
RE: Park Model Paradise at the Lake

From Kody Newland <kodynewland@hotmail.com>

Date Tue 9/15/2026 1:49 PM

To Brad Bodenmiller <bradbodenmiller@lucplanning.com>; James Schroeder <jmschroeder.769@gmail.com>;
Deron Newland <lakerat22@hotmail.com>; Jill Gooding <jill296@yahoo.com>

Hey Brad

Per our conversation, please table our project to your November meeting.

I will come by tomorrow with two checks. \$300.00 November tabling fee & \$130.00 for the two commercial lots.

Thank you
Kody Newland

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Friday, September 11, 2026 3:30 PM

To: Kody Newland <kodynewland@hotmail.com>; James Schroeder <jmschroeder.769@gmail.com>; Deron Newland <lakerat22@hotmail.com>; Jill Gooding <jill296@yahoo.com>

Subject: Re: Park Model Paradise at the Lake Preliminary Plat - Reviewing agency comments

Kody, November

The fee due for a proposed subdivision is based on either the total lots or total acres (whichever of the two numbers is larger). The fee is due at the time of the submittal. We charged you for the 670 lots, but we neglected to charge for the 2 commercial lots. That was an error. Now, I am trying to correct that error.

- \$600 base filing fee + (670 lots * \$65 per lot) = \$44,150
- \$600 base filing fee + (672 lots * \$65 per lot) = \$44,280
- \$44,280 - \$44,150 = \$130

I apologize for the error. As you can imagine, I wish it had not happened. I want to resolve this outstanding for three reasons:

- I do not want the error to become an issue during our next audit.
- I want to treat you the same as every other development we review.
- I also do not want to risk any future approvals we may issue for development were it to come under scrutiny. That happens from time to time, and it is important to demonstrate the rules are being followed and applied consistently.

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

From: Kody Newland <kodynewland@hotmail.com>

Sent: Thursday, September 10, 2026 12:01 PM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>; James Schroeder <jmschroeder.769@gmail.com>; Deron Newland <lakerat22@hotmail.com>; Jill Gooding <jill296@yahoo.com>

Subject: Re: Park Model Paradise at the Lake Preliminary Plat - Reviewing agency comments

Brad

Why do I owe additional money when I've already paid for 670 lots which is now being reduced by at least 30 spaces?

Kody K Newland

On Sep 10, 2026, at 10:03 AM, Kody Newland <kodynewland@hotmail.com> wrote:

Brad

James will not be at the meeting today. However, Deron & I will be. I need to understand the TWP s mrequest

Kody Newland

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Thursday, September 10, 2026 9:48 AM

To: James Schroeder <jmschroeder.769@gmail.com>

Cc: Kody Newland <kodynewland@hotmail.com>; Todd Jenkins <tmjcivilone@gmail.com>; Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>; Greg Knestrick <knestrickg@gmail.com>

Subject: Re: Park Model Paradise at the Lake Preliminary Plat - Reviewing agency comments

James,

When you and I spoke yesterday, I mentioned that, were it my application, I would attend. I think it will be helpful if you (and the engineer) are present to hear the comments and be available for questions.

My suggestion in the staff report is for you all to generate a disposition statement/response letter to the comments that were received. I will circulate that for the October meeting.

If you plan to update the drawings, I do need 14 full-size sets by the deadline. I too am concerned that comments from the Logan Co (L) Engineer's Office might change something on those drawings. If you end-up having to table a second time (to the November meeting), I would rather you not need to print a third set of drawings. I would try to think about what makes the most sense after today's meeting.

I left a vm today about undercharging the subdivision fee. Someone has pointed-out that I did not charge you for the two commercial lots. The additional fee is \$130 dollars. I apologize for that, I used the lot number on the application and did not recall those two commercial lots.

I will help you scope-out updates for those variances.

Would you look your calendar Monday/Tuesday afternoon? I think it would be beneficial to do another Teams call to talk through the comments we've received.

Bradley Bodenmiller

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From: James Schroeder <jmschroeder.769@gmail.com>

Sent: Tuesday, September 8, 2026 8:48 AM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Cc: Kody Newland <kodynewland@hotmail.com>; Todd Jenkins <tmjcivilone@gmail.com>; Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>; Greg Knestrick <knestrickg@gmail.com>

Subject: Re: Park Model Paradise at the Lake Preliminary Plat - Reviewing agency comments

Good morning, Brad,

Will we need to attend any of the meetings this month if the plat is being tabled until October's meeting?

Also, will we need to submit 14 full-size sets of drawings again? And is the deadline to submit those drawings September 17th, or will we have additional time since we already have the initial submission? In other words, will we be able to resubmit between September 17th and October 10th for the October 10th meeting? My concern is that some reviewing agencies might not get comments back to us until a couple of days before the deadline (if the deadline is in fact September 17th), and if those comments necessitate changes to the drawings, it'll take some time to make those changes and then print out revised drawing sets.

Let me know what your thoughts are.

Thanks,

James Schroeder, EIT

Design Engineer

Peterman Associates

Office #: (419) 422-6672 | Cell #: (567)-825-3436

<https://www.petermanaes.com/>

On Fri, Sep 4, 2026 at 4:51 PM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Good evening,

Please see attached reviewing agency comments from:

- Logan Co (L) Health District
- Logan Co (L) Sewer District x2
- Mid-Ohio Energy Cooperative
- ODOT
- Logan Co (L) Soil & Water Conservation District
- Tabling Request from Developer
- Stokes Twp (L)

I anticipate an additional comment letter from:

- AES Ohio
- Logan Co (L) Board of Commissioners
- Logan Co (L) Engineer's Office
- LUC
- Stokes Twp (L)

The Zoning & Subdivision Committee will meet Thursday, September 10, 2026, at **11:30 AM**. The Executive Committee will meet Thursday, September 10, 2026, at **1:15 PM**. The meetings are held at the Transportation Research Center in the James A. Rhodes Conference Center, at 10820 State Route 347 in East Liberty, Ohio 43319. (The Conference Center is located on the TRC Campus. Once you enter the campus, take the first right. If you reach the guardhouse, you've gone too far.)

The staff report for **Park Model Paradise at the Lake - Preliminary Plat** will be sent via email when available (by Monday/Tuesday) and will be posted at www.lucplanning.com under "This Month at LUC".

RSVPs for Lunch Requested: Please RSVP to this email if you plan to attend our meeting, as we are providing lunch between 11:30-1:00 PM and we want to make sure we have enough for everyone.

Final Plats: ~~If you are hopeful that outstanding items—such as the bond or subdivider's agreement—will be approved next week, if you intend to submit a revised Final Plat, and if you intend to seek approval and not table... please incorporate comments on a revised plat and email it to me by Tuesday at 4:30 PM. To avoid confusion, please email the revised plat to me only and I will forward it to the reviewing agencies. LUC frequently reviews multiple subdivision plats each month, so reviewing a revised plat may not be possible prior to LUC's meetings; revised plats will be reviewed in the order they are received. If you intend to request tabling, please email the tabling request as soon as possible.~~

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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