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Executive Committee Meeting Agenda  
Thursday, May 12, 2011 - 1:15 p.m.

**Call to Order** – John Bayliss, President

**Roll Call**

**Action on Minutes of April 14, 2011** – Executive Committee

**Financial Report** – Andy Yoder, Treasurer

**ODOT Reports**

**New Business:**

1. Review of Longview Cove Final Plat Submittal (Logan County) – Staff Report by Jenny Snapp
2. Review of Zoning Text Amendments to Union Township (Champaign County) with the addition of Small Wind Energy Systems – Staff Report by Wes Dodds.

**Director's Report**

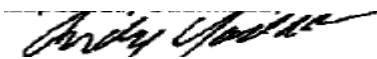
**Comments from Individuals**

**Adjourn**

**LUC Regional Planning Commission  
Treasurer's Report**

<b>BEGINNING BALANCE ON April 1, 2011</b>			<b>\$ 297,722.30</b>
<b>RECEIPTS</b>			
Zane Twp (Logan)	2011 Annual Assessment	\$ 676.00	
LA Ross, LLC	Longview Cove Final Plat Submission	\$ 2,440.00	
<b>TOTAL RECEIPTS</b>			<b><u>\$ 3,116.00</u></b>
<b>TOTAL CASH ON HAND</b>			<b>\$ 300,838.30</b>
<b>EXPENDITURES</b>			
Employee Salaries	3 Pay Periods	\$ 17,021.35	
PERS	Mar-11	\$ 1,580.63	
Medicare	3 Pay Periods	\$ 245.76	
CEBCO	Health Insurance	\$ 341.66	
Anthem Life	Life Insurance	\$ 7.20	
Time Warner Cable	Phone/Internet	\$ 240.93	
Amazon	Vacuum	\$ 241.71	
Dayton Power & Light	Electricity	\$ 407.00	
Verizon Wireless	Cell Phone	\$ 149.04	
Jenny Snapp	Mileage - March 2011	\$ 120.50	
Weston Dodds	Mileage - March 2011	\$ 135.00	
Heather Martin	Mileage - March 2011	\$ 219.25	
Staples	Supplies	\$ 41.97	
Bellefontaine Examiner	Legal Ad, i.e. Annual Report	\$ 15.36	
Sparkle	Office Cleaning (4/3 & 4/10)	\$ 90.00	
Ohio Dept of Job & Family Services	Unemployment - K. Hanigosky (Feb.)	\$ 375.00	
			<b>\$ 21,232.36</b>
<b>Bldg.</b>			
Lowe's Company	Cleaning Supplies	\$ 86.31	
First & First	Removed & Installed New Water Soft.	\$ 1,267.00	
Hague Water	Softener Salt	\$ 33.00	
			<b><u>\$ 1,386.31</u></b>
<b>TOTAL EXPENDITURES</b>			<b>\$ 22,618.67</b>
<b>BALANCE ON HAND AS OF April 30, 2011</b>			<b>\$ 278,219.63</b>

Respectfully Submitted,



Andy Yoder, Treasurer

# 2011 Budget Summary

As of 5/9/2011

10-800 REVENUES:	Estimated	To Date	CashBalance
1 Per Capita Assessments	\$ 174,115.24	\$ 184,386.60	\$ (10,271.36)
2 Estimated Interest	\$ 4,000.00	\$ 85.86	\$ 3,914.14
3 Estimated Other	\$ 1,650.00	\$ 975.00	\$ 675.00
4 Services and Projects	\$ 78,100.00	\$ 4,880.00	\$ 73,220.00
<b>Estimated Total Revenue</b>	<b>\$ 257,865.24</b>	<b>\$ 190,327.46</b>	<b>\$ 67,537.78</b>

10-100 EXPENDITURES:	Estimated	To Date	
1020 Salaries & Wages	\$ 150,000.00	\$ 50,970.99	\$ 99,029.01
1030 Supplies	\$ 6,000.00	\$ 1,109.17	\$ 4,890.83
1040 Equipment	\$ 5,000.00	\$ -	\$ 5,000.00
1050 Utilities	\$ 12,000.00	\$ 3,160.84	\$ 8,839.16
1060 Travel	\$ 9,000.00	\$ 1,401.25	\$ 7,598.75
1070 Professional Development	\$ 4,000.00	\$ 445.36	\$ 3,554.64
1090 Other Expenses	\$ 6,000.00	\$ 429.22	\$ 5,570.78
1091 PERS	\$ 21,000.00	\$ 6,332.55	\$ 14,667.45
1092 Workers Compensation	\$ 5,250.00	\$ 1,890.99	\$ 3,359.01
1093 Medicare	\$ 2,175.00	\$ 734.91	\$ 1,440.09
1094 Hospital / Life Insurance	\$ 10,871.00	\$ 1,395.44	\$ 9,475.56
1100 Contingencies	\$ 10,000.00	\$ 2,285.00	\$ 7,715.00
1300 Building Fund	\$ 6,000.00	\$ 5,016.89	\$ 983.11
Annual Meeting	\$ 3,500.00	\$ -	\$ 3,500.00
<b>Estimated Total Expenditures</b>	<b>\$ 250,796.00</b>	<b>\$ 75,172.61</b>	<b>\$ 175,623.39</b>

## STATEMENT:

Cash Balance January 1, 2011	\$ 163,064.78
Estimated Cash Balance December 31, 2011	\$ 107,069.24
<b>Actual Cash On Hand December 31, 2011</b>	
Estimated Total Revenue	\$ 257,865.24
Actual 2011 Revenue	_____
Difference (+/Under)	_____
Estimated Total Expenditures	\$ 250,796.00
Actual 2011 Expenditures	_____
Difference (+/Under)	_____

## CHP/LOG County Projects

**08/15/10 thru 09/30/12**

05/09/11	Updated				
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
80856	CHP SR 29 17.80	Minor Rehabilitation - Pavement Gnrl Sys	Pavement Planing and Resurfacing the existing roadway with Asphalt Concrete.	03/03/11	03/03/11
83897	CHP SR 29/507 15.08/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	05/26/11	
83909	CHP SR 4 6.93	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	07/01/12	
82454	CHP US 68 5.65	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	07/07/12	
88422	D07 SRTS CHP Urbana Infrastruct	Add Sidewalks	Replacing crosswalk striping, install school zone flashers, ADA curb ramps, and replacing sidewalks. (South Elementary, North Elementary, and East Elementary Jr High)SRTS Infrastructure project.	03/09/12	
89126	LOG CR VAR PM FY12	Pavement Marking	PLACE NEW AND UPGRADE EXISTING PAVEMENT MARKINGS.	05/30/12	
80870	LOG SR 273 7.71	Minor Rehabilitation - Pavement Gnrl Sys	Resurfacing the existing roadway with Asphalt Concrete.Quantity Splits needed.	06/09/11	
83760	LOG SR 47/292 15.33/0.24	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway with Asphalt Concrete.	07/01/12	
85004	LOG SR 540 0.10	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing of the existing roadway with asphalt concrete, along with other roadway related items.(Urban Paving Program)	07/07/11	
19741	LOG SR 708 2.08	Bridge Replacement	REPLACE 88FT STRUCTURE OVER BOAT CHANNEL WITH MINIMAL APPROACH WORK. 3 SPANS.	05/31/12	
83930	LOG SR 708/720 0.00/4.12	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	03/31/11	03/31/11
89026	LOG TRAFFIC SIGNALS BELLEFONTAIN	Signals	REPLACE OBSOLETE TRAFFIC PREEMPTION SYSTEM, INCLUDING 25 SIGNALIZED INTERSECTIONS, EQUIP 20 VEHICLES WITH GPS. REUSE INDICATOR LIGHTS IF POSSIBLE.	12/21/11	
82455	LOG US 68/VAR-8.49/VAR	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	07/07/12	



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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
May 12, 2011

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### LONGVIEW COVE FINAL PLAT

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- APPLICANT:** James David Duff  
9101 S.R. 117, P.O. Box 305  
Huntsville, OH 43324
- William Simms @ Longview Cove Group  
7575 McEwen Road  
Dayton, Ohio 45459
- REQUEST:** Approval of the Longview Cove Final Plat
- LOCATION:** Located on the northern side of County Road 38 and across from Township Road 38 in Richland Township, Logan County.
- STAFF ANALYSIS:** The proposed Final Plat is a residential subdivision with lake access consisting of 52 Single Family Home Residential Lots located on 25.420 Acres with a community lot with a swimming pool, clubhouse and a boat loading dock (for owners & guests only). A 5.186 acre wetlands area is being preserved as open space. The streets will be privately constructed, owned and maintained. A series of new channels will provide boat access from each property to Indian Lake.
- The Preliminary Plat for the Longview Cove Subdivision was **conditionally approved** by the LUC Executive Committee on November 12<sup>th</sup>, 2009. There were several conditions of approval, including addressing all comments received from reviewing agencies and outlined in the LUC Staff Report.
- The Final Plat was originally submitted in March of 2011. The Final Plat



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

was denied at that time due to numerous outstanding issues.

## REVIEWING AGENCY COMMENTS:

- **Logan County Engineer's Office**
  - Per the letter of review dated May 4, 2011, the Logan County Engineer's Office has stated that the developer has sufficiently addressed comments from the original review dated March 7, 2011.
- **Logan County Map Room**
  - Per an email sent from Suzie Yoesting at the Logan County Map Room dated March 7, 2011, the Final Plat at that time met Logan County Conveyance Standards. The May version of the Plat would not have affected that review.
- **Logan County Soil & Water Conservation District**
  - As of May 9, 2011, no comments from Logan County Soil & Water Conservation District. Left a message for Steve Searson on May 6, 2011 to verify that he has no further concerns. In the March 2011 review of the Final Plat, Steve Searson indicated that he had no concerns.
- **Logan County Health Department**
  - In an email dated May 6, 2011, Craig Kauffman has indicated that the Logan County Health District is satisfied with the resubmitted Final Plat.
- **Logan County Water Pollution Control District**
  - Per an email received from Garis Pugh at Logan County Water Pollution Control dated May 5, 2011, they are fine with the resubmitted Final Plat.
- **Ohio EPA**
  - EPA permits have been issued per correspondence from the Ohio EPA dated April 1, 2011 and as attached.
- **Indian Lake Watershed Project (ILWP)**
  - Received an email from Vicky Boots, Watershed Director, on May 9, 2011 stating that they are okay with the resubmitted Longview Cove Final Plat. In the March 2011 review of the Final Plat, Vicky Boots indicated that the Watershed Group was okay with the Final Plat as Bill Simms indicated that EPA approvals were already given.
- **Indian Lake State Park**
  - Received an email on May 8, 2011 from Frank Giannola, Director of Indian Lake State Park indicating that they have no

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objections to the Longview Cove Final Plat as submitted. All permits had been obtained from the State Park and ODNR prior to the March 2011 review.

- **Richland Township**
  - Troy Jenkins (Richland Township Zoning Inspector) in a letter dated March 22, 2011, verifies that all necessary variances have been obtained in a Board of Zoning Appeals hearing that same day.
  - As of May 6, 2011, no other comments have been received from Richland Township.
- **ODOT District 7**
  - As of May 6, 2011, no comments from ODOT District 7.
- **Logan- Union-Champaign Regional Planning**
  - Flood Plain Hazard Areas:
    - ✓ LUC has verified that all previous issues with showing the Flood Hazard Areas have been fixed in this newest version of the Final Plat.
  - Zoning Issues:
    - ✓ Variances: Per a letter from Troy Jenkins, Richland Township Zoning Inspector, the Township corrected all outstanding procedural issues on the variances for lot setbacks in Longview Cove by action by the Board of Zoning Appeals at a March 22 public hearing.
    - ✓ Zoning Amendment: LUC pointed out several procedural areas in the Richland Township Zoning Amendment in its previous review. Although LUC Staff continues to have reservations that the zoning amendment process outlined in Ohio Revised Code 519.12 was not followed correctly, the Logan County Prosecutor has advised in a letter dated March 15, 2011 that the zoning amendment from U-1 to R-2 "...should be recognized."
  - Surety/Performance Bond:
    - ✓ Per LUC's previous concern about the posting of a bond or surety per the Logan County Subdivision Regulations, the Logan County Engineer's Office has verified in their review letter dated May 4, 2011 that the developer "... furnished a standby letter of credit to the Logan County Commissioners assuring the installation of the required improvements for Phase 1 of the subdivision."

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## STAFF RECOMMENDATIONS:

- The LUC Staff recommendation is for **APPROVAL** of the Longview Cove Final Plat. LUC Staff are satisfied that all outstanding items from the March 2011 review have been addressed. Let it be noted that LUC Staff continues to have strong reservations that the zoning amendment process in Richland Township in reference to Longview Cove was not followed correctly per Ohio Revised Code 519.12. However, as noted above, the Logan County Prosecutor has advised in a letter dated March 15, 2011 that the zoning amendment from U-1 to R-2 "...should be recognized."

## ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The LUC Zoning & Subdivision Committee recommended **APPROVAL** of the Longview Cove Final Plat.



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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
May 12<sup>th</sup>, 2011

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### UNION TOWNSHIP (CHAMP. CO.) TEXT AMENDMENT – SMALL WIND PROJECTS LESS THAN 5MW

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**APPLICANT:** Union (Champ. Co.) Township Zoning Commission

**REQUEST:**

- ✓ The Union Township (Champ. Co.) Zoning Commission has submitted proposed zoning text amendments regarding Small Wind Projects Less than 5MW for review.

**STAFF ANALYSIS:**

- ✓ The Union Township (Champ. Co.) Zoning Commission has drafted zoning text for Small Wind Projects Less than 5MW which is based largely on the model text from LUC.
  - **DEFINITIONS-** The definitions in the proposal from Union Township are the same as the definitions in the LUC model text with two exceptions:
    - **Clear Fall Zone** - This definition includes the words "*and will not intrude onto a neighboring property.*" at the end of the definition. Staff does not feel this wording changes the meaning or intent of the definition and has no problems with this.
    - **Wind Turbine or Wind Power Generating Facility** – This is a definition that is not included in the LUC model text. This definition describes the entire turbine unit and its components. Staff has no problems with this definition being included.
  - Union Township states that this all of the text regarding Small Wind Projects less than 5MW should be incorporated into *Article X Supplementary District Regulations*. However, no specific section number is listed for this text.



- Union Township has chosen to allow Small Wind Projects Less than 5MW as a permitted use in all districts in accordance with the proposed zoning text.
- Union Township will allow turbines up to 150 feet tall. LUC's model text lists a maximum height of 125 feet.
- **SETBACKS**
  - Union Township is proposing a setback of 1.2 times the height of the wind turbine. LUC's model text calls for a 1.1 times the height setback. The text from Union Township also uses language regarding the recommended setback from the Manufacturer, whichever is greater. Staff has no problem with these changes.
  - Clear Fall Zone – Also in the setback language, a clear fall zone is called for which is consistent with LUC model text. However the proposal from Union Township also includes inhabited structures on the parcel on which the turbine is located in the clear fall zone. Staff feels that the Township should reconsider this requirement as some turbines providing power for a home may be required to be located in such a manner that they would be close to the primary structure on the parcel. Staff feels that zoning text that protects inhabited structures not on the primary parcel is adequate. However, if the township chooses to keep this language, they should ensure the definition of "Clear Fall Zone" matches what is stated in the text.
- **MAINTENANCE**
  - The proposed language from Union Township states that a Wind Turbine will be considered abandoned when it ceases transmission of electricity for 90 consecutive days. The LUC model text makes this same statement, using 30 days as the determining factor. Staff has no problems with this change.
  -



- PERMITS

- LETTER "B" – This makes the statement that the applicant should provide the location of all local airports in contiguous townships. This language should be clarified that the location of local airports within Union Township are required as well.
- Steps 3 and 4 from the LUC model text have been combined into one requirement regarding the site drawing and the setbacks. Staff has no problems with this.

#### STAFF RECOMMENDATIONS:

- ✓ Staff recommends **APPROVAL** of the proposed zoning text in Union Township Champaign County, with the incorporation of staff comments.

#### ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- ✓ The LUC Zoning and Subdivision Committee met, and recommended **APPROVAL** of the proposed zoning text amendments to the Union Township, Champaign County, Zoning Resolution, with the incorporation of staff comments and the following additional comments from the Committee:
  - Regarding the definition of *Clear Fall Zone*; The Committee recommends removing the words "*and will not intrude onto a neighboring property.*" from the end of the definition. The definition already states that a falling turbine or parts thereof must be contained within the property lines of the primary parcel on which the turbine is located. However, if the Township feels this statement must be left, the committee feels the word "*intrude*" should be changed to "*encroach*".



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

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## Executive Committee Meeting Minutes

Thursday, May 12, 2011 - 1:15 p.m.

LUC President John Bayliss called the meeting to order at 1:18 pm.

### Roll Call – Jenny Snapp

**Members present:** John Bayliss, Brad Bodenmiller, Kevin Bruce, Max Coates, Scott Coleman, Greg DeLong, Ves DuPree, Bill Edwards, Charles Hall, Paul Hammersmith, Bill Kelley, Valerie Klingman, Randy Kyte, Doug Miller, George Showalter for Bill Nibert, Robb Cummins for Matt Parrill, Ryan Shoffstall, Fereidoun Shokouhi, Jenny Snapp, Jeff Stauch, Tim Tillman, Andy Yoder, and Roger Yoder.

**Members absent:** Tracy Allen, Jim Holycross, Barry Moffett, Tim Notestine, Rick Shortell, and Tom Smith.

**Guests present:** William Sims & Dave Duff, Longview Cove Developer; Chad Ross, Thompson, Dunlap & Heydinger; Kathy Streng, DLZ; David Hayden, Union Township (Champaign County); Wes Dodds and Heather Martin of LUC Regional Planning Commission.

**Minutes** – Max Coates made the first motion to approve the minutes from the April 14, 2011 meeting as written. Paul Hammersmith made the second motion to approve the minutes from the April 14, 2011 meeting as written. All in favor.

**Financial Report** – Andy Yoder presented the Financial Report for April. Fereidoun Shokouhi made the first motion to accept the April Financial Report. Max Coates made the second motion to accept the April Financial Report. Paul questioned how much longer the unemployment would be paid for the Union County Planner? Jenny reported that per Brian Dunn, February was the end. All in favor.

**ODOT Reports** – Valerie reported that in Marysville there was an ODOT paving project that will be starting in the next month. Jeff said there was other miscellaneous paving in the county. ODOT District 7, Robb Cummins reported no changes from last month.

### New Business:

1. Review of Longview Cove Final Plat Submittal (Logan County) – Staff Report by Jenny Snapp
  - o Jenny gave the staff report.
  - o Charles Hall made the first motion to accept the recommendation for approval by the Zoning and Subdivision Committee for the Longview Cove Final Plat and Roger Yoder made the second motion to accept the recommendation of the Zoning and Subdivision Committee for approval the Longview Cove Final Plat. All in favor with Kevin Bruce abstaining.

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

2. Review of Zoning Text Amendments to Union Township (Champaign County) with the addition of Small Wind Energy Systems – Staff Report by Wes Dodds.
  - o Wes gave the staff report.
  - o Fereidoun Shokouhi made the first motion to accept the staff and Zoning and Subdivision Committee's recommendation of approval with comments for the Zoning Text Amendments for Union Township, Champaign County and Bill Kelley made the second motion to accept the staff and Zoning and subdivision Committee's recommendation of approval with comments for the Zoning Text Amendments for Union Township, Champaign County.

## Director's Report – Jenny Snapp

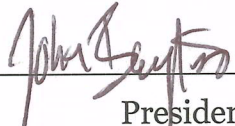
- Staff reported on their recent activities.

## Comments from Individuals

- Small Roof Top Wind Turbine Payback report was given by Roger Yoder.
- Doug spoke about a public meeting held by Eon in regards to Wind Turbines in the Logan/Hardin County region.

**Adjourn** – Fereidoun Shokouhi made the first motion to adjourn the LUC Executive Committee Meeting at 1:42 pm, and Max Coates seconded the motion. All in favor.

**Next Scheduled Meeting:** Thursday, June 9, 2011, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.

  
\_\_\_\_\_  
President 6/9/2011

  
\_\_\_\_\_  
Secretary 6/9/2011

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