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**Re: Subdivision Reviews - September 2026**

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**From** Luke Sutton <lsutton@unioncountyohio.gov>

**Date** Thu 9/3/2026 2:35 PM

**To** Brad Bodenmiller <bradbodenmiller@lucplanning.com>

See below.

Luke Sutton, PE  
Union County Engineer  
233 West Sixth Street  
Marysville, OH 43040  
Ph: (937) 645-3168  
[lsutton@unioncountyohio.gov](mailto:lsutton@unioncountyohio.gov)



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**From:** Brad Bodenmiller <bradbodenmiller@lucplanning.com>

**Sent:** Monday, August 31, 2026 7:03 PM

**To:** Luke Sutton <lsutton@unioncountyohio.gov>

**Subject:** Subdivision Reviews - September 2026

Luke,

In this email, I have listed each subdivision we are reviewing this month. Would you please copy/paste this list and provide responses in bold/red? Thanks in advance, and I hope this saves you some hassle!

**Avondale - Final Plat**

- You confirmed that the Construction Drawings are approved (08-20-26 email). Thanks! Yes, they are approved.
- Was the bond approved by the Prosecutor's Office and Board of County Commissioners? No
- Any additional comments? No

**Del Webb - Maygrass (AKA Jerome), Phase 2 - Final Plat**

- You confirmed that the Construction Drawings are approved (08-20-26 email). Thanks! Yes, they are approved
- Was the bond approved by the Prosecutor's Office and Board of County Commissioners? Yes
- Any additional comments? There is a missing DM easement along New California (Brock) at station 28+00 for structures 164-165.

**Eversole Run Neighborhood, Section 10 (ERN-10) - Final Plat**

- Are the Construction Drawings approved? Yes
- Was the bond approved by the Prosecutor's Office and Board of County Commissioners? It is in for review/approval
- Any additional comments? No

**Jerome Professional Park, Phase 2 - Amended Preliminary Plat**

- Is the layout and design of the lots, streets, and other improvements approved? Yes
- You confirmed that the variances are approved (10-07-24 email). Thanks! Yes
- Any additional comments? No

**Jerome Professional Park, Phase 2 - Final Plat**

- You confirmed that the Construction Drawings are approved (07-02-26 email). Thanks! Yes
- You reported the construction has been complete for about a year, so no bond or surety was required. Correct
- At this point, we are waiting on the Amended Preliminary Plat to be approved, moving the private right-of-way (access easement) before we can act on the Final Plat.
- Any additional comments? No

**Starkey Industrial Project - Preliminary Plat Extension**

- Any additional comments? No

**Thomas Industrial Project - Preliminary Plat Extension**

- Any additional comments? No

**Bradley Bodenmiller**

**Director | LUC Regional Planning Commission**

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | [www.lucplanning.com](http://www.lucplanning.com)