	\$ -	0%
530702	Annual Dinner	\$ 4,000.00		\$ 4,000.00	\$ 2,511.82	63%
530800	Building	\$ 31,500.00		\$ 31,500.00	\$ 28,578.80	91%
540100	Equipment	\$ 2,500.00	\$ 24,500.00	\$ 27,000.00	\$ 22,411.80	83%
550100	Travel & Expense	\$ 7,500.00		\$ 7,500.00	\$ 4,994.88	67%
550305	Contingencies	\$ 10,000.00	\$ (2,500.00)	\$ 7,500.00	\$ 4,418.30	59%
	Estimated Total Expenditures	\$ 413,785.00		\$ 414,886.23	\$ 342,163.66	82%

STATEMENT:

Cash Balance January 1, 2022	\$ 469,036.62
Estimated Cash Balance December 31, 2022	\$ 410,824.58
Actual Cash On Hand December 31, 2022	
Estimated Total Revenue	\$ 382,429.13
Actual 2022 Revenue	\$ 368,908.30
Difference (+/Under)	\$ (13,520.83)
Estimated Adjusted Total Expenditures	\$ 414,886.23
Actual 2022 Expenditures	\$ 342,163.66
Difference (+/Under)	\$ 72,722.57

**CHP/LOG Projects
Award Dates: FY22 and FY23**

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	PROJECT TERMINI	SALE DATE	AWARD DATE	BEGIN CONSTRUCTION	END CONSTRUCTION	CONSTRUCTION COSTS	NOTE
Awarded Projects										
105901	LOG-SR540-0.10	Resurfacing	Mill the existing pavement and replace with asphalt concrete, place pavement markings, pavement repair, and RPM's. Urban paving project.	LOG-SR540-0.10-1.59	SOLD 6/17/2021	AWARD 6/24/2021	START 8/30/2021	END 8/18/2022	CONTRACT \$636,491	
107462	D07 CHIP FY22	Roadway Minor Rehab	Chip seal	CHP-SR29-2.68-10.08; CHP-SR55-11.65-15.05; CHP-SR56-0.00-5.32; AUG-SR116-1.20-7.20; SHE-SR706-0.00-5.14	SOLD 12/2/2021	AWARD 12/9/2021	START 4/18/2022	END 11/23/2022	CONTRACT \$1,438,802	
107442	CHP-161-0.00	Roadway Minor Rehab	AC overly with repairs	CHP-SR161-0.00-7.10	SOLD 12/16/2021	AWARD 12/23/2021	START 4/27/2022	7/31/2022	CONTRACT \$1,337,308	Open to traffic 10/4/2022
109333	CHP ODNR Kiser Lake State Park	Parks	ODNR project in Kiser Lake State Park for Culvert Lining	Kiser Lake State Park	SOLD 12/16/2021	AWARD 12/23/2021	START 4/25/2022	END 7/18/2022	CONTRACT \$44,802	
110591	LOG-Pave-FY2022	Roadway Minor Rehab	Resurface existing roadway with asphalt concrete. Curb ramps in DeGraff	LOG-SR508-0.00-1.29; LOG-SR274-11.02-12.24; LOG-SR235-4.76-6.08	SOLD 1/13/2022	AWARD 1/20/2022	START 4/7/2022	8/31/2022	CONTRACT \$1,349,420	Open to traffic 8/22/2022
109783	CHP-PAVE-FY22	Roadway Minor Rehab	Resurface the existing roadway with asphalt concrete (2.00")	CHP-US36-17.27-19.48; CHP-SR235-6.59-6.76; CHP-SR235-12.59-16.12; CHP-SR560-0.00-2.76	SOLD 1/27/2022	AWARD 2/3/2022	START 7/29/2022	9/30/2022	CONTRACT \$2,266,000	
103819	CHP-BH-FY22	Bridge Preservation	Bridge Repair	CHP-SR29-2.62 - SFN 110548; CHP-SR54-04.18 - SFN 1101323; CHP-SR187-2.55 - SFN 1102281	SOLD 2/17/2022	AWARD 2/25/2022	START 6/22/2022	9/30/2022	CONTRACT \$845,182	Open to traffic 10/3/2022
105411	CHP/SHE VAR/VAR	Bridge Preservation	Project to overlay various structures using hydrodemolition and various repairs to the substructure	CHP-SR29-2.64 - SFN 1100254; CHP-SR245-4.03 - SFN 1102435; CHP-SR560-5.41 - SFN 1103369; SHE-SR589-1.62 - SFN 7503210	SOLD 3/10/2022	AWARD 3/17/2022	START 5/17/2022	9/30/2022	CONTRACT \$1,241,410	Open to traffic 10/7/2022
99855	LOG SR 287/VAR 00.68/VAR	Bridge Preservation	Bridge Repair and Deck Overlays	LOG-SR287-0.69 - SFN 4602730; LOG-SR287-8.86 - SFN 4602889; LOG-SR292-16.26 - SFN 4603249; LOG-SR368-0.75 - SFN 4603486	SOLD 3/17/2022	AWARD 3/24/2022	START 6/1/2022	9/30/2022	CONTRACT \$1,291,159	Open to traffic 11/21/2022
110472	LOG-47/235-5.23/8.18	Safety	Construct a roundabout	Intersection of LOG-SR47 and LOG-SR235	SOLD 3/31/2022	AWARD 4/7/2022	START 4/29/2022	5/31/2023	CONTRACT \$2,624,762	Open to traffic 11/3/2022
113295	CHP-ODNR Kiser Lake State Park 2	Resurfacing	ODNR project in Kiser Lake State Park for resurfacing	Kiser Lake State Park	SOLD 3/31/2022	AWARD 4/7/2022	START 6/6/2022	END 7/7/2022	CONTRACT \$45,871	
104834	LOG-CR VAR PM FY2022	Safety	Upgrade existing pavement marking.	Various county routes in Logan County	SOLD 5/3/2022	AWARD 5/4/2022	9/12/2022	END 9/21/2022	CONTRACT \$219,012	
115616	CHP-CR67-0.00	Safety	Install centerline raised pavement markers for the entire length of Zimmerman Road and Storms Creek Road in Champaign County	CHP-CR67-0.00-3.70; CHP-CR85-0.00-2.85	SOLD 4/21/2022	AWARD 5/17/2022	9/19/2022	10/30/2022	CONTRACT \$21,989	
105345	LOG-347-3.63	Roadway Minor Rehab	AC overlay without repairs.	LOG-SR347-3.62-5.71	SOLD 5/12/2022	AWARD 5/20/2022	START 6/24/2022	8/15/2022	CONTRACT \$1,132,004	Open to traffic 10/3/2022
107482	CHP-55-0.23	Roadway Minor Rehab	AC Overlay with repairs, curb ramps	CHP-SR55-0.23-11.65	SOLD 5/26/2022	AWARD 6/3/2022	START 8/16/2022	10/15/2022	CONTRACT \$2,927,800	Open to traffic 11/23/2022
101155	LOG 33 25.60	Roadway Minor Rehab	Mill and fill with AC and perform pavement repairs.	LOG-US33-25.60-29.65	SOLD 6/30/2022	AWARD 7/8/2022	START 9/8/2022	5/31/2023	CONTRACT \$5,045,311	Open to traffic 11/17/2022
108377	LOG US 68 7.22	Roadway Minor Rehab	Mill and Fill with AC in the City of Bellefontaine. Urban Paving Program	Pine Street (SLM 7.22) to Auburn Road (SLM 8.10)	SOLD 7/14/2022	AWARD 7/21/2022	START 10/11/2022	10/15/2022	CONTRACT \$816,119	Open to traffic 12/5/2022
108874	CHP US 68 5.36	Roadway Minor Rehab	Mill and fill with superpave asphalt in City of Urbana. Urban Paving Program	0.07 mile S of Pearce Pl (SLM 5.36 to Washington Ave (SLM 6.93) The roundabout at USR 36/68 will be omitted (SLM 6.57-6.70)	SOLD 7/28/2022	AWARD 8/4/2022	START 9/16/2022	10/15/2022	CONTRACT \$925,871	Open to traffic 10/20/2022
108096	D07-BH-FY23	Bridge Preservation	Seal joint seams on various culvert type bridges	CHP-SR559-6.603 - SFN 1102893; CHP-SR559-10.514 - SFN 1103040; CHP-SR559-11.024 - SFN 1103067; LOG-SR235-23.565 - SFN 4602156; other various in MER, MIA SHE	SOLD 8/25/2022	AWARD 9/1/2022	START 10/11/2022	12/31/2022	CONTRACT \$123,950	66% under estimate
113608	LOG-68-0.52	Pedestrian Facilities	Installation of new pedestrian crosswalks - radar speed sign at two locations within the Village of West Liberty.	LOG-US-68-0.520-0.979	SOLD 11/3/2022	AWARD 11/10/2022	6/1/2023	8/15/2023	CONTRACT \$142,895	23.1% over estimate
105229	D07 CHIP FY23 (A)	Pavement Maintenance	Chip Seal	CHP-SR560-2.76-9.94; CHP-SR245-10.74-17.06; CHP-SR559-7.89-11.38; LOG-SR47-16.72-19.81; LOG-SR245-5.13-5.83; LOG-SR720-0.00-5.34; various AUG	SOLD 11/17/2022	11/28/2022		9/30/2023	CONTRACT \$1,574,751	5.5% over estimate

**CHP/LOG Projects
Award Dates: FY22 and FY23**

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	PROJECT TERMINI	SALE DATE	AWARD DATE	BEGIN CONSTRUCTION	END CONSTRUCTION	CONSTRUCTION COSTS	NOTE
Projects in Development										
113074	D07-PAVE-FY22	Pavement Maintenance	Concrete repair on various roadways and concrete patching of 4 structures	CHP-US68-0.00-1.27; CHP-US68-15.04-15.18; LOG-US33-21.50-25.58; CHP-US68-0.65R - SFN 1101803; CHP-US68-0.66L - SFN 1101773; CHP-US68-1.18R - SFN 1101846; CHP-US68-1.20L - SFN 1101838	12/15/2022	12/26/2022	4/1/2023	9/1/2023	\$1,981,966	No bids 3/17/22 letting. No bids 6/30/22 letting.
105403	D07 BP FY23	Bridge / Culvert Maintenance	Paint the structural steel on various bridges throughout the district.	LOG-US68-0.40 - SFN 4601440; various AUG and SHE	1/12/2023	1/23/2023	5/15/2023	9/30/2023	\$1,165,000	
113894	LOG-SR287/SR347-11.00/0.00	Roadway Minor Rehab	Resurfacing	LOG-SR287-11.00-12.63; LOG-SR 347-0.00-2.37	2/23/2023	3/6/2023		9/30/2023	\$1,711,526	
115979	LOG-CR18 Profile Improvements	Safety	Improve roadway safety by performing profile improvements to increase the line of sight for mainline and approaching vehicles	LOG-CR18 at TR216, TR200, and CR200	2/23/2023	3/23/2023	4/1/2023	8/1/2023	\$127,642	
115980	LOG-TR179-0.85	Safety	Widen TR179 in Logan County, Jefferson Township by 2' to improve roadway safety	LOG-TR179-0.85-1.80	2/23/2023	3/23/2023	4/1/2023	8/1/2023	\$121,281	
114562	LOG-SR235/SR706-0.00/0.00	Roadway Minor Rehab	Resurfacing	LOG-SR235-0.00-4.73; LOG-SR706-0.00-2.29	3/9/2023	3/20/2023	4/1/2023	7/1/2023	\$2,738,710	
102999	LOG-US33/SR47/SR235-VAR	Roadway Minor Rehab	Resurfacing	LOG-US33-0.00-1.97; LOG-SR47-5.31-11.69; LOG-SR235-6.17-8.10; LOG-SR235-13.89-17.48; LOG-SR540-1.67-2.41	4/13/2023	4/24/2023		9/30/2023	\$5,060,815	Reconfiguring westbound SR540 lane striping at city request
108875	CHP US 36 14.04	Roadway Minor Rehab	Mill and fill with AC. Urban Paving Program	West corp limit (SLM 14.04) to Walnut St. (SLM 14.88)	4/13/2023	4/24/2023		7/31/2023	\$360,000	
112019	CHP-S. High Street	Roadway Improvement (Safety)	Improvement to the existing street via roadway, drainage, pedestrian and bicycle infrastructure additions or alterations. Traffic calming elements are also proposed.	South High Street in City of Urbana	5/1/2023	5/31/2023		10/31/2024	\$5,245,558	



Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Director's Report –December 8, 2022

Brad's Activities:

11/17	LUC Annual Meeting
11/30	Coffee with Administrators Subdivision Discussion with City of Urbana (C)
12/1	Union Co (U) Township Association meeting
12/2	Miami Valley Planning & Zoning Workshop (training)
12/5	Logan Co (L) - Champaign Co (C) TAC meeting Logan Co (L) - Champaign Co (C) Long Range Plan Steering Committee meeting Logan Co (L) Training: Permitting Coordination & Agency Requirements
12/6	Union Co (U) Department Head meeting Liberty Twp (U) Zoning Commission-BZA meeting
12/7	Attending Champaign Co (C) Community Collaboration meeting
Ongoing	Office Updates: Open storage moved. Staff space created. Conference space moved. Painting to wrap-up week of 12/5.
Ongoing	Logan Co (L) Village Code Update: Village of Zanesfield ~75% complete
Ongoing	Union Co (U) Comprehensive Plan: Survey is live at https://www.surveymonkey.com/r/UCCompPlan

Aaron's Activities:

11/2	Champaign Co (C) Community Meeting
11/2	Meet with Vlg of West Liberty (L)
11/2	Vlg of St. Paris (C) Planning Commission mtg
11/14	Salem Twp (C) Zoning Commission mtg
11/14	Perry Twp (L) Trustee Public Hearing
11/15	Union Co Parks & Trails Working Group
11/15	Union Twp (L) Zoning Commission mtg
11/16	Bokescreek Twp (L) Trustee Public Hearing
11/17	LUC Annual Meeting
11/21	Salem Twp (C) Zoning Commission mtg
11/22	Meet with Rushcreek Twp (L) Zoning Inspector
11/23	Take (and pass my AICP exam)
12/2	Miami Valley Planning and Zoning Workshop
12/5	Logan Co (L) Training: Permitting Coordination and Agency requirements
12/7	Champaign Co (C) Community Meeting
Ongoing	Union Co (U) Cardinal Trail; Signs Model Zoning Text
Mapping	Richland Twp (L) Zoning Map, Vlg of Rushsylvania (L) Zoning Map, Vlg of Zanesfield (L) Zoning Map
Zoning	Vlg of DeGraff (L), Vlg of Quincy (L), Vlg of West Liberty (L), Jefferson Twp (L), Lake Twp (L), Monroe Twp (L),
Support/ Assisting	Perry Twp (L), Pleasant Twp (L), Vlg of Richwood (U), Claibourne Twp (U), Darby Twp (U), Leesburg Twp (U), Liberty Twp (U), Paris Twp (U), Taylor Twp (U), Union Twp (U), Washington Twp (U), Vlg of St. Paris (C), Rush Twp (C),
Jurisdictions	Salem Twp (C), Urbana Twp (C), Wayne Twp (C)

Gram's Activities:

11/17	LUC Annual Meeting
12/2	Miami Valley Planning and Zoning Workshop
12/5	Logan Co (L) Zoning Inspector Training
12/6	Liberty Twp (U) Zoning Commission Meeting
Mapping	Union Co (U)

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Zoning Support/Assisting Jurisdictions	Allen Twp (U), Darby Twp (U), Jerome Twp (U), Liberty Twp (U), Union Co (U), Union Twp (U)
Ongoing	Union Co (U) Comprehensive Plan: Delivering Survey Packets + Existing Conditions Mapping

Heather's Activities:

11/16	North Lewisburg CDBG project Pre-Construction Conference
11/17	LUC Annual Dinner
12/2	Miami Valley Planning and Zoning Workshop
12/5	Tac Meeting
	Long Range Plan Steering Committee
12/7	Champaign County Community Meeting
Completed	4 th Quarter Fair Housing
Completed	2023 per capita invoice mailing
Ongoing	Logan County Land Bank & Demolition grant activities
Ongoing	CDBG – North Lewisburg project
Ongoing	CDBG Monitoring - PY19

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Executive Committee Meeting Minutes
Thursday, December 8, 2022

President Tyler Bumbalough called the meeting to order at 1:15 pm.

Roll Call – Brad Bodenmiller

Members present: David Henry for Paul Benedetti, Brad Bodenmiller, Tyler Bumbalough, Doug Crabill for Preston Carter, Tim Cassady, Brian Davidson, Wes Dodds, Todd Freyhof, Todd Garrett, Ashley Gaver, Kyle Hoyng, Dennis Kauffman, Beau Michael, Spencer Mitchell, Tammy Noble, Jeremy Davis for Tim Notestine, Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, and Ben Vollrath.

Members absent: John Brose, Scott Coleman, Steve McCall, Jeff Rea, Steve Robinson, Ryan Shoffstall, George Showalter, and Jason Willis.

Guests present: Justin Wollenberg, Terrain Evolution; Bart Barok, Sox Realty; Carmen Scott; Judy Christian, York Township; Jay McIntire, Encore Living; Representative from Choice One Engineering; Aaron Smith, Gram Dick, and Heather Martin of LUC Regional Planning Commission.

Minutes – Wes Dodds moved a motion to approve the minutes from the November 10, 2022, meeting as written, and Tim Cassady seconded. All in favor.

Minutes – Doug Crabill moved a motion to approve the minutes from the November 17, 2022, Annual Meeting, meeting as written, and Todd Freyhof seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for November. Ben Vollrath moved a motion to accept the Financial Report and Todd Garrett seconded. All in favor.

ODOT Reports:

ODOT Reports are available on LUC's website. Brian Davidson reported for ODOT District 6. Scott Schmid provided an update for ODOT District 7.

RTPO Report

1. Tyler Bumbalough reported on activities relating to the RTPO program.

New Business:

1. Review of Glacier Pointe Section 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Todd Freyhof moved a motion to accept the recommendation of approval with conditions of the Glacier Pointe Section 3 Final Plat and Spencer Mitchell seconded. All in favor.
- 2. Review of GPN-11 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Tim Cassady moved a motion to accept the recommendation of approval with conditions of the GPN-11 Preliminary Plat Extension and Doug Crabill seconded. All in favor.
- 3. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Brad Bodenmiller and Gram Dick
 - Ben Vollrath asked about the Township’s opinion.
 - Brad Bodenmiller provided information regarding the zoning amendment process. The Township Zoning Commission provides a recommendation later in the process. Brad cannot speak for the Township. He has provided a review of Township planning documents.
 - Doug Crabill – How does the Crossroads Plan interact with the other planning documents. Brad Bodenmiller provided information regarding this.
 - Doug Crabill asked if the Township approved this as a planning document.
 - Brad Bodenmiller believed it was approved with caveats but doesn’t have the resolution in front of him.
 - Bart Barok provided information to the committee on the development and how he feels it’s appropriate. He explained he’s worked with Wezlynn Davis and Eric Snowden from the Township on this development. Bart is working with the City of Marysville to help with improvements. He realizes that traffic is an issue and is willing to work on improvements.
 - Ashley Gaver asked Brad to provide further clarification from the 2008 Comprehensive Plan and he did so.
 - Ben Vollrath moved a motion to recommend approval of the parcel amendment and Doug Crabill seconded. The motion did not pass.
 - Todd Freyhof moved a motion to recommend denial of the parcel amendment and Tim Cassady seconded. The motion passed after a roll call vote with 9 people voting to recommend denial and 8 people voting against the motion.
 - David Henry for Paul Benedetti – no
 - Brad Bodenmiller – yes
 - Tyler Bumbalough – abstaining as chair
 - Doug Crabill for Preston Carter – no
 - Tim Cassady – yes
 - Brian Davidson – ex-officio without vote
 - Wes Dodds – no
 - Todd Freyhof – yes

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Todd Garrett – yes
 - Ashley Gaver – no
 - Kyle Hoyng – no
 - Dennis Kauffman – yes
 - Beau Michael – no
 - Spencer Mitchell – yes
 - Tammy Noble – yes
 - Jeremy Davis – no
 - Scott Schmid – ex-officio without vote
 - Ryan Smith – yes
 - Luke Sutton – yes
 - Ben Vollrath – no
4. Review of Salem Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
- Beau Michael moved a motion to accept the recommendation of approval with modifications of the Salem Township Zoning Text Amendment with staff recommendations and Ryan Smith seconded. All in favor.
5. Review of Union Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
- David Henry moved a motion to accept the recommendation of approval with modifications of the Union Township Zoning Text Amendment with staff recommendations and Wes Dodds seconded. All in favor.

Director's Report

Comments from Individuals:

Adjourn – Dennis Kauffman moved a motion to adjourn the LUC Executive Committee Meeting at 2:28 pm and Todd Freyhof seconded. All in favor.

Next Scheduled Meeting: Thursday, January 12, 2022, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty OH 43319.

President

Secretary

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com