



Zoning & Subdivision Committee
Thursday, June 8, 2023

The Zoning and Subdivision Committee met in regular session on Thursday, June 8, 2023, at 12:34 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Gram Dick, Wes Dodds, Todd Freyhof, Jeff Beard for Ashley Gaver, Mark Mowrey for Steve McCall, Heather Martin, Tammy Noble, Steve Robinson, Tom Scheiderer, Aaron Smith, and Luke Sutton for Jeff Stauch. The absent member was Tyler Bumbalough.

Guests: Greg Iiams, Village of Russells Point; Jim Scheiderer, Darby Township; Jim Bischoff, City of Bellefontaine; Matt Chamberlain, SSMC, LLC; Silas Augsburg, SSMC, LLC; Dennis Kauffman, Johnson Township.

Wes Dodds chaired the Zoning & Subdivision Committee Meeting.

Todd Freyhof moved a motion to approve the minutes from May 11, 2023, meeting as written, and Tom Scheiderer seconded. All in favor.

1. Review of Claibourne Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
 - Tammy Noble asked about what the “other structured mounted” systems refers to in the text.
 - Gram Dick provided information on the three types of solar energy systems in the model text.
 - Steve Robinson moved a motion to recommend approval of the Claibourne Township Zoning Text Amendment and Tom Scheiderer seconded. All in favor.
2. Review of Darby Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
 - Todd Freyhof moved a motion to recommend approval of the Darby Township Zoning Text Amendment and Steve Robinson seconded. All in favor.
3. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Tammy Noble asked if the township provided any feedback regarding this.
 - Brad Bodenmiller and Aaron Smith stated they did not. Discussion occurred around comments in the staff report.
 - Steve Robinson moved a motion to recommend denial based on the staff recommendation of the Jerome Township Zoning Text Amendment and Scott Coleman seconded. All in favor.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

4. Review of Rush Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Todd Freyhof moved a motion to recommend approval with modifications of the Rush Township Zoning Text Amendment and Tammy Noble seconded. All in favor.

5. Review of Washington Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
 - Scott Coleman moved a motion to recommend approval of the Washington Township Zoning Text Amendment and Luke Sutton seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:57 pm with Todd Freyhof moving a motion to adjourn and Luke Sutton seconded. All in favor.