



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Executive Committee Meeting Agenda Thursday, September 10, 2026, 1:15 pm

Call to Order – Mike Yoder, President

Roll Call – Brad Bodenmiller

Action on Minutes of August 13, 2026

Financial Report – Todd Freyhof, Treasurer

ODOT Reports

RTPO Report – Tyler Bumbalough

1. FY26 Planning Work Program Completion Report
2. STIP Rural Consultation Meeting

New Business:

1. Review of Avondale Final Plat (Union County) – Staff Report by Brad Bodenmiller
2. Review of Del Webb - Maygrass AKA Jerome Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
3. Review of ERN-10 Final Plat (Union County) – Staff Report by Brad Bodenmiller
4. Review of Jerome Professional Park Phase 2 Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
5. Review of Jerome Professional Park Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
6. Review of Park Model Paradise at the Lake Preliminary Plat (Logan County) – Staff Report by Brad Bodenmiller
7. Review of Starkey Industrial Project Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
8. Review of Thomas Industrial Project Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
9. Review of Bokescreek Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
10. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Joseph Grove
11. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
12. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
13. Review of Pleasant Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
14. Review of Zane Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
15. Annual Dinner – Casey Tuck

Director's Report

Comments from Individuals

Adjourn

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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

LUC Regional Planning Commission Treasurer's Report

Beginning Balance on August 1, 2026

\$ 785,750.33

Receipts

Champaign County	TIRC Administration	\$ 2,550.00
Terrain Evolution	JPP Amended Preliminary Plat	\$ 665.00
Terrain Evolution	ERN-10 Final Plat	\$ 3,915.00
urban	Starkey Industrial Preliminary Plat Extension	\$ 300.00
urban	Thomas Industrial Preliminary Plat Extension	\$ 300.00
Memmer	Avondale Final Plat	\$ 5,013.18
PulteGroup	Del Webb Final Plat	\$ 7,750.00
Kody Newland	Park Model Paradise at the Lake Preliminary	\$ 44,150.00
Jefferson Township	Zoning Maps	\$ 40.00
McArthur Township	2026 per capita	\$ 1,449.70
LCTA	Picnic Reimbursement	\$ 17.00
Union County	Interest	\$ 2,375.23

Total Receipts

\$ 68,525.11

Total Cash on Hand

\$ 854,275.44

Expenditures

Employee Salaries	3 Pay Periods	\$ 25,625.61
PERS	3 Pay Periods	\$ 3,587.58
Medicare	3 Pay Periods	\$ 357.24
Worker's Compensation	3 Pay Periods	\$ 152.74
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	\$ 265.25
Key Blue Prints	Copier Maintenance	\$ 366.72
Richwood Bank	Malwarebytes Subscription	\$ 129.99
Wesley Easton	Water delivery	\$ 15.50
TRC	per Lease agreement	\$ 3,525.03
Brad Bodenmiller	Mileage: January - May	\$ 1,605.89
Aaron Smith	Mileage: June/July	\$ 459.78
Heather Martin	Mileage: July	\$ 31.16
Casey Tuck	Mileage: July	\$ 69.92
Joseph Grove	Mileage: July	\$ 25.84
USPS	Postage	\$ 710.00
Richwood Bank	Miscellaneous Expenses	\$ 248.20

Total Expenditures

\$ 43,005.38

Balance on Hand as of August 31, 2026

\$ 811,270.06

Respectfully Submitted,


Todd Freyhof, Treasurer



2026 Final Budget Summary

as of August 31, 2026

Revenues

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 307,346.94	\$ 317,189.80	\$9,842.86	103%
450105	Grants	\$ 37,025.00	\$ 7,750.00	(\$29,275.00)	21%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 116,178.02	\$ 102,195.98	(\$13,982.04)	88%
420121	Subdivision Plats	\$ 80,000.00	\$ 100,412.48	\$20,412.48	126%
420122	Mapping	\$ 200.00	\$ 100.00	(\$100.00)	50%
470101	Interest	\$ 8,000.00	\$ 18,919.13	\$10,919.13	236%
480108	Annual Dinner	\$ 2,950.00	\$ 60.00	(\$2,890.00)	2%
480111	Refund	\$ -	\$ 241.62	\$241.62	
	Estimated Total Revenue	\$ 551,699.96	\$ 546,869.01	(\$4,830.95)	99.1%

Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 333,000.00	\$ 13,000.00	\$ 346,000.00	\$ 231,910.43	67%
510205	PERS	\$ 46,620.00	\$ 1,900.00	\$ 48,520.00	\$ 32,467.44	67%
510215	Medicare	\$ 4,828.50	\$ 200.00	\$ 5,028.50	\$ 3,248.03	65%
510225	Workers Compensation	\$ 1,798.20	\$ 100.00	\$ 1,898.20	\$ 1,388.76	73%
510305	Medical	\$ 65,500.00	\$ 2,000.00	\$ 67,500.00	\$ 44,942.24	67%
510310	Dental Insurance	\$ 2,000.00		\$ 2,000.00	\$ 1,278.08	64%
510315	Vision Insurance	\$ 100.00		\$ 100.00	\$ 62.24	62%
510320	Life Insurance	\$ 600.00		\$ 600.00	\$ 348.88	58%
520115	Office Supplies	\$ 6,000.00		\$ 7,690.00	\$ 4,940.62	64%
520155	Subscription Fees	\$ 3,600.00		\$ 3,600.00	\$ 2,813.58	78%
520160	Membership & Dues	\$ 6,000.00		\$ 6,000.00	\$ 4,861.25	81%
530100	Contract Services	\$ 13,500.00		\$ 16,840.00	\$ 5,981.51	36%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 3,500.00		\$ 3,500.00	\$ 1,603.00	46%
530310	Auditing Services	\$ 5,000.00		\$ 5,000.00	\$ 2,226.00	0%
530650	Maintenance & Repair	\$ 20,000.00	\$ (17,200.00)	\$ 2,800.00	\$ -	0%
530702	Annual Dinner	\$ 4,000.00		\$ 4,000.00	\$ -	0%
530800	Building	\$ 42,345.36		\$ 42,345.36	\$ 28,248.14	67%
540100	Equipment	\$ 5,000.00		\$ 5,000.00	\$ 1,780.90	36%
550100	Travel & Expense	\$ 17,000.00		\$ 18,676.00	\$ 6,920.77	37%
550305	Contingencies	\$ 8,000.00		\$ 8,623.42	\$ 6,171.01	72%
	Estimated Total Expenditures	\$ 588,392.06		\$ 595,721.48	\$ 381,192.88	64%

STATEMENT:

Cash Balance January 1, 2026	\$ 645,593.93
Estimated Cash Balance December 31, 2026	\$ 585,656.38
Actual Cash On Hand December 31, 2026	
Estimated Total Revenue	\$ 551,699.96
Actual 2026 Revenue	\$ 546,869.01
Difference (+/Under)	\$ (4,830.95)
Estimated Adjusted Total Expenditures	\$ 595,721.48
Actual 2026 Expenditures	\$ 381,192.88
Difference (+/Under)	\$ 214,528.60

Memorandum

To: LUC Executive Committee

From: Louis Agresta
TCC Transportation Director

Phone 937-521-2134
lagresta@clarkcountyohio.gov

Re: RTPO Planning Report

Date: September 1, 2026

The following are items for discussion at the September 10, 2026 LUC Executive Committee Meeting.

FY2026 Planning Work Program Completion Report

The Planning Work Program Completion Report is an ODOT requirement for the RTPO. It documents the transportation planning activities that took place during the recently completed fiscal year. The report also shows how much money was budgeted and spent over FY2026 and whether or not any work elements were delayed. Once approved by the LUC Executive Committee, staff will submit the Completion Report to ODOT for review. A copy of the report can be viewed by visiting the LUC website.

Staff requests acceptance of the FY2026 Completion Report via approval of the accompanying resolution.

STIP Rural Consultation Update

The Statewide Transportation Improvement Program (STIP) Rural Consultation provides an opportunity for ODOT and rural local officials to discuss their current transportation plans and transportation improvement needs for the 2028-2031 STIP development period. The STIP Rural Consultation meeting will be held Monday, September 14, 2026 at 10:30 am. The meeting will be at the Village of West Liberty in the upstairs meeting area. Meeting attendees should include County Engineers, County Commissioners, City and Village Mayors and Councils, Transportation Planners, Township Trustees, and Public Transit Operators.

Other

Upcoming TAC meeting dates are September 14 and December 7. All meetings will begin at 9:30 AM and are held at the Village of West Liberty Offices.

FY 2027 Budget Status (As of 8-31-2026)

<i>Work Elements</i>	<i>Total Budget</i>	<i>Balance</i>	<i>Percent Expended</i>	<i>Monthly Expense</i>	<i>YTD Expenses</i>
625.1 RTPO Planning	\$ 107,688.00	\$ 103,247.57	4%	\$ 2,543.72	\$ 4,440.43
625.11 RTPO Planning (fy26)	\$ 52,300.00	\$ 45,755.71	13%	\$ 6,544.29	\$ 6,544.29



A RESOLUTION
OF THE LOGAN-UNION-CHAMPAIGN-REGIONAL PLANNING COMMISSION ACCEPTING
THE STATE FISCAL YEAR 2026 PLANNING WORK PROGRAM COMPLETION REPORT FOR
LOGAN AND CHAMPAIGN COUNTIES

WHEREAS, the Logan-Union-Champaign Regional Planning Commission (LUC) is designated as the Regional Transportation Planning Organization (RTPO) for Logan and Champaign Counties by the Governor of the State of Ohio, acting through the Ohio Department of Transportation (ODOT), and in cooperation with locally elected officials in the area pursuant to Agreement #41614 between ODOT and LUC; and

WHEREAS, LUC has the authority and responsibility for the direction, coordination, and administration of the area-wide transportation planning process in accordance with federal laws; and

WHEREAS, the Planning Work Program establishes the methodologies and budget to implement the area-wide transportation planning process and program activities for each fiscal year; and

WHEREAS, the SFY 2026 Planning Work Program Completion Report includes a narrative description and financial expenditure summary for each work element in the ODOT approved SFY 2026 Planning Work Program and budget; and

WHEREAS, LUC has reviewed the Completion Report and finds it consistent with the work and budget of the approved SFY 2026 Planning Work Program.

BE IT THEREFORE RESOLVED:

That the members of the LUC Executive Committee hereby accept the State Fiscal Year 2026 Planning Work Program Completion Report.

BY ACTION OF THE LUC EXECUTIVE COMMITTEE

Mike Yoder
President, LUC Executive Committee

Bradley Bodenmiller
Secretary, LUC Executive Committee

Date



LUC Regional Planning Commission

FY26 PLANNING WORK PROGRAM

Completion Report

SEPTEMBER 2026

Work Element 601.1 - Short Range Planning

Budget	\$15,646.00	Funding Source
Expenditures	\$13,012.10	SPR – ODOT - Local
Budget Balance	\$2,633.90	
% Expended	83%	
% Work Completed	100%	

End Products

Title VI Plan Self Assessment	Delivered 3/26
FY2026 Planning Work Program	Delivered 5/26

Work Summary

Staff coordinated with project stakeholders on the City of Bellefontaine Sign Inventory Study (See work element 601.2 and 601.21). This study inventoried signage (approximately 1,750 signs) within the public road right of way in the City of Bellefontaine. The inventory was put into a GIS database and collected the following data: GPS coordinates, adjacent street address for location verification, MUTCD code, sign type, installation date, sign condition, post type, photos, and sign size. The inventory will allow the City of Bellefontaine to prioritize maintenance needs moving forward.

Staff began work on the Indian Lake Area Trail Feasibility Study. The purpose of the study is to improve the existing multi-use trail network in the Indian Lake region. The study is particularly interested in connecting the existing main trail to Indian Lake State Park to the north and the existing trail at Mary Rudolph Nature Area in Russels Point. There is also a need to improve connections from population clusters and the communities of Lakeview and Russels Point along the waterfront. Although the study started in FY26, it will not be complete until FY27 (fall of 2027).

Staff coordinated and participated in Technical Advisory Committee meetings to prioritize and review planning activities. The committee met four times during this period. Staff prepared various exhibits for submittal to ODOT and the LUC Executive Committee reflecting these priorities.

Delays or Problems Encountered

None

Work Element 601.2 – General Planning Services

Budget	\$55,000.00	Funding Source
Expenditures	\$18,605.98	SPR – ODOT - Local
Budget Balance	\$36,394.02	
% Expended	34%	
% Work Completed	100%	

Work Element 601.21 - General Planning Services

Budget	\$35,000.00	Funding Source
Expenditures	\$33,399.68	SPR – ODOT - Local
Budget Balance	\$1,600.32	<i>FY2025 Carry Forward</i>
% Expended	95%	
% Work Completed	100%	

End Products

City of Bellefontaine Sign Inventory Study	Delivered 12/25
Indian Lake Area Trail Feasibility Study	To Be Delivered in FY27

Work Summary

This work element tracks expenditures for a general services consultant contract and its associated task orders. A summary of each task order follows.

City of Bellefontaine Sign Inventory Study

This study inventoried signage (approximately 1,750 signs) within the public road right of way in the City of Bellefontaine. The inventory was put into a GIS database and collected the following data: GPS coordinates, adjacent street address for location verification, MUTCD code, sign type, installation date, sign condition, post type, photos, and sign size. The inventory will allow the City of Bellefontaine to prioritize maintenance needs moving forward.

Indian Lake Area Trail Feasibility Study

The purpose of the study is to improve the existing multi-use trail network in the Indian Lake region. The study is particularly interested in connecting the existing main trail to Indian Lake State Park to the north and the existing trail at Mary Rudolph Nature Area in Russels Point. There is also a need to improve connections from population clusters and the communities of Lakeview and Russels Point along the waterfront. Although a substantial amount of the work was completed in FY26, the final product will not be done until FY27.

Delays or Problems Encountered

None

Work Element 602.1 – Transportation Improvement Program

Budget	\$17,087.00	Funding Source
Expenditures	\$9,237.14	SPR – ODOT – Local
Budget Balance	\$7,849.86	
% Expended	54%	
% Work Completed	100%	

End Products

Project Review at TAC meetings	(Quarterly)
Project Sponsor Assistance	(As needed)
FY2026-2029 RTIP Maintenance	(As needed)
FY2026-2029 RTIP Application Solicitation	(2/26)

Work Summary

Staff continued to support local jurisdictions in Champaign and Logan counties with the RTIP process. Staff worked with ODOT and local project sponsors to develop and advance projects funded with LUC Capital Program dollars towards construction

Project review meetings were held in conjunction with LUC's Technical Committee which met four times during this period. Projects were reviewed to ensure compliance with schedules to determine if additional actions were required.

Additional RTIP applications for the FY2026-FY2029 RTIP were solicited for in October, 2025. Staff scored the applications, held a two week public involvement period for the projects, and prepared the amendment to officially include the projects in the RTIP. The LUC Executive Committee approved the RTIP amendment at their February, 2026 meeting.

Delays or Problems Encountered

None

Work Element 605.1 – Surveillance

Budget	\$16,882.00	Funding Source
Expenditures	\$13,671.18	SPR – ODOT – Local
Budget Balance	\$3,210.82	
% Expended	81%	
% Work Completed	100%	

End Products

Maintain Highway and Transit Networks	(Ongoing)
Various data file and exhibit updates	(Ongoing)
Collection of Traffic Counts	(Ongoing)

Work Summary

Staff collected spot traffic counts utilizing video detection equipment and online processing.

Staff compiled and geocoded traffic data from various sources, including TIMS, into shapefiles for various projects.

Staff participated in analysis activities to identify safety issues in the RTPPO.

Delays or Problems Encountered

None

Work Element 610.1 – Long Range Planning

Budget	\$1,220.50	Funding Source
Expenditures	\$0.00	SPR – ODOT – Local
Budget Balance	\$1,220.50	
% Expended	0%	
% Work Completed	100%	

End Products

Assistance in Logan and Champaign Counties Comprehensive Land Use Planning	(Ongoing)
Implementation of 2050 Transportation Plan	(Ongoing)

Work Summary

Staff works on an as needed basis to maintain and implement the 2050 Transportation Plan. There was not any work under this work element during FY26.

Delays or Problems Encountered

None

Work Element 674.1 – Coordinated Transportation Planning

Budget	\$1,220.50	Funding Source
Expenditures	\$700.67	SPR – ODOT – Local
Budget Balance	\$519.83	
% Expended	57%	
% Work Completed	100%	

End Products

Transportation Providers Roundtable Meetings (As Needed)

Work Summary

Staff facilitated quarterly roundtable meetings of transportation providers within Logan and Champaign Counties.

Delays or Problems Encountered

None

Work Element 697.1 – Public Involvement

Budget	\$632.00	Funding Source
Expenditures	\$122.97	SPR – ODOT – Local
Budget Balance	\$509.03	
% Expended	19%	
% Work Completed	100%	

End Products

Information for Website	(Ongoing)
Public Involvement Activities	(As needed)

Work Summary

Transportation plans and documents were provided to LUC staff for publication on the LUC website.

Delays or Problems Encountered

None



Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Director's Report – September 10, 2026

Brad's Activities:	
8/14	US33 Corridor Group meeting
8/17	Met with Logan Co (L) Sewer District SR161 Corridor Planner Group meeting
8/17	Dover Twp (U) Board of Trustees hearing
8/18	Logan Co (L) – Champaign Co (C) RTPO: Met with ODOT Central Office Met with Logan Co (L) Board of County Commissioners Met with subdivider's firm RE: Park Model Paradise at the Lake – Preliminary Plat Paris Twp (U) Zoning Commission meeting
8/19	Met with Simon Kenton Pathfinders RE: bike traffic counts Logan Co (L) Board of Trustees + Zoning Commission training
8/20	APA Legislative Committee meeting
8/24	Ohio Association of Regional Councils (OARC) meeting Allen Twp (U) Board of Trustees public hearing
8/25	Met with Jerome Twp (U) + special legal counsel RE: zoning amendment Supervisor training
8/27	Indian Lake Trail Study meeting with Lima-Allen County MPO, WORPO RTPO, and Auglaize Co (A) Engineer Zane Twp (L) Zoning Commission hearing
9/1	Union Co (U) Department Head meeting Met with City of Marysville (U) City Manager Met with Darby Twp (U) Zoning Inspector RE: Avondale – Final Plat McArthur Twp (L) Board of Trustees meeting
9/2	SR161 Thoroughfare Plan meeting Met with Logan Co (L) reviewing agencies RE: Park Model Paradise at the Lake – Preliminary Plat Champaign Co (C) Township Association meeting
9/8	Logan Co (L) – Champaign Co (C) RTPO: Champaign Co (C) Local Road Safety Plan meeting
9/9	Staff Performance Evaluations (2)
Ongoing	Model Text: Adult Entertainment, Agritourism (Update) , Adult Use Cannabis , Animals + Fowl/Poultry, Data Centers,; Depth:Width Ratio (In-Progress), Drainage, Fences/Walls , Public Notices, Short-Term Rentals (In-Progress), Signs
Ongoing	Logan Co (L) Comprehensive Plan: Finalizing contract to begin update.
Aaron's Activities:	
8/14	Richland Twp (L) Trustee public hearing
8/17	Miami Twp (L) Trustee public hearing
8/18	Millcreek Twp (U) Zoning Commission meeting
8/19	Logan County (L) Zoning Commission and Trustee training
8/27	Webinar: Understanding the Floodplain Mapping Process Zane Twp (L) Zoning Commission public hearing
8/31	Washington Twp (L) Zoning Commission public hearing
9/1	Mad River Twp (C) Zoning Commission public hearing
9/2	Met with Logan Co (L) reviewing agencies RE: Park Model Paradise at the Lake – Preliminary Plat
9/9	Performance Evaluation Urbana Twp (C) Zoning Commission Public Hearing
Ongoing	Model Text: Adult Entertainment, Animals + Fowl/Poultry, Depth:Width Ratio, Manufactured/Mobile Homes, Short-Term Rentals, Signs

10820 St. Rt. 347, PO Box 219

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Mapping	Vlg of St. Paris (C) Zoning Map; Logan County (L) Land Trust mapping; Logan County Land Bank (L) mapping;; Champaign Co (C) tax incentive mapping;
Zoning	City of Bellefontaine (L); Vlg of Quincy (L); Vlg of West Liberty (L); Bokescreek Twp (L); Harrison Twp (L); Jefferson Twp (L); Zane Twp (L); Lake Twp (L); Liberty Twp (L); Miami Twp (L); Monroe Twp (L); Perry Twp (L); Richland Twp (L); Rushcreek Twp (L); Stokes Twp (L); Millcreek Twp (U); Vlg of Woodstock (C); Jackson Twp (C); Johnson Twp (C); Mad River Twp (C); Salem Twp (C); Urbana Twp (C); Wayne Twp (C);

Heather's Activities:

8/18	LUC-ODOT Teams Meeting
8/28	Teams Meeting with ODOT regarding UCLRC Brownfield project
9/1	Demolition & Site Revitalization Fiscal Year 2027 Webinar
9/1	Meeting with Kim Sharp, City of Marysville, City Manager
9/2	CC Tornado Sirens CDBG discussion Zoom Meeting
9/3	UCLRC Meeting
9/3	Filed UCLRC Final Demolition Reports & Reimbursement
9/8	Filed CDBG Status Reports
9/8	LCLRC Meeting
9/10	UCLRC Special Land Bank Meeting – Brownfield Grant Bid Award
Ongoing	LC Land Bank 26-27 Demolition Program & Brownfield Program
Ongoing	UC Land Bank 24-25 Brownfield Program
Completed	UC Land Bank 26 Demolition Program
Ongoing	UC Land Bank 26 Brownfield Program
Ongoing	CC CDBG PY25
Ongoing	CoM CDBG PY26

Casey's Activities:

9/1	Distributed Fair Housing materials
Ongoing	Adobe Illustrator tutorials
Ongoing	Annual Dinner preparations
Ongoing	Re-typing Lake Twp (L) Zoning Resolution
Ongoing	Re-typing Richland Twp (L) Zoning Resolution
Ongoing	Learning MUNIS/Okta systems for paying invoices

Joseph's Activities:

8/17	Dover Twp (U) Trustee Hearing
8/19	Logan County Twp Zoning Commission and Trustee Training
8/24	Allen Twp (U) Trustee Hearing
9/1	Meeting with Darby Twp (U) Zoning Inspector
Ongoing	Assisting with subdivision distribution
Zoning Support/ Assisting Jurisdictions	Allen Twp (U), Darby Twp (U), Jerome Twp (U), Millcreek (U), Richland Twp (L), Union Twp (U)

10820 St. Rt. 347, PO Box 219

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Executive Committee Meeting Minutes
Thursday, September 10, 2026

President Mike Yoder called the meeting to order at 1:17 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Roger Brake, Tyler Bumbalough, Tim Cassady, Scott Coleman, Todd Freyhof, Todd Garrett, Jeff Beard for Ashley Gaver, Connor Devine for Jamie Fink, Greg Iiams, Wyatt Marshall, Steve McCall, Beau Michael, Tammy Noble, Eric Petee, Steve Robinson, Ryan Smith, Jeff Stauch, Blair Stinson, Lydia Hess for Ben Vollrath, and Mike Yoder.

Members absent: Preston Carter, Wes Dodds, Eric Kincaid, Jeff Rea, Ken Rosebrook, Scott Schmid.

Guests present: Brandon Anderson, Mid-Ohio Energy; Tony Baryenbruch, AES Ohio; Judy Christian, York Township; Terry Honnold, Stokes Township; John Kaster, Mid-Ohio Energy; Gus Larger, Stokes Township; Stephanie Moore, Mid-Ohio Energy; Joseph Grove, Heather Martin, Aaron Smith and Casey Tuck, LUC Regional Planning Commission; Justin Wollenberg, Terrain Evolution.

Minutes – Greg Iiams moved a motion to approve the minutes from the August 13, 2026, meeting as written, and Scott Coleman seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for August. Blair Stinson 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. Eric Petee reported for District 6.

RTPO Report

1. Tyler Bumbalough reported on the RTPO. TCC's report is available on LUC's website.
2. FY26 Planning Work Program Completion Report
 - Scott Coleman moved a motion to adopt the FY26 Planning Work Program Completion Report Resolution, and Steve McCall seconded. All in favor.
3. STIP Rural Consultation Meeting
 - The meeting will be held on September 14, 2026, at 10:30 AM in the West Liberty Opera House.

New Business:

1. Review of Avondale Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Tim Cassady moved a motion to accept the developer's request to table the Avondale Final Plat, and Scott Coleman seconded. All in favor.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

2. Review of Del Webb - Maygrass AKA Jerome Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Blair Stinson moved a motion to accept the developer's request to table the Del Webb - Maygrass AKA Jerome Phase 2 Final Plat, and Tim Cassidy seconded. All in favor.
3. Review of ERN-10 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated reviewing agencies have reviewed and OK'd a revised Plat. Upon review of the revised Plat, he noticed additional items have been revised. Items not required by reviewing agencies should have been adjusted. The reviewing agency comments were not major revisions. Brad is comfortable with a conditional approval but he will need to work with the developer's engineer to get those additional revisions removed.
 - Jeff Stauch moved a motion to accept the recommendation of conditional approval with incorporation of the minor technical items referred to in the staff report on the mylar of the ERN-10 Final Plat, and Steve McCall seconded. All in favor.
4. Review of Jerome Professional Park Phase 2 Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of the Jerome Professional Park Phase 2 Amended Preliminary Plat, and Steve Robinson seconded. All in favor.
5. Review of Jerome Professional Park Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Tim Cassidy moved a motion to remove this item from the table, and Scott Coleman seconded. All in favor.
 - Scott Coleman moved a motion to accept the developer's request to table the Jerome Professional Park Phase 2 Final Plat, and Todd Freyhof seconded. All in favor.
6. Review of Park Model Paradise at the Lake Preliminary Plat (Logan County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller – Wyatt, can you weigh in on this from the point of view of the health department?
 - Wyatt Marshall – Well connections are calculated by population and usage. They would need the location of the six wells to approve lots for a public water system. I am unsure where they would find the space for other water wells. They would need to have all units approved or open up all the walls in the units for, at least, the Union County Building Department, and that defeats the purpose of closed construction. It warrants a conversation to make sure they know what they're getting into.
 - Roger Brake asked if there would be a water tower and Wyatt responded that it doesn't appear there be.
 - Tyler Bumbalough – What about the sanitary collection?

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Director: Bradley J. Bodenmiller

- Brad Bodenmiller – The sanitary sewer will be a low-pressure sewer system with grinder pumps connected to Logan County; it will be private within the development.
 - Todd Freyhof – We just had to dig a new well and Ohio EPA required a 300-foot radius.
 - Wyatt Marshall – Yes, residential requirements are black and white, but the EPA fluctuates based on usage. Do you know if they will turn over their public water source to the HOA?
 - Brad Bodenmiller – I am unsure if there is the potential for that.
 - Steve McCall – I have issues with the previous traffic study that was conducted and the single entrance.
 - Mike Yoder – We as Commissioners, forced the second entrance on Township Road 250.
 - Steve McCall – But it is gated?
 - Brad Bodenmiller – Yes, but I don't think that is what the Commissioners had in mind when they required it.
 - Mike Yoder – My thoughts were that it would be open to the public for ingress and egress.
 - Scott Coleman – It is a concern with the Trustees that if it was open access, they would want improvements on Township Road 250.
 - Tim Cassidy moved a motion to accept the developer's request to table the Park Model Paradise at the Lake Preliminary Plat, and Scott Coleman seconded. All in favor.
7. Review of Starkey Industrial Project Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
- Scott Coleman moved a motion to accept the recommendation of conditional approval of the Starkey Industrial Project Preliminary Plat Extension, and Beau Michael seconded. All in favor.
8. Review of Thomas Industrial Project Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
- Scott Coleman moved a motion to accept the recommendation of conditional approval of the Thomas Industrial Project Preliminary Plat Extension, and Tyler Bumbalough seconded. All in favor.
9. Review of Bokescreek Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
- Greg Iiams moved a motion to accept the recommendation of approval of the Bokescreek Township Zoning Text Amendment, and Scott Coleman seconded. All in favor.
10. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Joseph Grove

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East Liberty, Ohio 43319

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- Jeff Stauch moved a motion to accept the recommendation of approval of the Jerome Township Zoning Parcel Amendment, and Steve McCall seconded. All in favor.
- 11. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Tammy Noble moved a motion to accept the recommendation of approval with modifications of the Jerome Township Zoning Text Amendment, and Tyler Bumbalough seconded. All in favor.
- 12. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Tim Cassady moved a motion to accept the recommendation of approval with modifications of the Johnson Township Zoning Text Amendment, and Steve McCall seconded. All in favor.
- 13. Review of Pleasant Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
 - Scott Coleman moved a motion to accept the recommendation of approval with modifications of the Pleasant Township Zoning Text Amendment, and Beau Michael seconded. All in favor.
- 14. Review of Zane Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
 - Blair Stinson moved a motion to accept the recommendation of denial of the Zane Township Zoning Parcel Amendment per the staff recommendation, and Todd Freyhof seconded. All in favor.
- 15. Annual Dinner – Casey Tuck
 - The 59th Annual Dinner will be held on November 19, 2025, at 6:30 pm. The dinner will be held at the James A. Rhodes Conference Center. The caterer for the event is Vic's Country Cookin' and ticket prices are \$20. Tickets must be purchased in advance of the event. Board members need to turn in all ticket sales and names before November 11th. If interested in purchasing tickets, contact an LUC Board member or Casey Tuck.

Director's Report

Comments from Individuals:

Adjourn – Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 2:08 pm, and Todd Freyhof seconded. All in favor.

Next Scheduled Meeting: Thursday, October 8, 2026, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

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President

Secretary

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