



Zoning & Subdivision Committee  
Thursday, January 11, 2024

The Zoning and Subdivision Committee met in a regular session on Thursday, January 11, 2024, at 12:30 pm.

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

Guests: Eric Snowden, Jerome Township; Greg Iiams, Village of Russells Point; Matt Chamberlain; David Heedy, CEC; Scott McClintock, Coughlin Cars/Kia; Aaron Underhill, Underhill & Hodge LLC; Tim Cassady, Champaign County Commissioner.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

1. Scott Coleman gave information on a recent training regarding Robert's Rules and how he will run the meetings moving forward. He stated motions are no longer needed for minutes. Second motions aren't necessary for these. Now, the discussion portion will happen after the motions. Discussion will happen between the committee and the staff, if there are any questions for guests, the Board will ask.

Scott Coleman asked if there were any corrections to the minutes from December 14, 2023. As none were submitted, the minutes were approved as written.

2. Zoning and Subdivision Committee appointments
  - Steve McCall moved a motion to recommend keeping Scott Coleman as Chair, Wes Dodds as Vice-Chair, and Tyler Bumbalough as the 2<sup>nd</sup> Vice-Chair and Steve Robinson seconded. All in favor.
3. Review of The Reserve at New California Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
  - Steve McCall moved a motion to recommend conditional approval of The Reserve at New California Preliminary Plat with conditions as outlined in the staff report and Tyler Bumbalough seconded.
  - Steve McCall asked about the number of times it has come through the office and Brad Bodenmiller provided historical information. There have been two preliminary plats, which expired. This is the third preliminary plat.
  - All in favor.
4. Review of Village Neighborhood Section 11 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
  - Steve Robinson moved a motion to recommend accepting the request to table the Village Neighborhood Section 11 Phase 2 Final Plat and Tyler Bumbalough seconded.



## Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- All in favor.
5. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Aaron Smith
- Steve McCall moved a motion to recommend approval with modifications listed in the staff report of the Jerome Township Zoning Parcel Amendment and Steve Robinson seconded.
  - Aaron Smith provided clarification on the reason staff made the recommendation of approval with modifications. Scott Coleman provided feedback.
  - Tyler Bumbalough asked about the legacy PUD. If it was more inclusive, why the change? Discussion occurred regarding the expiration of the Preliminary Development Plan.
  - Steve McCall asked about the concerns and issues regarding the modifications recommended by staff, those just become the township's issues? Legally does the process require this to come back to LUC? Brad Bodenmiller explained this does not come back to LUC unless the process starts back over.
  - Tammy Noble agrees with a lot of the items identified by LUC staff. There are a lot of residential uses in the area and a car dealer in the neighborhood can conflict with residential uses. Comprehensive plans... both Jerome and Dublin are going through updates. The City of Dublin's comprehensive plan doesn't meet this use; it recommends research and development. This is an entranceway into Dublin and the Township. A lot of things that LUC has started to unpack in the staff report such as the lighting, and the traffic impact studies are important considerations. This is Union County's purview and I understand a traffic impact study is not going to be required. We understand the logic and ask that as the project moves forward, especially for some of the out parcels consideration be given. As a planner, this type of use near a residential community is a concern.
  - Aaron Underhill spoke regarding this concern. From a traffic standpoint, he believes this is a better use than retail in the existing PUD.
  - Luke Sutton provided information on the updated infrastructure being completed. He stated a traffic study is not off the table at this point. If they can't agree on infrastructure upgrades, it may revert to a traffic study being required.
  - Steve McCall amended the motion to approve with modifications with the staff and committee comments and Steve Robinson seconded.
  - All in favor except with Tammy Noble voting No.
6. Review of Monroe Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
- Todd Freyhof moved a motion to recommend approval of the Monroe Township Zoning Text Amendment and Luke Sutton seconded.
  - All in favor.

The Zoning and Subdivision Committee adjourned at 1:12 pm with Steve McCall moving a motion to adjourn and Tammy Noble seconded. All in favor.

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