



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

---

## Executive Committee Meeting Agenda Thursday, April 14, 2011 - 1:15 p.m.

**Call to Order** – John Bayliss, President

**Roll Call**

**Action on Minutes of March 10, 2011** – Executive Committee

**Financial Report March** – Andy Yoder, Treasurer

**ODOT Reports**

**New Business:**

1. Review of Various Zoning Text Amendments, in Salem Township (Champaign County) – Staff Report by Wes Dodds
2. City of Bellefontaine – Proposed Annexation of 3.237 acres of road right-of-way in Lake Township – Staff Report by Wes Dodds.
3. Building Report – Jenny Snapp

**Director's Report**

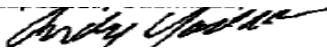
**Comments from Individuals**

**Adjourn**

**LUC Regional Planning Commission  
Treasurer's Report**

<b>BEGINNING BALANCE ON March 1, 2011</b>		<b>\$ 303,886.69</b>
<b>RECEIPTS</b>		
Dave Duff	Longview Cove Final Plat Submittal	\$ 2,440.00
Village of Mechanicsburg (Champaign Co.)	2011 Membership Assessment	\$ 1,105.65
City of Dublin	2011 Membership Assessment	\$ 5,000.00
<b>TOTAL RECEIPTS</b>		<b>\$ 8,545.65</b>
<b>TOTAL CASH ON HAND</b>		<b>\$ 312,432.34</b>
<b>EXPENDITURES</b>		
Employee Salaries	2 Pay Periods	\$ 11,425.97
PERS	Feb-11	\$ 1,601.03
Medicare	2 Pay Periods	\$ 164.63
Anthem Life	Life Insurance	\$ 7.20
CEBCO	Health Insurance	\$ 341.66
Time Warner Cable	Telephone/Internet	\$ 241.86
Dayton Power & Light	Electric	\$ 407.00
Verizon Wireless	Cell Phone	\$ 138.69
Jenny Snapp	Mileage - February 2011	\$ 106.00
Heather Martin	Mileage - February 2011	\$ 151.00
Weston Dodds	Mileage - February 2011	\$ 89.00
Benjamin Willson	Mileage - February 2011	\$ 36.00
<b>Bldg.</b>		<b>\$ 14,710.04</b>
<b>TOTAL EXPENDITURES</b>		<b>\$ -</b>
<b>BALANCE ON HAND AS OF March 31, 2011</b>		<b>\$ 297,722.30</b>

Respectfully Submitted,



Andy Yoder, Treasurer

# 2011 Budget Summary

As of 4/8/2011

## 10-800 REVENUES:

	Estimated	To Date	CashBalance
1 Per Capita Assessments	\$ 174,115.24	\$ 183,710.60	\$ (9,595.36)
2 Estimated Interest	\$ 4,000.00	\$ 85.86	\$ 3,914.14
3 Estimated Other	\$ 1,650.00	\$ 975.00	\$ 675.00
4 Services and Projects	\$ 78,100.00	\$ 2,440.00	\$ 75,660.00
Estimated Total Revenue	\$ 257,865.24	\$ 187,211.46	\$ 70,653.78

## 10-100 EXPENDITURES:

	Estimated	To Date	
1020 Salaries & Wages	\$ 150,000.00	\$ 33,949.64	\$ 116,050.36
1030 Supplies	\$ 6,000.00	\$ 1,067.20	\$ 4,932.80
1040 Equipment	\$ 5,000.00	\$ -	\$ 5,000.00
1050 Utilities	\$ 12,000.00	\$ 2,363.87	\$ 9,636.13
1060 Travel	\$ 9,000.00	\$ 926.50	\$ 8,073.50
1070 Professional Development	\$ 4,000.00	\$ 430.00	\$ 3,570.00
1090 Other Expenses	\$ 6,000.00	\$ 97.51	\$ 5,902.49
1091 PERS	\$ 21,000.00	\$ 4,751.92	\$ 16,248.08
1092 Workers Compensation	\$ 5,250.00	\$ 1,890.99	\$ 3,359.01
1093 Medicare	\$ 2,175.00	\$ 489.15	\$ 1,685.85
1094 Hospital / Life Insurance	\$ 10,871.00	\$ 1,046.58	\$ 9,824.42
1100 Contingencies	\$ 10,000.00	\$ 1,910.00	\$ 8,090.00
1300 Building Fund	\$ 6,000.00	\$ 3,630.58	\$ 2,369.42
Annual Meeting	\$ 3,500.00	\$ -	\$ 3,500.00
Estimated Total Expenditures	\$ 250,796.00	\$ 52,553.94	\$ 198,242.06

## STATEMENT:

Cash Balance January 1, 2011	\$ 163,064.78
Estimated Cash Balance December 31, 2011	\$ 107,069.24
Actual Cash On Hand December 31, 2011	
Estimated Total Revenue	\$ 257,865.24
Actual 2011 Revenue	
Difference (+/Under)	
Estimated Total Expenditures	\$ 250,796.00
Actual 2011 Expenditures	
Difference (+/Under)	

## 08/15/10 thru 09/30/12

W:\MARLENE\WP\WIN60\LUC MONTHLY REPORT\April LUC 2011.xls\



## Director's Report – April 14, 2011

### Jenny's Activities:

#### Meetings, Miscellaneous & Projects

March 14	Logan County Land Trust Meeting
March 17	Bill Narducci (Union County Engineer's Office) and I met with Scott Sanders, Delaware County Regional Planning Commission Director, re: Subdivision Regulations Updates
March 22	Attended the MORPC Balanced Growth Planning Meeting for the Big Darby Watershed
April 4	City of Marysville Planning Commission – Presented on Small Wind Projects
April 6	Union County CIC Retention & Expansion Training Union County CIC Meeting Claibourne Township Zoning Commission & Trustees – Zoning Text Amendments
April 13	Attended the MORPC Balanced Growth Planning Meeting for the Upper Scioto Watershed
April 14	LUC Zoning & Subdivision Committee Meeting LUC Executive Committee Meeting
Ongoing	Liberty Township (Logan County) Zoning Text Amendments Claibourne Township (Union County) Zoning Text Amendments Longview Cove Subdivision Plat Review Subdivision Regulations Update Upper Scioto Watershed Balanced Growth Plan Steering Committee Logan County Ag. Council Committee AEPP Application assistance for Logan & Champaign County

### Heather's Activities:

#### Meetings, Miscellaneous & Projects

Mar 17	Champaign County CoC Leadership Meeting
Mar 21	Mad River Township, Fair Housing Training
Mar 24	COLCAS Meeting Union County CoC
Apr 1	Project Connect – Fair Housing
Apr 5	Champaign County Housing Coalition
Apr 6	Champaign County Prevention Alliance
Apr 7	Logan County CoC Meeting
Apr 13	Meeting with Linda Rudawski, i.e. Champ. Co Leadership Team
Ongoing	Updating Township/Village/City Contact Information
Beginning	Analysis for Impediment Reports – Logan, Union, Champaign & City of Urbana
Beginning	Spring Newsletter



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Ben's Activities:

### Meetings, Miscellaneous & Projects

Feb 24	Attended Union County Bikeway Meeting at the Union County Chamber
Ongoing Projects	Updating Text & Graphics of the Land Use Chapter of the Union County Comp. Plan
Completed Projects	Existing Land Use Maps, Tables, Graphs – Union County & Municipalities Analysis, land use change by land use type, 2000 – 2010

## Wes' Activities:

### Miscellaneous

Mar. 15	Union County FY11 CDBG 1 <sup>st</sup> Public Hearing
Mar. 21	Attended Stokes Township Zoning Commission Meeting
Mar. 28	Attended Salem Township Zoning Commission Meeting
Mar. 29	Attended Union County Bikeway Meeting
Apr. 7	Union County FY09 CDBG Village of Magnetic Springs Bid Opening
Apr. 8	Met with Miami Twp. (Logan Co.) Zoning Inspector RE: Conditional Use
Apr. 11	Attended OHCP CDBG Training at ODOT Central Office
Apr. 13	Attended MORPC Upper Scioto Watershed Public Meeting
Apr. 14	LUC Zoning & Subdivision Committee

### Ongoing Projects

CDBG	Champ. Co. – Pre-applications mailed to all jurisdictions. Union Co. – Pre-applications mailed to all jurisdictions. 1 <sup>st</sup> Public Hearing held March 15 <sup>th</sup> , 2011
GIS	Village of Mechanicsburg, Jefferson Township Sign Inventory, Searchable Maps for Zoning Inspectors and LUC Website,
Comp Plans	Logan County Township Plans: Perry Township – Ongoing; Zane Township - Ongoing; City of Urbana – Ongoing, Union County Update
Zoning Updates	Stokes Township – Next Meeting 03/24/2011
Other	Upper Scioto Watershed Balanced Growth Plan Steering Committee

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

• Phone: 937-666-3431 • Fax: 937-666-6203  
• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

---

## Executive Committee Meeting Agenda

Thursday, April 14, 2011 - 1:15 p.m.

LUC President John Bayliss called the meeting to order at 1:15 pm.

### **Roll Call** – Jenny Snapp

**Members present:** John Bayliss, Brad Bodenmiller, Kevin Bruce, Max Coates, Scott Coleman, Greg DeLong, Ves DuPree, Charles Hall, Paul Hammersmith, Bill Kelley, Valerie Klingman, Doug Miller, Bill Nibert, Tim Notestine, Matt Parrill, Jenny Snapp, Jeff Stauch, Tim Tillman, Andy Yoder, and Roger Yoder.

**Members absent:** Tracy Allen, Bill Edwards, Jim Holycross, Randy Kyte, Barry Moffett, Ryan Shoffstall, Fereidoun Shokouhi, Rick Shortell, and Tom Smith.

**Guests present:** Jim Coon, Urbana Township; Wes Dodds and Heather Martin of LUC Regional Planning Commission; Robb Cummins, Harrison Township;

**Minutes** – Scott Coleman made the first motion to approve the minutes from the March 10, 2011 meeting as written. Tim Notestine made the second motion to approve the minutes from the March 10, 2011 meeting as written. All in favor.

**Financial Report** – Andy Yoder presented the Financial Report for March. Max Coates made the first motion to accept the March Financial Report. Scott Coleman made the second motion to accept the March Financial Report. All in favor.

**ODOT Reports** – ODOT District 7, Matt Parrill reported. There are pending organizational chart changes, combining planning and engineering department. We're excited about that. ODOT has a leadership conference at the end of the month where we'll get together and hash out what our plan will be. Right now we're talking about getting back to the basics. Encourage everyone to get out and look at the TRAC website. Jenny announced that at MORPC's themed luncheon, Paul has been nominated for an award. Congratulations Paul!

### **New Business:**

1. Review of Various Zoning Text Amendments, in Salem Township (Champaign County) – Staff Report by Wes Dodds
  - o Wes gave the staff report, along with the recommendation of the Zoning and Subdivision Committee.
  - o Charles Hall made the first motion to accept the staff and Zoning and Subdivision Committee's recommendation of approval with comments for the Salem Township Various Zoning Text Amendments. Doug Miller made the second motion to accept the staff and Zoning and Subdivision Committee's recommendation of approval with comments for the Salem Township Various Zoning Text Amendments. All in favor.

---

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

• Phone: 937-666-3431 • Fax: 937-666-6203  
• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



## Logan-Union-Champaign regional planning commission

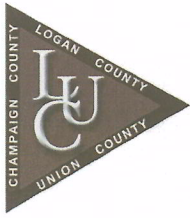
Director: Jenny R. Snapp

2. City of Bellefontaine – Proposed Annexation of 3.237 acres of road right-of-way in Lake Township – Staff Report by Jenny Snapp.
  - Jenny gave the staff report, along with the recommendation of the Zoning and Subdivision Committee.
  - John – is this an item that we need action on?
  - Jenny – we usually take action, but it's just a recommendation so what I'll do is send a letter of recommendation of whatever the action is.
  - John – Would you like to speak on this Mr. Notestine?
  - Tim N – We first started this process back when the school was going to develop two new buildings. There was a company that was looking at developing the area that the school bought as a subdivision. So actually this map dates back to 2004 and it didn't happen then. The subdivision went away, but when the school bought the property, we refreshed it and thought this was a good time to take care of it. Along Brennan Road, it's the only spot like it that I know of in our area where the road all came out from one property. So while the houses are in town, the roads aren't. The school's initial plan had an access road going out to Brennan Road which would then lead to a lower speed limit. As the school's reached their final stages they've taken that road out of there due to funding purposes. If I knew that, maybe I wouldn't have included it. Mr. Tillman probably knows more about this than I do.
  - Tim T – That's where I grew up and I was Lake Township Trustee there. I think part of the reason was that everybody was happy with Lake Township's maintenance.
  - Tim N – So anyhow, we just felt that with the school developing, in case you don't know, the Bellefontaine City Schools got state funding to build two new buildings on the area that's in between the two portions of the map and it's going to be our new Elementary School and Middle School. And we thought it was pretty important to establish suitable school zones.
  - Roger Yoder made the first motion to accept the recommendation of the staff and Zoning and Subdivision Committee of approval with comments of the City of Bellefontaine annexation of 3.237 acres of road right-of-way in Lake Township and Jeff Stauch made the second motion to accept the recommendation of the staff and Zoning and Subdivision Committee of approval with comments of the City of Bellefontaine annexation of 3.237 acres of road right-of-way in Lake Township. All in favor.
3. Building Report – Jenny Snapp
  - Jenny – Just want to give an update about some things that were happening with the building lately. Hague comes in and delivers our softener salt and warned us that there was a leak in the water softener unit so we had Barry First come in and he has replaced that unit. He did think

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

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

there needed to be a new one down there which wasn't surprising since that one was pretty old. In addition, Barry has looked at that portion of the wall in the board room is getting progressively worse with the separation there and again we feel it's a moisture problem so Barry came in and looked at that as well and we're expecting a quote from him. His estimation is that the first thing we ought to do is look at the window wells, you see those on the outside and replace the batting on those so we're just waiting on a quote from him on that. He said that side of the building may need to have some sealant as well. So we'll just await the quote on that particular issue. Jenny asked if Wes had anything to add since he walked around with Barry. Wes added that the window wells are covered with wooden boards that are rotted away and moisture gets in behind it. Barry's proposing to put more of a vinyl covering over them. So hopefully they'll withstand the weather a little better than the wood does. Jenny will let the Board know when the quote is received. John asked if there was a Building Committee in the past. Jenny stated that we do have a Building Committee and Scott is the Chair of that. Max asked if there was money budgeted for building repairs, and Jenny responded that there was. John would ask that Scott review the quote when we get it. Jenny said she would talk to Scott about it.

### Director's Report – Jenny Snapp

- Jenny gave an update to the Board on her recent activities. Max asked in regards to the rooftop Wind Turbines if that had any effect on the homeowner's insurance. Jenny did not know, she asked if Bill had any idea as he originally brought to her attention. Bill stated that the insurance was not a subject that has come up in discussions. Jenny reported that it was her intention to call Dan Fitzgerald of Ace Hardware and to meet with him about it. He seems more than willing to talk to anyone; he has lots of nice brochures that he brought to the Marysville Planning Commission Planning Meeting. I think he's not really wanting to offend anyone. Max asked when it was in the paper. Jenny reported it was in the Marysville Tribune and the Bellefontaine Examiner picked up the story as well. John wondered if there were zoning restrictions in any municipalities regarding solar collectors? Jenny stated that it's not fairly common yet in the State of Ohio it's mostly been wind but there are some jurisdictions that are now working on those and I think it's our hope to start looking at those as well and get an alternative energy zoning package rather than just the wind. Wes reported that just this week he had an inquiry from St. Paris about if we had any model language about solar panels so it's something we're going to have to look at. Charles reported that he talked to Dan Fitzgerald and he had one circuit hooked up to the turbine which is lights at the front and his checkout computers. So if he does lose

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

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

electric he's got some way of checking people out, that was his main thing. Jenny asked Doug about the chart he completed about what the payback was in regards to the turbines. Scott reported that Rick Shortell had done that. Jenny thought it had been reported that there was a 10 year payback on rooftop units. I think he's more than willing to talk to us about it. Jenny asked if Greg had anything further to add. Greg said Dan is more than willing to show and talk to anyone interested. He reported that they were only six feet tall. Charles reported that they were quiet and you couldn't even tell it was up there. Greg said the only thing that was shocking to him was the amount of equipment it has. Brad reported that Urbana had Geothermal language that the EPA mentioned was a good example the other day if anyone's interested, they can call the Engineering Department for help with that.

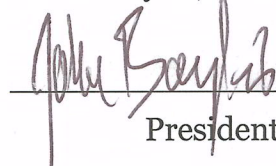
- John thinks if there's any opportunity for Logan and Union to share information and collaborate in regards to Ag Council that it would be good. Jenny shared that the Ag Council would be having a breakfast just quarterly to start out with.
- John asked about the progress on the Perry, Zane Plans. Wes reported that the final draft was being worked on and that it should be complete through the intern.
- Wes gave an update to the Board on his recent activities. Paul asked who the bid received for the Magnetic Springs CDBG project was and Wes reported that it was Decker. Several packets were picked up. A couple of smaller companies were interested in the job but it was early in the season so they didn't have the money to post the required bond.

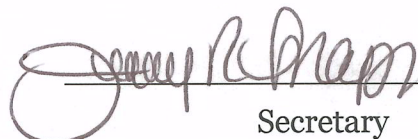
### Comments from Individuals

- Jim Coon asked about wind language for the township. Jenny told him that they would go to the Township's meeting and talk about the model language.

**Adjourn** – Max Coates made the first motion to adjourn the LUC Executive Committee Meeting at 1:45 pm, and Jeff Stauch seconded the motion. All in favor.

**Next Scheduled Meeting:** Thursday, May 12, 2011, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.

  
President

 5/12/2011  
Secretary

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

• Phone: 937-666-3431 • Fax: 937-666-6203  
• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)