



Executive Committee Meeting Minutes
Thursday, April 9, 2026

President Mike Yoder called the meeting to order at 1:16 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Roger Brake, Tyler Bumbalough, Doug Crabill for Preston Carter, Tim Cassady, Michael Kerns for Scott Coleman, Todd Freyhof, Todd Garrett, Jeff Beard for Ashley Gaver, Connor Devine for Kyle Hoyng, Greg Iiams, Steve McCall, Wyatt Marshall, Beau Michael, Steve Robinson, Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, Ben Vollrath and Mike Yoder.

Members absent: Wes Dodds, Eric Kincaid, Tammy Noble, Eric Petee, and Jeff Rea.

Guests present: Dan Bruin, M/I Homes; Casey Reichert, Choice One Engineering; Judy Christian, York Township; Joseph Grove, Heather Martin, Aaron Smith, and Casey Tuck, LUC Regional Planning Commission.

Minutes – Steve McCall moved a motion to approve the minutes from the March 12, 2026, meeting as written, and Tim Cassady seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for March. Greg Iiams moved a motion to accept the Financial Report, and Todd Garrett seconded. All in favor.

ODOT Reports:

ODOT Reports are available on LUC's website. Scott Schmid had no updates for District 7.

RTPO Report

- Tyler Bumbalough reported on the RTPO. TCC's report is available on LUC's website.

New Business:

1. Review of Glacier Pointe Section 5 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Blair Stinson moved a motion to take this item off the table, and Steve McCall seconded. All in favor.
 - Steve Robinson moved a motion to accept the recommendation of conditional approval of the Glacier Pointe Section 5 Phase 3 Final Plat, and Tyler Bumbalough seconded. All in favor.
2. Review of Darby Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Greg Iiams moved a motion to accept the recommendation of approval with modifications of the Darby Township Zoning Text Amendment, and Tim Cassady seconded. All in favor.
- 3. Review of Liberty Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Ben Vollrath – For battery energy storage, have the utility companies weighed in on that? Ryan Smith – Substations are not considered part of zoning.
 - Ben Vollrath – So it's not applicable?
 - Brad Bodenmiller – Public utilities are exempt. Brad explained circumstances when it might be exempt, and when it might not be exempt.
 - Tim Cassady moved a motion to accept the recommendation of approval with modifications of the Liberty Township Zoning Text Amendment, and Steve Robinson seconded. All in favor.
- 4. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Blair Stinson moved a motion to accept the recommendation of approval with modifications of the Millcreek Township Zoning Text Amendment, and Tyler Bumbalough seconded. All in favor.
- 5. Review of Rush Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Tim Cassady moved a motion to accept the recommendation of approval with modifications of the Rush Township Zoning Text Amendment, and Greg Iiams seconded. All in favor.
- 6. Review of Union Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Todd Freyhof moved a motion to accept the recommendation of approval with modifications of the Union Township Zoning Text Amendment, and Roger Brake seconded. All in favor.

Director's Report

Comments from Individuals:

- Tim Cassady reported that Fillmore demolished fourteen properties in Champaign County and they were really thankful for the program.
- Ben Vollrath questioned what the tone was according to entities about data centers.
 - Brad Bodenmiller said they recommend going back to the Comprehensive Plans for policy guidance, prohibiting them if desired, then allow them according to model text as a conditional use if desired. Major utility improvements are important to be planned for proactively, rather than reactively as a result of a single development proposal.

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Ben Vollrath said he was worried that townships could make rash choices that could otherwise solve natural gas problems. He said he appreciates the neutral stance from the LUC.
- Tim Cassady asked how many townships have passed it? Aaron Smith said that several have initiated it.
- Mike Yoder said that Logan County has had a lot of talk surrounding the data centers on social media and they finally determined that Logan County, West Virginia, was the one adding a data center.

Adjourn – Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 1:53 pm, and Todd Freyhof seconded. All in favor.

Next Scheduled Meeting: Thursday, May 14, 2026, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

President

Secretary

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com