



Executive Committee Meeting Agenda
Thursday, October 10, 2013 - 1:15 p.m.

Call to Order – Brad Bodenmiller, President

Roll Call

Action on Minutes of September 12, 2013 – Executive Committee

Financial Report September – Andy Yoder, Treasurer

ODOT Reports

New Business:

1. Review of Jerome Village GPN-1 Final Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp
2. Review of Jerome Village GPN-2 Final Plat (Jerome Township, Union County) – Staff Report by Jenny Snapp
3. Review of New California Hills 11 & 12 Turn Lane Plat Condition - Jenny Snapp
4. Review of Monroe Township (Logan County) Various Text Zoning Amendments – Staff Report by Wes Dodds
5. Annual Dinner (Thursday, November 21, 6:30 PM at Urbana University) – Jenny Snapp
6. Building Committee Report – Jenny Snapp
7. LUC 2014 Draft Budget - Jenny Snapp

Director's Report September

Comments from Individuals

Adjourn

LUC Regional Planning Commission Treasurer's Report

BEGINNING BALANCE ON September 1, 2013 **\$ 364,195.18**

RECEIPTS

Village of Unionville Center	2013 Membership Assessment	\$	487.50
Nationwide Realty	Jerome Village GPN-2 Final Plat	\$	5,840.00
Nationwide Realty	Jerome Village GPN-1 Final Plat	\$	960.00
Dayton Power & Light	Annual Dinner Sponsorship	\$	600.00
Champaign County	Fair Housing Administration FY12	\$	5,000.00
Union County	August Interest	\$	556.46

TOTAL RECEIPTS **\$ 13,443.96**

TOTAL CASH ON HAND **\$ 377,639.14**

EXPENDITURES

Employee Salaries	2 Pay Periods	\$	11,699.40
PERS	Aug-13	\$	2,409.11
Medicare	2 Pay Periods	\$	166.17
CEBCO	Health/Life Insurance	\$	432.12
CEBCO	Dental Insurance	\$	73.25
DP&L	Electric Service	\$	179.81
Time Warner Cable	Internet/Phone Service	\$	287.04
Verizon Wireless	Cell Phone Service	\$	119.83
Jenny Snapp	Mileage - August 2013	\$	164.00
Wes Dodds	Mileage - August 2013	\$	230.00
CRI Digital	Copier Service	\$	120.00
Marriott	Hotel Expense & Parking - Snapp	\$	367.23
Marriott	Hotel Expense - Dodds	\$	307.23
Marriott	Hotel Expense - Moriarity	\$	307.23
APA-OH	Workshop - Snapp, Dodds, Moriarity	\$	225.00
Amazon	Office Supplies	\$	82.76
USPS	Postage	\$	576.00
Staples	Supplies	\$	871.73

\$ 18,617.91

Bldg.


Mason Martin	Lawn Mowing	\$	20.00
Kalyndi Martin	Office Cleaning 9/8/13	\$	60.00
Lowes	Office Key	\$	1.78
Hague Water Condition	Softener Salt	\$	8.25

\$ 90.03

TOTAL EXPENDITURES **\$ 18,707.94**

BALANCE ON HAND AS OF September 30, 2013 **\$ 358,931.20**

Respectfully Submitted,



R. Andy Yoder, Treasurer

2013 Budget Summary

As of 10/4/2013

990	REVENUES:	Estimated	To Date	CashBalance
990-2-1	Membership Contributions	\$ 173,578.00	\$ 186,818.70	\$ (13,240.70)
990-2-2	Service & Projects	\$ -	\$ 10.03	\$ (10.03)
990-2-3	Subdivision Plats	\$ 7,600.00	\$ 35,000.00	\$ (27,400.00)
990-2-4	Annual Dinner	\$ 2,550.00	\$ 600.00	\$ 1,950.00
990-2-5	Comprehensive Plans	\$ 5,000.00	\$ -	\$ 5,000.00
990-2-6	Mapping	\$ 500.00	\$ -	\$ 500.00
990-5	Grants	\$ 34,700.00	\$ 24,387.31	\$ 10,312.69
990-7	Interest	\$ 3,000.00	\$ 4,431.60	\$ (1,431.60)
990-8-1	Other Revenue	\$ -	\$ -	\$ -
990-8-2	Rebates	\$ -	\$ 38.00	\$ (38.00)
Estimated Total Revenue		\$ 226,928.00	\$ 251,285.64	\$ (24,357.64)

990	EXPENDITURES:	Estimated	To Date	%	
990-1	Salaries & Wages	\$ 145,000.00	\$ 110,051.02	\$ 34,948.98	76%
990-2	Supplies	\$ 5,000.00	\$ 3,810.22	\$ 1,189.78	76%
990-3-1	Utilities	\$ 13,000.00	\$ 7,142.44	\$ 5,857.56	55%
990-3-2	Professional Development	\$ 2,554.00	\$ 3,427.60	\$ (873.60)	134%
990-3-4	Building Fund	\$ 4,000.00	\$ 1,871.20	\$ 2,128.80	47%
990-3-6	Annual Meeting	\$ 3,000.00	\$ -	\$ 3,000.00	0%
990-4	Equipment	\$ 1,620.00	\$ 874.71	\$ 745.29	54%
990-5-1	Other Expenses	\$ 5,000.00	\$ 408.32	\$ 4,591.68	8%
990-5-2	Travel	\$ 7,500.00	\$ 3,751.50	\$ 3,748.50	50%
990-10-1	PERS	\$ 20,300.00	\$ 15,311.79	\$ 4,988.21	75%
990-10-2	Workers Compensation	\$ 2,643.00	\$ 1,820.00	\$ 823.00	69%
990-10-3	Medicare	\$ 2,103.00	\$ 1,564.47	\$ 538.53	74%
990-10-4	Hospital / Life Insurance	\$ 6,081.00	\$ 3,813.30	\$ 2,267.70	63%
990-10-5	Contingencies	\$ 5,800.00	\$ -	\$ 5,800.00	0%
990-10-6	Dental Insurance	\$ 879.00	\$ 659.25	\$ 219.75	75%
990-10-7	Life Insurance	\$ 40.00	\$ 60.30	\$ (20.30)	151%
Estimated Total Expenditures		\$ 224,520.00	\$ 154,566.12	\$ 69,953.88	69%

STATEMENT:

Cash Balance January 1, 2013	\$ 262,211.68
Estimated Cash Balance December 31, 2013	\$ 252,999.00
Actual Cash On Hand December 31, 2013	
Estimated Total Revenue	\$ 226,928.00
Actual 2013 Revenue	\$ 251,285.64
Difference (+/Under)	\$ 24,357.64
Estimated Total Expenditures	\$ 224,346.00
Actual 2013 Expenditures	\$ 154,566.12
Difference (+/Under)	\$69,779.88

LUC MEETING October 10, 2013

☐Active Construction Projects

ODOT Project 130112

UNI-SR245-0.40, PID Number 87257

Description: Structure replacement.

Location: Allen Township. East of CHA/UNI County line. SR245 over Big Darby Creek.

Maintenance of Traffic: Part width construction. Traffic maintained.

Completion Date: 10/31/2013

Contractor: Shelly and Sands, Inc.

Amount: \$1,206,926.42

Project Status: On schedule.

ODOT Project 130389

UNI-US36-0.88, PID Number 86217

Description: Adjust ramp superelevation; widen paved shoulders; adjust guardrail.

Location: Union Township. US36 over Treacle Creek. 0.89 miles east of CHA County.

Maintenance of Traffic: Traffic detoured. Maximum 75 day closure.

Completion Date: 11/15/2013

Contractor: Eagle Bridge Company

Amount: \$541,538.21

Project Status: On schedule.

☐Projects Awarded During Month of September/October

ODOT Project 130548

UNI-SR736-0.00, PID Number 16987

Description: Resurfacing and pavement repair.

Location: Marysville. US42 to SR38.

Maintenance of Traffic: Traffic maintained with short term closures.

Completion Date: 09/30/2014

Contractor: Shelly Company

Amount: \$1,329,868.43

Project Status: Project awarded 10/03/2013.

☐Upcoming Projects Scheduled for Sale Through October

No projects scheduled for sale during October.

☐ALL PROJECT INFORMATION CURRENT AS OF October 10, 2013.

CHP/LOG County Projects
07/01/12 thru 01/01/14

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PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	PROJECT TERMINI	AWARD DATE CURRENT	AWARD DATE ACTUAL	EST. END CONSTRUCTION DATE	PROJECTED CONSTRUCTION COSTS
86684	CHP CR 468 0.00	Resurfacing, Undivided System	OVERLAY ASPHALTIC CONCRETE ON 17.55 MILES OF COUNTY ROADS. (ROADS ARE RURAL MINOR COLLECTORS. FUNDING IS CONTINGENT ON INCLUDING RURAL MINOR COLLECTORS FOR FEDERAL FUNDS IN THE NEXT TRANSPORTATION BILL).	Various locations in Champaign County	07/29/13	07/25/13	09/30/13	\$1,243,113.13
83942	CHP SR 245 0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items. Bridge: 1102419 Remove wearing course surface and waterproof bridge deck with overlay asphalt. Replace polymer joints.Bridge: 1102435 Patch deck and approach joint.Bridge: 1102486 r	SR 245 from the JCT. of SR29, SLM 0.00 to Chp/LOG County Line, SLM 6.17. Including work on bridges SFN 1102419 - CHP 245 0138 over Lee Creek, SFN 1102435 - CHP 245 0403 over Branch of Graves Creek and SFN 1102486 - CHP 245 0569 over Grave Creek.	03/18/13	03/14/13	08/31/13	COMPLETE - \$932,970.00
88768	CHP SR560 1.48/1.56	Bridge Repair	Replace deteriorating wearing surface (2 bridges) with no approach work except approach slabs. Asphalt overlay precluded by legal load rating.	Bridges - CHP 560 0148 SFN 1103121 over Owens Creek and CHP 560 0156 SFN 1103156 over Nettle Creek.	07/29/13	07/25/13	10/15/13	\$356,344.45
91168	CHP US 68 5.65	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	Urbana US 68 from SR 55 (SLM 5.65) to Reynolds Street (SLM 6.38).	04/22/13	04/18/13	08/31/13	COMPLETE - \$305,220.85
83909	CHP/CLA SR 4 6.93/17.98	Minor Rehabilitation - Pavement Gnrl Sys	Champaign SR 4-Resurface the existing roadway, along with other roadway related items. Clark SR 4 resurface existing park and ride parking lot.	SR4 from Mechanicsburg SW Corp Limit SLM 6.93 to the CHP/UNI County Line, SLM 12.22; Park & Ride Lot CLA SR 4 @ SLM 17.98 intersection with Middle Urbana Rd.	08/02/12	08/02/12	10/15/12	COMPLETE - \$876,453.04
93461	D07 BRDG Deck Sealing Part 2	Bridge Repair	Districtwide bridge deck sealer treatments. Part 2	District wide various locations (44 structures)	10/21/13		07/31/14	\$356,561.59
94076	LOG CTY Garage Equipment Shed	Buildings - Mix Shed, etc.	Construct a new 40 X 80 equipment storage building at the Logan County Garage Complex.	Logan County Garage Complex	02/25/13	06/12/13	10/15/13	\$302,267.00
86944	LOG SR 235 16.05	Section Improvement	Improve horizontal alignment of curve at TR 240 and regrade ditch.	Approximately 0.15 mil. South of TR 240 to approximately 0.10 North of TR 240 on SR 235	12/06/12	12/06/12	08/15/13	COMPLETE - \$363,699.42
83760	LOG SR 47/292 15.33/0.24	Minor Rehabilitation - Pavement Gnrl Sys	SR 47 and SR 292 Resurface the existing roadway with Asphalt Concrete. SR 638 - Berm stabilization with item 301 asphalt concrete base.	SR 47 from SLM 15.33 to SR 5 SLM 20.12. SR 292 from US 33 SLM 0.24 to SR 47 SLM 10.81. SR 638 from US 68 SLM 0.00 to CR 106 SLM 2.35	07/03/12	07/03/12	10/31/12	COMPLETE - \$3,084,195.97
83947	LOG SR 47/706 0.00/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	SR 47 LOG/SHE County Line (SLM 0.00) to the JCT of SR 235 (SLM 5.23, SR 706 LOG/SHE County Line (SLM 0.00 to Jct of SR 235 (SLM 2.29)	12/06/12	12/06/12	06/30/13	COMPLETE - \$997,051.07
19741	LOG SR 708 2.08	Bridge Replacement	REPLACE 88FT STRUCTURE OVER BOAT CHANNEL WITH MINIMAL APPROACH WORK. 3 SPANS.	(Russells Point) at 0.39 MI N of the Jct. SR 366. SFN 4604148 LOG-708-0708 over Channel to Indian Lake.	07/19/12	07/19/12	04/30/13	COMPLETE - \$935,791.79
89213	LOG TRANSPORTATION MUSEUM	Other Modes Related	CONSTRUCT AN ADDITION TO THE EXISTING LOGAN COUNTY MUSEUM, TO BE BUILT SIMILAR TO THE BIG FOUR ROADHOUSE. VARIOUS (EXISTING) TRANSPORTATION EXHIBITS WILL BE DISPLAYED.	At the Logan County Museum in Bellefontaine	10/18/12	10/18/12	10/31/13	\$2,664,112.86
90807	LOG US 68/SR 235 8.10/8.68/8.18	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	US 68 from SLM 8.10 to SLM 8.49 and Brown St. US 68 from SLM 8.68 to SLM 10.09. SR 235 from SR 47 (SLM 8.18) to SR 720 (SLM 17.46)	07/08/13	07/03/13	10/15/13	\$2,399,681.91
93471	LOG VAR VAR	Bridge Repair	Rebuild deck edges, patch pier encasements, reface abutments, and seal deck edges. SFN 4603125 LOG 292 0879 Tributary Mill CreekSFN 4603907 LOG 559 0170 Tributary Big Darby CreekSFN 4603966 LOG 559 0245 Tributary Big Darby CreekSFN 4604121 LOG 708 0069 Great Miami River	SFN 4603125 LOG 292 0879 over Tributary Mill Creek, 4603907 LOG 559 0170 over Tributary Big Darby Creek; 4603966 LOG 559 0245 over Tributary Big Darby Creek; 4604121 LOG 708 0069 over Great Miami River	07/08/13	07/03/13	10/31/13	\$317,418.00



Staff Report – Jerome Village GPN-1

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 N. Front Street, Suite 200 Columbus, OH 43215 NussG@Nationwide.com</p> <p>Terrain Evolution, LLC c/o Thom Ries or Justin Wollenberg 720 E. Broad Street, Suite 203 Columbus, OH 43215 TRies@TerrainEvolution.com or JWollenberg@TerrainEvolution.com</p>
Request:	Approval of the Jerome Village GPN – 1 (Glacier Park Neighborhood) Final Plat.
Location:	Located off of Wells Road to the east of Jerome Road in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat is for the Glacier Park Neighborhood (GPN) 1 of the Jerome Village Development. GPN - 1 will have a total of 12.815 Acres and 14 lots for single family residential development. In addition, GPN – 1 will contain 4.354 Acres of open space reserves. The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is the City of Marysville Treatment and Eversole Run Sewer District (AIRVAC Collection System).</p> <p>The GPN - 1 Preliminary Plat was approved on April 11 of 2013.</p> <ul style="list-style-type: none">• Union County Engineer's Office<ul style="list-style-type: none">○ See Union County Engineer's Office Review Letter dated October 3, 2013. The Union County Engineer's Office recommends approval of the Jerome Village GPN - 1 Final Plat. The Engineer's Office also confirms in said letter the approval of the performance bond/surety from the Union County Commissioners.• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments as of October 4, 2013.
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Staff Report – Jerome Village GPN-1

• Union County Health Department

- Per an email dated October 1, the Union County Health Department submitted the following comments: *"All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is being serviced by a private water system (PWS) and/or sewage treatment system (STS)." In addition, "Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement should be brought to the attention of the Union County Health Department." Further, "If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."*

• City of Marysville

- In an email dated October 2, 2013, the City of Marysville has one comment regarding GPN - 1: *"Due to the waterline easement along Wells Road, the City shall be named as a "utility company"/"grantee" with authority to occupy their infrastructure within the provided utility easements."*

• Jerome Township

- Per an email dated October 4, 2013, Jerome Township states that GPN - 1 complies with the Planned Unit Development approved by the Jerome Township Board of Trustees.

• ODOT District 6

- As of October 4, 2013, no comments from ODOT District 6.

• Union Rural Electric/URE

- No comments as of October 4, 2013.

• LUC Regional Planning Commission

- LUC has requested that Jerome Village correct the GPN -1 Plat Cover Sheet Summary to reflect "GPN - 1". This should be corrected on the mylar.
- The City of Marysville comment should be incorporated into the mylar printing.



Staff Report – Jerome Village GPN-1

Staff Recommendations:	LUC Staff recommends <i>approval</i> of the Jerome Village GPN – 1 Final Plat with the condition that the minor technical items addressed above be incorporated into the final mylar.
Z&S Committee Recommendations:	The LUC Zoning & Subdivision Committee recommended <i>approval</i> of the Jerome Village GPN - 1 Final Plat with the condition that the minor technical items addressed above be incorporated into the final mylar. In addition, all comments from reviewing agencies should be incorporated.



Staff Report – Jerome Village GPN-2

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 N. Front Street, Suite 200 Columbus, OH 43215 NussG@Nationwide.com</p> <p>Terrain Evolution, LLC c/o Thom Ries or Justin Wollenberg 720 E. Broad Street, Suite 203 Columbus, OH 43215 TRies@TerrainEvolution.com or JWollenberg@TerrainEvolution.com</p>
Request:	Approval of the Jerome Village GPN – 2 (Glacier Park Neighborhood) Final Plat.
Location:	Located off of Wells Road to the east of Jerome Road in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat is for the Glacier Park Neighborhood (GPN) 2 of the Jerome Village Development. GPN - 2 will have a total of 77.059 Acres and 136 lots for single family residential development. In addition, GPN – 2 will contain 21.404 Acres of open space reserves. The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is the City of Marysville Treatment and Eversole Run Sewer District (AIRVAC Collection System).</p> <p>The GPN - 2 Preliminary Plat was approved on February 14 of 2013.</p> <ul style="list-style-type: none">• Union County Engineer's Office<ul style="list-style-type: none">○ See Union County Engineer's Office Review Letter dated October 3, 2013. The Union County Engineer's Office recommends approval of the Jerome Village GPN - 2 Final Plat. The Engineer's Office also confirms in said letter the approval of the performance bond/surety from the Union County Commissioners.• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments as of October 4, 2013.
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Staff Report – Jerome Village GPN-2

• Union County Health Department

- Per an email dated October 1, the Union County Health Department submitted the following comments: *"All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is being serviced by a private water system (PWS) and/or sewage treatment system (STS)." In addition, "Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement should be brought to the attention of the Union County Health Department." Further, "If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."*

• City of Marysville

- In an email dated October 2, 2013, the City of Marysville has one comment regarding GPN - 2: *"Due to the waterline easement from Cottonwood Drive to Jerome Road and along Wells Road, the City shall be named as a "utility company"/"grantee" with authority to occupy/maintain their infrastructure within the provided utility easements."*

• Jerome Township

- Per an email dated October 4, 2013, Jerome Township states that GPN - 2 complies with the Planned Unit Development approved by the Jerome Township Board of Trustees.

• ODOT District 6

- As of October 4, 2013, no comments from ODOT District 6.

• Union Rural Electric/URE

- No comments as of October 4, 2013.

• LUC Regional Planning Commission

- The City of Marysville comment should be incorporated into the mylar printing.



Staff Report – Jerome Village GPN-2

Staff Recommendations:	LUC Staff recommends <i>approval</i> of the Jerome Village GPN – 2 Final Plat with the condition that the minor technical items addressed above be incorporated into the final mylar.
Z&S Committee Recommendations:	The LUC Zoning & Subdivision Committee recommended <i>approval</i> of the Jerome Village GPN - 2 Final Plat with the condition that the minor technical items addressed above be incorporated into the final mylar. In addition, all comments from reviewing agencies should be incorporated.



**EVERGREEN
LAND COMPANY**

6295 COSGRAY ROAD • DUBLIN, OHIO 43016 • (614) 889-5510 • FAX (614) 889-6680

September 11, 2013

Jenny Snapp, Director
LUC Regional Planning Commission
9676 East Foundry Street
P.O. Box 219
East Liberty, Ohio 43319

Re: New California Hills XI-XII Preliminary Plat

Dear Jenny:

The preliminary plat for New California Hills XI-XII was conditionally approved June 14, 2012. The conditions, placed by the Union County Engineer, required that we construct a left-turn lane on Route 42 at New California Drive, or deposit with the County an amount that would be used toward construction of the turn lane in the future, prior to the construction of additional phases of the subdivision. These conditions are stated in the June 6, 2012 Union County Engineer review letter for the preliminary plat. We have just received a letter from ODOT stating that construction of the turn lane is not required. Copies of both letters are attached.

The Union County Engineer, Jeff Stauch, suggested we run this through LUC in order to remove the "conditionally approved" status of the preliminary plat. I'm told that Jeff is preparing a letter to address this issue.

We intend to start construction of this project as soon as all approvals are obtained.

Please place this request on the agenda of the October meeting. Please contact me if you have any questions or require further information. Thank you.

Respectfully submitted,

Wade Dunham
Project Manager
wdunham@shepherdexcavating.com



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

October 9, 2013

Public Service with integrity

Jenny Snapp, Director
LUC Regional Planning Commission
P.O. Box 219, 9676 E. Foundry
East Liberty, Ohio 43319

Re: New California Hills XI & XII (11&12) Turn Lane Plat Condition

Dear Jenny,

Our office has received this month's Zoning & Subdivision Committee Meeting agenda, and is aware that the developer of the above subdivision has requested action to remove the condition to install a left turn lane on US 42 and New California Drive prior to construction of these phases. In early August, ODOT issued a letter to our office (attached) stating that they will not require construction of a northbound turn lane along US 42 and New California Drive at this time. Upon further discussion with their office, clarification was given regarding their stance conveyed in the letter. First, a permit was issued by ODOT in January 2006 for permission to construct a right turn lane at this intersection. We were told by ODOT that because no additional conditions were included in this permit, that there is no enforceable action by their office that can require additional improvements for this access point. Secondly, we were told that the jurisdiction for requiring this improvement lies outside of their authority.

Per previous correspondence from our office, we feel that a left turn lane needs to be considered to mitigate traffic at this intersection. In July 2004, a turn lane analysis was performed at this intersection by a consultant at our request. Traffic counts were taken in the existing condition and projected out to 10 years (2014), including full buildout of this subdivision plus a proposed adjacent subdivision that would access New California Drive from US 42. This study was provided to ODOT at that time. The analysis showed that even without the adjacent subdivision traffic, a left turn lane was warranted per ODOT standards.

In closing, we feel that based on the results of the turn lane analysis, the condition to construct the left turn lane on US 42 to New California Drive prior to final plat approval should remain intact. We also acknowledge that our authority to require these improvements is limited because said improvements lie within state right of way and outside of our jurisdiction. We recommend that the Executive Committee request ODOT to reconsider providing new conditions or clarifications beyond the 2006 permit upon submittal of the final plat.

Sincerely,

Bill Narducci

Bill Narducci, P.E.
Union County Engineer's Office

Enc: ODOT Letter dated August 2, 2013
Cc: Ferzan Ahmed, ODOT District 6
Thom Slack, ODOT District 6



Staff Report – Monroe Township Various Zoning Text Amendments

Applicant:	Monroe Township Zoning Commission Pickrelltown, Ohio
Request:	<p>Request to review various zoning text amendments to the Monroe Township Zoning Resolution, including:</p> <ul style="list-style-type: none">• Change to <i>Section 350 Penalty for Violation</i>• Change to <i>Section 610 Action by Township Trustees</i>• Addition of <i>Section 1040 Small Wind Projects less than 5MW</i>• Addition of <i>Section 1050 General Conditions for Adult Entertainment Use</i>• Addition of <i>Section 1060 Family Care Homes</i>• Addition of <i>Section 1061 Group Care Homes</i>• Addition of <i>Section 1062 Home for Adjustment</i>• Addition of <i>Section 1063 Institution</i>• Addition of Associated definitions for the sections listed above.
Staff Analysis:	<p>Approximately six (6) weeks ago, The Monroe Township Zoning Commission indicated to LUC Staff that they were interested in going through their existing Zoning Resolution and looking at some potential changes. Since that time, LUC Staff has attended several Zoning Commission meetings to work with the township on any necessary changes. The Township wanted to implement language for Small Wind Projects Less than 5MW. After looking at several examples, the Monroe Township Zoning Commission decided that the version of the language that best suited them was from Liberty Township, Logan County. This language is based on the model text from LUC.</p> <p>The Zoning Commission also asked LUC about any other text amendments that should be considered while the township was going through the amendment process. LUC Staff provided examples of model text for <i>Adult Entertainment Facilities</i> and <i>Residential Care Facilities</i>. Additionally staff recommended to the township that they update <i>Section 350 Penalty for Violation</i> and <i>Section 610 Action by Township Trustees</i> to reference and/or be consistent with Ohio Revised Code.</p>



Staff Report – Monroe Township Various Zoning Text Amendments

	<p>After reviewing the model text and suggested changes from LUC Staff, the Monroe Township Zoning Commission voted to adopt the LUC model text for Adult Entertainment Facilities and Residential Care Facilities. The Zoning Commission also voted to incorporate the suggested changes to <i>Section 350 Penalty for Violation and Section 610 Action by Township Trustees</i>.</p> <p>The Logan County Prosecutor’s Office has previously reviewed these proposed text amendments for other townships within Logan County, and indicated no issues with them.</p>
Staff Recommendations:	<p>Staff recommends <i>APPROVAL</i> of the various zoning text amendments to the Monroe Township Zoning Commission. Staff has worked with the Monroe Township Zoning Commission on these changes and all amendments are either based on LUC model text or made at the recommendation of LUC Staff. The Executive Committee has recommended approval of similar text amendments to numerous townships over the last several years as well.</p>
Z&S Committee Recommendations:	<p>The LUC Zoning & Subdivision Committee recommends <i>APPROVAL</i> of the various zoning text amendments to the Monroe Township Zoning Commission in accordance with the staff review and recommendation above.</p>



OHIO DEPARTMENT OF TRANSPORTATION

DISTRICT 6 • 400 E. WILLIAM STREET • DELAWARE, OHIO 43015 • (740) 833-8000
JOHN R. KASICH, GOVERNOR • JERRY WRAY, DIRECTOR • FERZAN M. AHMED, P.E., DISTRICT DEPUTY DIRECTOR

August 2, 2013

Mr. Jeff Stauch
Union County Engineer
233 W. Sixth Street
Marysville, Ohio 43040

RECEIVED

AUG 05 2013

UNION COUNTY ENGINEER

RE: New California Hills XI & XII (11 & 12) Preliminary Plat

Mr. Stauch,

The Ohio Department of Transportation District Six has received the New California Hills Preliminary Plat provided by LUC Regional Planning Commission. The Department recognizes that approval rests with the local zoning authority, but wanted to provide information for your use in evaluating this Plat.

To date, the only permit applied for and issued at this location (#0407, in 2005) is for the southbound right turn lane. That permit included no conditions for a future left turn lane.

ODOT has not received any permit applications or traffic studies regarding this site since the 2005 application and did not provide additional comment regarding the latest plat review. At this time, ODOT is not requiring construction of a northbound left turn lane along US-42 at New California Drive.

Please contact me if you have questions or concerns.

Respectfully,

A handwritten signature in black ink, appearing to read "F. Ahmed", is written over a large, stylized bracket that spans from the "Respectfully," line down to the typed name below.

Ferzan M. Ahmed, P.E.
Deputy Director
ODOT District Six



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

June 6, 2012

Public Service with integrity

Jenny Snapp, Director
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Preliminary Plat Review
New California Hills – Phases XI-XII

Jenny,

We have completed our review for the above preliminary plat, received by our office on May 25th. As you are aware, this is a plat that has been submitted in the past, along with an extension and has since expired. Please see the previous preliminary plat extension letter from our office dated August 3, 2009, along with supporting correspondence. We recommend conditional approval of the referenced plat, based on the below stipulations:

- a. The developer is to construct a left turn lane at the intersection of US 42 and New California Drive prior to the construction of additional phases of the subdivision, or
- b. The developer shall contribute funds in an escrow account or other holding to be used toward the construction of the above mentioned turn lane improvements prior to construction of additional phases of the subdivision. The contribution amount shall be updated based on 2012 unit costs as opposed to 2007 costs.

The approval of the construction documents for the remaining phases of this subdivision will not be granted by our office until one of the above conditions is met.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and provide requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducci

Bill Narducci, P.E.
Project Engineer
Union County Engineer

Cc: Jeff Stauch, UCE (via email)

Enc: UCE letter to LUC dated 8-3-2009; UCE letter to LUC dated 7-27-07



Director's Report – October 10, 2013

Jenny's Activities:	
Meetings, Miscellaneous & Projects	
September 18	Claibourne Township (Union County) Trustees Meeting
September 19	City of Dublin Building Official tour of LUC Building w/ Paul Hammersmith
September 24	Union County Chamber/CIC Corridor Plan Consultant Committee
September 25-27	APA/American Planning Association OH State Planning Conference in Cleveland
September 30	Meeting with CCAO/County Commissioners Association re: Aggregate Mining with Co. Planning Director's Officers
October 8	ODOT ORIL/Research Session in Athens
October 10	LUC Budget & Finance Committee Meeting LUC Zoning & Subdivision Committee Meeting LUC Executive Committee Meeting
ODOT RTPO	<ul style="list-style-type: none"> ✓ Survey finalized by ODOT. Has been sent out by ODOT firm Consultant. Residents should be receiving ✓ Working on Steering Committee Invites for first meeting. Presentation being prepared. ✓ MVRPC has given us first group of transportation data ✓ Brian Martin of MVRPC will be the Annual Meeting Speaker Meetings: <ul style="list-style-type: none"> ✓ ODOT ORIL/Research Session in Athens
Ongoing Projects	<ul style="list-style-type: none"> ✓ ODOT RTPO/Rural Transportation Planning Grant (see above) ✓ Subdivision Regulations Update ✓ Logan County Ag. Council Committee ✓ LUC Goal Development w/ LUC President Brad Bodenmiller - Office Organization, Meeting Space in Back, GIS/Wes, Exploring options & costs for Digital Back Up, New Board Member Orientation, New Logo ✓ LUC Building Planning - Paul Hammersmith brought building staff on September 19 ✓ Darby Township (Union County) Zoning Amendments ✓ Claibourne (Union) Township - Zoning Processes & Forms ✓ Logan County EMA Natural Hazard Mitigation Plan Committee - Soon to begin ranking projects ✓ County Planning Director's Association of Ohio (CPDAO) Aggregate Mining working with CCAO Staff ✓ Union CIC - EDAP/Economic Development Action Plan Committee & Corridor Plan Consultant Committee ✓ LUC Budget - 2014 ✓ LUC Annual Meeting -2014 - Speaker secured - Brian Martin, Director of MVRPC, Nominations Committee

Heather's Activities:	
Meetings, Miscellaneous & Projects	
Ongoing	Beginning work on new web-site
Ongoing	Annual Dinner Planning
Ongoing	Scanning documents to store on-line



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Wes's Activities:	
Miscellaneous	
Sep. 18	Site Visit to Rothchilds Farm for City of Urbana E. SR 36 Sewer Extension Environmental Review
Sep. 19	Met w/ Paul Hammersmith and Jeff Tyler to walkthrough LUC Building
Sep. 20	Attended Indian Lake DREDGE Day
Sep. 23	Attended Stokes Township Zoning Commission Meeting
Sep. 24	Champaign County FY2012 CDBG Courthouse Entry Bid Opening
Sep. 25-Sep 27	Attended APA Ohio Planning Conference
Sep. 30	Attended Monroe Township Zoning Commission Meeting
Oct. 7	Champaign Count FY2012 Courthouse Entry Pre-Construction Conference
Oct. 10	LUC Zoning & Subdivision Committee
Ongoing Projects	
CDBG	Champaign County – FY2013 Application Approved FY2012 – Champaign County Courthouse ADA Ramp Project – Bid Awarded to Geuy Construction Inc. Champaign County Caring Kitchen Estimates received and currently being reviewed Union County – FY2013 Application Approved All Open Grants related to the Raymond & Peoria WWTP project have been extended through
GIS	Working with GIS Data provided by MVRPC for the RTPO Project
Zoning Updates	Monroe Township, Logan County
ODOT RTPO	ODOT Consultant currently has survey to conduct ✓ Steering Committee members finalized ✓ Presentation created for Steering Committee & Organizational Presentations
Other	Logan County Ag. Council Committee Union County Local Foods Union County Trail Planning Committee Union County GIS Task Force Union County Comp Plan Implementation Committee Online Backup of Office Files

Erin's Activities:	
Meetings, Miscellaneous & Projects	
Sep. 25-Sep. 27	Attended APA Ohio Planning Conference
Ongoing Projects	
ODOT RTPO	✓ Presentation created for Steering Committee & Organizational Presentations ✓ Steering Committee members finalized ✓ RTPO survey in initial stages of circulation ✓ Data analysis and table creation for Socioeconomic Profile begun

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
 • Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Executive Committee Meeting Minutes
Thursday, October 10, 2013

LUC President Brad Bodenmiller called the meeting to order at 1:15 pm.

Roll Call – Jenny Snapp

Members present: John Bayliss, Brad Bodenmiller, John Brose, Scott Coleman, Greg DeLong, Ves DuPree, David Faulkner, Kevin Gregory, Charles Hall, Paul Hammersmith, Jim Holycross, Valerie Klingman, Matt Parrill, Jeff Stauch, Jenny Snapp, Ben Vollrath and Andy Yoder.

Members absent: Tracy Allen, Kevin Bruce, Tim Cassady, Bill Edwards, Steve McCall, Doug Miller, Barry Moffett, Jeremy Nash, Tim Notestine, Ryan Shoffstall, George Showalter.

Guests present: Bill Narducci, Union County Engineer's Office; Judy Christian, York Township; Justin Wollenberg, Terrain Evolution; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes – John Bayliss made the first motion to approve the minutes from the September 12, 2013 meeting as written. Valerie Klingman made the second motion to approve the minutes from the September 12, 2013 meeting as written. All in favor.

Financial Report – Andy Yoder presented the Financial Report for September. Ben Vollrath made the first motion to accept the Financial Report. David Faulkner made the second motion to accept the Financial Report. All in favor.

ODOT Reports – ODOT 6 and 7 reports were placed on the web. Matt reported ODOT-7 is winding down with completion dates in October. Salt prices have reduced this year. The museum is expected to be completed at the end of the month and I'd like to suggest a tour and a meeting be held there. For AccessOhio, I wanted to have a draft to you, but it will be available at the end of the month. Paul reported that a roundabout is underway; the Presidents Cup went well. Jim reported that ODOT was working on the by-pass downtown and it's going along ok. Scott reported that they're wrapping up construction season as well. He's working with Matt on an exchange of some county road with ODOT to help serve the community. Jeff reported they are also wrapping things up, just a few things to finish up. We've had two of the bridges open and just two more to get opened. Andy asked about the bridge outside of North Lewisburg's completion date and Jeff was unsure.



New Business:

1. Review of Jerome Village GPN-1 Final Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp
 - Charles Hall made the first motion to approve the Jerome Village GPN-1 Final Plat with staff and reviewing agencies comments and Scott Coleman made the second motion to approve the Jerome Village GPN-1 Final Plat with staff and reviewing agencies comments. All in favor.
2. Review of Jerome Village GPN-2 Final Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp
 - Jim Holycross made the first motion to approve the Jerome Village GPN-2 Final Plat with staff and reviewing agencies comments and Jeff Stauch made the second motion to approve the Jerome Village GPN-2 Final Plat with staff and reviewing agencies comments. All in favor.
3. Review of New California Hills 11 & 12 Turn Lane Plat Condition - Jenny Snapp
 - Jeff Stauch made the first motion to deny a removal of the turn lane preliminary plat condition on New California Hills 11 & 12 and Scott Coleman made the second motion to deny a removal of the turn lane preliminary plat condition on New California Hills 11 & 12. All in favor.
4. Review of Monroe Township (Logan County) Various Text Zoning Amendments - Staff Report by Wes Dodds
 - Charles Hall made the first motion to recommend approval of the Monroe Township Various Text Zoning Amendments and John Bayliss made the second motion to recommend approval of the Monroe Township Various Text Zoning Amendments. All in favor.
5. Annual Dinner (Thursday, November 21, 6:30 PM at Urbana University) - Jenny Snapp
 - On November 7, the number of attendees for the annual dinner will need to be given to Heather.
 - On November 14, all ticket sale information, along with attendee names will need to be given to Heather at the LUC Executive Committee meeting.
 - The speaker will be Brian Martin Director of Miami Valley Regional Planning Commission.
6. Building Committee Report - Jenny Snapp
 - Jenny reported that Paul and Jeffrey Tyler, Dublin's Chief Building Official came and toured the building and provided a letter of recommendation for the committee. There will need to be a Building Committee meeting next month to discuss the recommendations.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp


7. LUC 2014 Draft Budget - Jenny Snapp
 - John Bayliss made the first motion to accept the recommendation of the Budget and Finance Committee for approval of the 2014 Budget and Charles Hall made the second motion to accept the recommendation of the Budget and Finance Committee for approval of the 2014 Budget. All in favor.
8. Nominations Committee – Brad Bodenmiller
 - Brad Bodenmiller made the first motion to accept the nomination of the County Commissioners as the Nominations Committee and Scott Coleman made the second motion to accept the nomination of the County Commissioners as the Nominations Committee. All in favor.

Director's Report:

Comments from Individuals:

Adjourn – David Faulkner made the first motion to adjourn the LUC Executive Committee Meeting at 1:43 pm, and Paul Hammersmith seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, November 14, 2013, 1:15 pm at the LUC Office in East Liberty.



President
Bradley J. Bodenmiller
11/4/13



Secretary

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

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