



Executive Committee Meeting Agenda  
Thursday, June 12, 2014, 1:15 PM

**Call to Order** – Doug Miller, President

**Roll Call**

**Action on Minutes of May 8, 2014** – Executive Committee

**Corrected April Financial Reports** – Andy Yoder, Treasurer

**May Financial Reports** – Andy Yoder, Treasurer

**ODOT Reports**

**New Business:**

1. Review of New California Hills XI-XII Preliminary Plat Extension (Union County) – Staff Report by Jenny Snapp
2. Review of Waterford Estates Preliminary Plat (Union County) – Staff Report by Jenny Snapp
3. LUC Audit Report - Andy Yoder, Treasurer
4. Personnel Changes – Andy Yoder, Treasurer
5. Tuition Reimbursement (Pending Prosecutor Review) - Andy Yoder, Treasurer

**Director's Report**

**Comments from Individuals**

**Adjourn**

# LUC Regional Planning Commission Treasurer's Report

**BEGINNING BALANCE ON May 1, 2014** **\$ 464,259.58**

**RECEIPTS**

Village of North Lewisburg	Map	\$	20.00
Champaign County	FY13 Final Administration	\$	4,000.00
Union County	April 2014 Interest	\$	194.98

**TOTAL RECEIPTS** **\$ 4,214.98**

**TOTAL CASH ON HAND** **\$ 468,474.56**

**EXPENDITURES**

Employee Salaries	2 Pay Periods	\$	15,730.80
OPERS	April 2014 Employer Share	\$	1,683.56
Medicare	2 Pay Periods	\$	224.51
Dental Insurance	Dental Insurance	\$	52.82
CEBCO/Anthem Life	Health/Life Insurance	\$	453.23
CEBCO	Vision Insurance	\$	1.53
Life Insurance	Life Insurance	\$	8.42
Verizon Wireless	Cell Phone Acct	\$	120.20
DP&L	Electric Bill	\$	441.00
Time Warner Cable	Phone & Internet Service	\$	286.76
APA OHIO	Workshop - J. Snapp	\$	80.00
COLCAS	2014 Membership Dues	\$	25.00
Jenny Snapp	Mileage - May 2014	\$	124.00
Staples	Office Supplies	\$	282.29
Petty Cash	Miscellaneous Receipts Reimbursement	\$	58.43
Treasurer State of Ohio	LUC Bi-Annual Audit - 1st Billing/Payment	\$	1,332.50

**\$ 20,905.05**

**Bldg.**

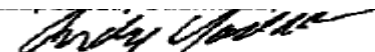
Kalyndi Martin	Office Cleaning	\$	60.00
Mason Martin	Lawn Mowing	\$	20.00

**\$ 80.00**

**TOTAL EXPENDITURES** **\$ 20,985.05**

**BALANCE ON HAND AS OF May 31, 2014** **\$ 447,489.51**

Respectfully Submitted,



Andy Yoder, Treasurer

# 2014 Budget Summary

As of 6/10/2014

900	REVENUES:	Estimated	To Date	CashBalance
450112	Membership Contributions	\$ 172,951.82	\$ 185,828.45	\$ (12,876.63)
420107	Service & Projects	\$ -	\$ 1,202.50	\$ (1,202.50)
420121	Subdivision Plats	\$ 22,000.00	\$ 13,990.00	\$ 8,010.00
990-2-4	Annual Dinner	\$ 2,900.00	\$ -	\$ 2,900.00
990-2-5	Comprehensive Plans	\$ -	\$ -	\$ -
420122	Mapping	\$ 100.00	\$ 20.00	\$ 80.00
450105	Grants	\$ 44,500.00	\$ 11,111.29	\$ 33,388.71
450105.LUC13	ODOT RTP0 Grant	\$ 79,420.00	\$ 14,391.59	\$ 65,028.41
470101	Interest	\$ 1,428.00	\$ 788.54	\$ 639.46
990-8-1	Other Revenue	\$ -	\$ -	\$ -
990-8-2	Rebates	\$ -	\$ -	\$ -
Estimated Total Revenue		\$ 323,299.82	\$ 227,332.37	\$ 95,967.45

900	EXPENDITURES:	Estimated	To Date	%
510100	Salaries & Wages	\$ 173,825.00	\$ 70,369.50	\$ 103,455.50 40%
520100	Supplies	\$ 9,285.00	\$ 3,415.13	\$ 5,869.87 37%
530199	Utilities	\$ 13,000.00	\$ 4,544.78	\$ 8,455.22 35%
530171	Professional Development	\$ 5,000.00	\$ 872.29	\$ 4,127.71 17%
990-3-4	Building Fund	\$ 27,000.00	\$ 637.63	\$ 26,362.37 2%
530702	Annual Dinner	\$ 4,000.00	\$ -	\$ 4,000.00 0%
540100	Equipment	\$ 6,000.00	\$ 484.98	\$ 5,515.02 8%
990-5-1	Other Expenses	\$ 2,024.00	\$ 2,024.00	\$ - 100%
550105	Travel	\$ 10,750.00	\$ 2,492.80	\$ 8,257.20 23%
510205	PERS	\$ 24,336.00	\$ 9,370.26	\$ 14,965.74 39%
510225	Workers Compensation	\$ 2,608.00	\$ 652.00	\$ 1,956.00 25%
510215	Medicare	\$ 2,521.00	\$ 1,002.47	\$ 1,518.53 40%
510305	Medical	\$ 6,360.00	\$ 2,266.15	\$ 4,093.85 36%
550305	Contingencies	\$ 34,143.00	\$ 3,193.43	\$ 30,949.57 9%
510310	Dental Insurance	\$ 700.00	\$ 316.92	\$ 383.08 45%
510320	Life Insurance	\$ 140.00	\$ 42.10	\$ 97.90 30%
510315	Vision Insurance		\$ 17.37	\$ (17.37)
Estimated Total Expenditures		\$ 321,692.00	\$ 101,701.81	\$ 219,990.19 31.6%

STATEMENT:			
Cash Balance January 1, 2014	\$	321,858.95	
Estimated Cash Balance December 31, 2014	\$	287,232.00	
Actual Cash On Hand December 31, 2014			
Estimated Total Revenue	\$	323,300	
Actual 2014 Revenue	\$	227,332.37	
Difference (+/Under)	\$	(95,967.45)	
Estimated Total Expenditures	\$	321,692.00	
Actual 2014 Expenditures	\$	101,701.81	
Difference (+/Under)		\$219,990.19	

# LUC Regional Planning Commission

## Treasurer's Report

BEGINNING BALANCE ON April 1, 2014

**\*\*Report Corrected 6/5/14\*\*** Items highlighted

\$ 479,098.29

### RECEIPTS

WC Jerome, LLC	Woodbine Village Final Plat Section 1 Phase 2	\$ 2,240.00
Union County	Interest for March @.50%	\$ 204.40
Jefferson Township (Logan Co.)	2014 Membership Assessment	\$ 1,329.90
Village of DeGraff (Logan Co.)	2014 Membership Assessment	\$ 826.80

### TOTAL RECEIPTS

**\$ 4,601.10**

### TOTAL CASH ON HAND

**\$ 483,699.39**

### EXPENDITURES

Employee Salaries	2 Pay Periods	\$ 11,894.20
PERS	Mar-14	\$ 1,695.63
Medicare	2 Pay Periods	\$ 168.89
Dental Insurance	Dental Insurance	\$ 52.82
CEBCO	Health Insurance	\$ 453.23
CEBCO	Vision Insurance	\$ (8.19)
Life Insurance	Life Insurance	\$ 8.42
Time Warner Cable	Phone/Internet	\$ 288.48
Worker's Compensation	Worker's Compensation Payment	\$ 652.00
MVRPC Annual Dinner	Snapp	\$ 35.00
ACoC	ODOT Planning Conference - Snapp & Moriarty	\$ 400.00
Verizon Wireless	Cell Phone	\$ 265.39
Jenny Snapp	Mileage - March 2014	\$ 169.00
Weston Dodds	Mileage - March 2014	\$ 209.50
Erin Moriarty	Mileage - March 2014	\$ 127.50
Treasurer State of Ohio	LUC Bi-Annual Audit - 1st Billing/Payment	\$ 1,742.50
Domain Registry of American	LUC Domain 2 year Renewal	\$ 60.00
Staples	Office Supplies	\$ 69.54
Dayton Power & Light	Electric	\$ 441.00
Heather Martin	Mileage - April 2014	\$ 31.50
Weston Dodds	Mileage - April 2014	\$ 286.00
Jenny Snapp	Mileage - April 2014	\$ 228.50
Erin Moriarty	Mileage - April 2014	\$ 108.90

**\$ 19,379.81**

### Bldg.

Kalyndi Martin	Office Cleaning	\$ 60.00
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**\$ 60.00**

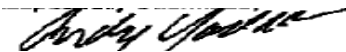
### TOTAL EXPENDITURES

**\$ 19,439.81**

BALANCE ON HAND AS OF April 30, 2014

**\$ 464,259.58**

Respectfully Submitted,



Andy Yoder, Treasurer

# 2014 Budget Summary

As of 6/5/2014

900	REVENUES:	Estimated	To Date	CashBalance
450112	Membership Contributions	\$ 172,951.82	\$ 185,828.45	\$ (12,876.63)
420107	Service & Projects	\$ -	\$ 1,202.50	\$ (1,202.50)
420121	Subdivision Plats	\$ 22,000.00	\$ 13,990.00	\$ 8,010.00
990-2-4	Annual Dinner	\$ 2,900.00	\$ -	\$ 2,900.00
990-2-5	Comprehensive Plans	\$ -	\$ -	\$ -
420122	Mapping	\$ 100.00	\$ -	\$ 100.00
450105	Grants	\$ 44,500.00	\$ 7,111.29	\$ 37,388.71
450105.LUC13	ODOT RTP0 Grant	\$ 79,420.00	\$ 14,391.59	\$ 65,028.41
470101	Interest	\$ 1,428.00	\$ 593.56	\$ 834.44
990-8-1	Other Revenue	\$ -	\$ -	\$ -
990-8-2	Rebates	\$ -	\$ -	\$ -
Estimated Total Revenue		\$ 323,299.82	\$ 223,117.39	\$ 100,182.43

900	EXPENDITURES:	Estimated	To Date	%
510100	Salaries & Wages	\$ 173,825.00	\$ 54,638.70	\$ 119,186.30 31%
520100	Supplies	\$ 9,285.00	\$ 3,132.84	\$ 6,152.16 34%
530199	Utilities	\$ 13,000.00	\$ 3,696.82	\$ 9,303.18 28%
530171	Professional Development	\$ 5,000.00	\$ 767.29	\$ 4,232.71 15%
990-3-4	Building Fund	\$ 27,000.00	\$ 557.63	\$ 26,442.37 2%
530702	Annual Dinner	\$ 4,000.00	\$ -	\$ 4,000.00 0%
540100	Equipment	\$ 6,000.00	\$ 484.98	\$ 5,515.02 8%
990-5-1	Other Expenses	\$ 2,024.00	\$ 2,024.00	\$ - 100%
550105	Travel	\$ 10,750.00	\$ 2,368.80	\$ 8,381.20 22%
510205	PERS	\$ 24,336.00	\$ 7,686.70	\$ 16,649.30 32%
510225	Workers Compensation	\$ 2,608.00	\$ 652.00	\$ 1,956.00 25%
510215	Medicare	\$ 2,521.00	\$ 777.96	\$ 1,743.04 31%
510305	Medical	\$ 6,360.00	\$ 1,812.92	\$ 4,547.08 29%
550305	Contingencies	\$ 34,143.00	\$ 1,802.50	\$ 32,340.50 5%
510310	Dental Insurance	\$ 700.00	\$ 264.10	\$ 435.90 38%
510320	Life Insurance	\$ 140.00	\$ 33.68	\$ 106.32 24%
510315	Vision Insurance		\$ 15.84	\$ (15.84)
Estimated Total Expenditures		\$ 321,692.00	\$ 80,716.76	\$ 240,975.24 25%

## STATEMENT:

Cash Balance January 1, 2014	\$ 321,858.95
Estimated Cash Balance December 31, 2014	\$ 287,232.00
Actual Cash On Hand December 31, 2014	
Estimated Total Revenue	\$ 323,300
Actual 2014 Revenue	\$ 223,117.39
Difference (+/Under)	\$ (100,182.43)
Estimated Total Expenditures	\$ 321,692.00
Actual 2014 Expenditures	\$ 80,716.76
Difference (+/Under)	\$240,975.24

**LUC MEETING**  
**June 12, 2014**

**☐Active Construction Projects**

**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:** On schedule.

**☐Projects Awarded During Month of May**

No projects awarded during May

**☐Upcoming Projects Scheduled for Sale Through June**

**ODOT Project 140401**

**UNI-SR47-13.55, PID Number 96093**

**Description:** Full depth brick pavement replacement and resurfacing.

**Location:** Richwood. Morris Road to 0.5 miles west of Landon Road.

**Maintenance of Traffic:** Traffic detoured for maximum of 20 days.

**Completion Date:** 10/03/2014

**Contractor:** To be determined

**Amount:** To be determined

**Project Status:** Scheduled for sale 06/26/2014.

**☐ALL PROJECT INFORMATION CURRENT AS OF June 12, 2014.**

CHP/LOG County Projects  
01/01/14 THRU 07/01/15

6/12/2014

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	PROJECT TERMINI	AWARD DATE CURRENT	AWARD DATE ACTUAL	EST. END CONSTRUCTION DATE	PROJECTED CONSTRUCTION COSTS
88618	CHP SR 4/SR 29 0.00/30.09	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway with asphalt concrete. Bridge: CHP-4-0219 - Replace non-composite deck overlay, waterproofing and sealing box beams. CHP-29-3145 - Remove asphalt wearing surface, waterproof and overlay with asphalt concrete.	From CLA/CHP County Line (0.00) to West Corporation Limit of the Village of Mechanicsburg (6.93); SR 29 (30.09) TO (33.96)	7/1/2015		10/15/2015	\$1,925,409.00
92545	CHP SR 245/VAR 20.05/VAR	Minor Rehabilitation - Pavement Gnrl Sys	Repair of curb & gutter, sidewalk, tree lawn, and other roadway related items.CHP 245 20.05 to 21.61, WCL of N Lewisburg to ECL of N LewisburgSHE 274 15.24 to 16.58, WCL of Jackson Center to ECL of Jackson CenterResurface the existing roadway, along with	CHP 245 20.05 to 21.61, SHE 274 15.24 to 16.58 see below.	7/21/2014		11/1/2014	\$451,485.39
93470	CHP SR 296 VAR	Bridge Repair	Repair deck edge, patch wing wall, reface abutments, patch pier cap ends and encase pier columns.	SFN 1102613 CHP 296 0021; SFN 1102648 CHP 296 0122; SFN 1102672 CHP 296 0212; SFN 1102737 CHP 296 0866	11/10/2014		9/30/2015	\$806,299.40
94564	CHP US 68 3.45	Intersection Improvement	Project is to construct a left turn lane for south bound and northbound traffic on U.S. 68	Intersection of U.S. 68 and Hickory Grove	6/16/2014		9/30/2014	\$597,217.55
91177	CHP US 68 5.10	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	Urbana US 68-Laurel/Oak St (SLM 7.17) to the Urbana N Corp Limit (SLM 8.65). USR68 from S Corp Limit 5.10 to 0.06 N of SR 55 5.54	5/1/2014	05/01/14	8/31/2014	AWARD \$482,538.57
93398	CHP US36/SR559 VAR	Bridge Repair	Field pave invert of steel culverts with concrete.SFN 1100947 Tributary to Buck CreekSFN 1101013 Tributary to Treacle CreekSFN 1102990 on Branch of Darby Creek	SFN 1100947 CHP 36 2157; SFN 1101013 CHP 36 2327;SFN 1102990 CHP 559 0895;	5/1/2014	05/01/14	9/30/2014	AWARD \$106,567.19
83910	CHP/LOG SR 245/559 21.61/3.52	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	(N Lewisburg) SR245 from N Lewisburg E Corp Limit (SLM 21.61) to CHP/UNI County Line (SLM 22.65); SR 559 from SLM 3.52 to 3.55.	5/1/2014	05/01/14	10/15/2014	AWARD \$258,975.18
92385	CHP West Market Street	Bridge Replacement	Replace existing jack-arch bridge with a new 6' X 10' concrete box culvert on West Market Street. Work includes one new box culvert, concrete wing walls, railing replacement, asphalt replacement, sidewalk replacement, curb and gutter replacement, sanitary sewer replacement, and water line lowering.	West Market Street Section 0.07.	1/29/2015		9/22/2015	\$165,000.00
92388	LOG Bickham Covered Bridge NHCb	Bridge Maintenance	Preservation project on Bickham Covered Bridge, a National Historic Covered Bridge.	Bickham Covered Bridge in Logan County SFN # 4633431	2/2/2015		10/22/2015	\$128,191.00
92389	LOG McColly Covered Bridge NHCb	Bridge Repair	McColley Covered Bridge preservation awarded through NHCb program.	McColley Covered Bridge SFN 4631137	2/2/2015		10/22/2015	\$128,191.00
87081	LOG CR 21 1.00	Bridge Deck Replacement	MEMBERS PRIOR TO HOT DIP GALVANIZING OR METALIZING AND REASSEMBLE ON SITE. REPAIR OF EXISTING STONE ABUTMENTS, REPLACE STEEL AND TIMBER DECKING WITH A NEW FLOOR SYSTEM. UPGRADE RAILING SYSTEM.	ON CR 21 IN LOGAN COUNTY	6/4/2015		11/6/2015	\$2,173,600.00
89125	LOG CR VAR GR FY15	Guardrail Maintenance/Repair (NEW)	INSTALL NEW GUARDRAIL. UPGRADE EXISTING GUARDRAIL AND END TREATMENTS AS NEEDED.	VARIOUS LOCATIONS IN LOGAN COUNTY.	5/29/2015		5/15/2016	\$272,700.00

89485	LOG CR VAR PM FY16	Pavement Marking	ADD NEW PAVEMENT MARKINGS AND UPGRADE EXISTING.	VARIOUS LOCATIONS IN LOGAN COUNTY	7/1/2015		10/22/2015	\$136,400.00
83936	LOG SR 366 2.98	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	(Russells Point) SR366 from the junction of SR235 (SLM 2.98) to the junction of TR94 (SLM 6.03).	7/21/2014		10/15/2014	\$746,877.20
94584	LOG SR 368 2.08	Guardrail upgrade/replace	Installation of guardrail along the south side of SR 368 and connect to the existing guardrail. Remove Superstructure SFN 4600215	S.R. 368 from SLM 2.08 to SLM 2.13 - SFN 4600215 US33 - 6.410	8/18/2014		10/31/2014	\$117,153.50
90808	LOG SR 47 11.71	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	Bellefontaine SR 47 from County Road 32 (SLM 11.71) to Everett Street (SLM 12.91).	7/7/2014		9/15/2014	\$393,584.15
25012	LOG US 33 10.74	Resurfacing, Divided System	RESURFACE THE EXISTING ROADWAY AND OTHER ROADWAY RELATED ITEMS. Bridge repairs on various bridges.Remainder of bridges:460054146005174600398460048746004284600452	Bellefontaine (SLM 10.74) FR 0.28 MI JCT SR117 TO Jct USR 68 (SLM 15.67). SFN 4600630,4600819,46600606,4600665,4600789,see below	7/7/2014		10/31/2014	\$3,680,894.86
93766	LOG US 33 15.21 L/R	Bridge Repair	Reface abutments with anodes and upper haunch to catch deck spalls at abutment, patch wingwalls with anodes.	SFN 4600665 LOG 33 1521 R; SFN 4600630 LOG 33 1521 L over TWP 217	1/17/2014	<b>1/17/2014</b>	7/31/2014	<b>AWARD</b> \$114,948.00
88571	LOG US 68/SR245 0.00/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway on US 68 and SR 245 with asphalt concrete.	US 68 from CHP/LOG CTY Line to SCL of Bellefontaine(SLM 5.92), SR 245 from CHP/LOG Cty Line to ECL of West Liberty (SLM 2.11)	7/1/2015		10/15/2015	\$2,147,975.00
93461	D07 BRDG Deck Sealing	Bridge Repair	Districtwide bridge deck sealer treatments. Part 1	Districtwide various location includes several bridges in CHP on US 68, SR 4, SR 55 amd SR 559	2/25/2014	<b>02/25/14</b>	7/31/2014	<b>AWARD</b> \$328,130.00





## Staff Report – New Cali Hills 11 & 12 Preliminary Plat Extension

<b>Applicant:</b>	Wade Dunham Evergreen Land Company 6295 Cosgray Road Dublin, OH 43016 <a href="mailto:wdunham@shepherdexcavating.com">wdunham@shepherdexcavating.com</a>
<b>Request:</b>	Approval of the New California Hills 11 & 12 Preliminary Plat Extension for a period of two (2) years.
<b>Location:</b>	Located approximately 0.9 miles SW of intersection of US 42 & Industrial Parkway (0.3 miles W of US 42) in Jerome Township, Union County

<b>Staff Analysis:</b>	<p>This Preliminary Plat Extension is for the New California Hills 11 &amp; 12. The applicant is requesting another two year extension with the last one granted on June 14, 2012 which was a resubmittal given that the Plat had expired in 2011. The original New California Hills 10, 11, &amp; 12 Preliminary Plat was submitted in 2005.</p> <p>The proposed subdivision contains 15.45 Acres and 40 lots for Single-Family Residential Development with 2.329 of open space through a conservation easement. 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.</p> <ul style="list-style-type: none"><li>• <b>Union County Engineer's Office</b><ul style="list-style-type: none"><li>○ Per the attached letter dated June 5, 2014, the Union County Engineer's Office recommends conditional approval of the New California Hills 11 &amp; 12 Preliminary Plat Extension with the condition that turn lane design is finalized with ODOT prior to final platting. In addition, the turn lane must be constructed or bonded prior to Final Plat submittal.</li></ul></li><li>• <b>Union County Soil &amp; Water Conservation District</b><ul style="list-style-type: none"><li>○ No comments as of June 5, 2014.</li></ul></li><li>• <b>Union County Health Department</b><ul style="list-style-type: none"><li>○ Per an email received on June 2, the Union County Health Department has the following comments: <i>"All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and</i></li></ul></li></ul>
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## Staff Report – New Cali Hills 11 & 12 Preliminary Plat Extension

*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 June 5, the City of Marysville does not have comments regarding New California Hills 11 & 12 Plat Extension as their comments have been addressed through the Final Engineering process.

- **Jerome Township**

- Per the email dated June 4, 2014, Jerome Township has no issues with the extension of New California Hills 11 & 12.

- **ODOT District 6**

- As of June 5, 2014, no comments from ODOT District 6.

- **Union Rural Electric/URE**

- No comments as of June 4, 2014.

- **LUC Regional Planning Commission**

- A letter from Jerome Township confirming conformance to Township Zoning should be submitted with the Final Plat.
- All performance bond/letters of credit shall be submitted to Union County and approved prior to Final Plat Submittal. Per the Union County Engineer's Office review, the turn lane should also be bonded, or constructed, prior to Final Plat submittal.



## Staff Report – New Cali Hills 11 & 12 Preliminary Plat Extension

<b>Staff Recommendations:</b>	LUC Staff recommends <b><i>conditional approval</i></b> of the New California Hills 11 & 12 Preliminary Plat Extension with the condition that all comments from reviewing agencies, including left hand turn lane requirements from the Union County Engineer's Office, be incorporated into the Final Plat. The developer shall ensure that prior to Final Plat Submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated <b><i>prior</i></b> to submittal.
<b>Z&amp;S Committee Recommendations:</b>	The LUC Zoning & Subdivision Committee <b><i>conditionally approved</i></b> the New California Hills 11 & 12 Preliminary Plat Extension with the condition that the left hand turn lane shall be completed prior to Final Plat Submittal. In addition, all comments from reviewing agencies must be incorporated into Construction Drawings and the Final Plat Submittal. The developer shall ensure that prior to the Final Plat Submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated <b><i>prior</i></b> to submittal.



## Staff Report – Waterford Estates Preliminary Plat

<b>Applicant:</b>	<p>Rick Clemens Clemens Development Company 6730 Little Sugarcreek Road Dayton, OH 45440 rick@clemenscompanies.com</p> <p>John Brumbaugh Brumbaugh Engineering &amp; Surveying, LLC 1105 S. Miami Street West Milton, OH 45383 john@BES-Engineer.com</p>
<b>Request:</b>	Approval of the Waterford Estates Preliminary Plat.
<b>Location:</b>	8376 Mitchell-Dewitt Road (east of the Woods at Labrador) in Jerome Township, Union County

<b>Staff Analysis:</b>	<p>The proposed subdivision contains 10.761 Acres and 10 lots for Single-Family Residential Development with 23% devoted to open space. 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.</p> <ul style="list-style-type: none"><li>• <b>Union County Engineer's Office</b><ul style="list-style-type: none"><li>○ Per the attached letter dated June 5, 2014, the Union County Engineer's Office recommends that the Waterford Estates Preliminary Plat be approved with modifications that shall be incorporated into Construction Drawings and the Final Plat. A number of technical issues must be addressed and are listed in the attached letter. In addition, a Stormwater Management Plan and Ditch Petition shall also be submitted and approved.</li></ul></li><li>• <b>Union County Soil &amp; Water Conservation District</b><ul style="list-style-type: none"><li>○ No comments as of June 5, 2014.</li></ul></li><li>• <b>Union County Health Department</b><ul style="list-style-type: none"><li>○ Per an email received on June 2, the Union County Health Department has the following comments: <i>"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</i></li></ul></li></ul>
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## Staff Report – Waterford Estates Preliminary Plat

*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 June 5, 2014, the City of Marysville provided 5 technical comments as attached that should be addressed and incorporated.

- **Jerome Township**

- Per email dated June 4, 2014, Jerome Township has no issues or comments at this time. Further, the Plat seems to accurately reflect the agreements made during the zoning hearings.

- **ODOT District 6**

- As of June 5, 2014, no comments from ODOT District 6.

- **Union Rural Electric/URE**

- Per the email dated June 2, URE recommends that the developer work with them/URE on defining the locations and depths for each utility and ensure that the easement is clearly labeled and defined in the Final Plat. URE also points out that given that the lots are wooded at the rear and electric distribution would be more expensive and difficult for URE to install, that a 10 foot easement for front-lot distribution of electric be used with phone/cable sharing the trench.

- **LUC Regional Planning Commission**

- A letter from Jerome Township confirming that the development conforms to Township Zoning shall be submitted with the Final Plat.
- All performance bond/letters of credit shall be submitted to Union County and approved prior to Final Plat Submittal.



## Staff Report – Waterford Estates Preliminary Plat

<b>Staff Recommendations:</b>	LUC Staff recommends <b>approval</b> of the Waterford Estates Preliminary Plat with the condition that all comments from reviewing agencies be incorporated into Construction Drawings and the Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated <b>prior</b> to submittal.
<b>Z&amp;S Committee Recommendations:</b>	The LUC Zoning & Subdivision Committee recommended <b>approval</b> of the Waterford Estates Preliminary Plat with the condition that all comments from reviewing agencies be incorporated into Construction Drawings and the Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated <b>prior</b> to submittal.



## Director's Report – June 12, 2014

Jenny's Activities:	
Meetings, Miscellaneous & Projects	
May 8	Planner 2 Interview
May 14	Planner 2 Interview
May 15	Central Section - APA Ohio Planning & Zoning Workshop Committee Conference Call Meeting
May 20	Logan County Land Trust - ACEP/ALE Applications Committee
May 21	Logan County Land Trust - ACEP/ALE Applications Committee
May 22	LUC Building Committee Meeting
May 27	Logan County Land Trust - ACEP/ALE Application Committee
May 28	Logan County Land Trust - ACEP/ALE Application Committee
June 2	Logan County Land Trust - ACEP/ALE Application Committee LUC Board Officer Meeting Met with Joe Clase/Millcreek Township Zoning - Joint P&Z Workshop Presentation for Central Section APA Ohio
June 3	Logan County Land Trust - ACEP/ALE Application Committee LUC Building Committee - Facility Tours
June 5	Meeting with LUC President Doug Miller
June 6	APA Ohio Central Section - Planning & Zoning Workshop - Joint Presentation with Joe Clase
June 12	LUC Zoning & Subdivision Committee LUC Executive Committee Meeting
<b>ODOT RTPO</b>	<ul style="list-style-type: none"> <li>✓ Survey by ODOT Consultant complete. Survey is on the LUC website. All open ended questions have been collated into one document. Trying to separate results by County (per Logan County request).</li> <li>✓ Goals &amp; Objectives &amp; Public Participation Plan adopted by Steering Committee</li> <li>✓ Project Sheets being solicited</li> <li>✓ RTPO Pilot Grantee Interface - FFTP site through ODOT up and running for sharing of materials</li> <li>✓ Presentations:</li> </ul>
<b>Ongoing Projects</b>	<ul style="list-style-type: none"> <li>✓ ODOT RTPO/Rural Transportation Planning Grant (see above)</li> <li>✓ MORPC Sustaining Scioto Steering Committee</li> <li>✓ LUC Building Planning - Working with Karen Beasley from Beasley Architecture on Building Plan &amp; Local Realtor on Facility Options</li> <li>✓ Logan County EMA Natural Hazard Mitigation Plan Committee - Soon to begin ranking projects</li> <li>✓ County Planning Director's Association of Ohio (CPDAO) Aggregate Mining working with CCAO Staff</li> <li>✓ Logan County Land Trust - Working on ACEP/ALE Applications with NRCS (program formerly FRPP)</li> <li>✓ LUC Audit for years 2012-2013- FINAL</li> <li>✓ APA OH (American Planning Association) - on Planning Committee for Planning &amp; Zoning Workshop - Presenting at Conference on June 6</li> <li>✓ Transition Plan with Staffing</li> <li>✓ LUC Tuition Reimbursement Policy - Working with Union County Prosecutor</li> </ul>





# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Heather's Activities:

### Meetings, Miscellaneous & Projects

May 16	Getting Started with GIS On-line Training
May 22	LUC Building Committee Meeting
June 10	Fair Housing Materials/Trainings – Logan County
May	ODOT Rural Transportation Billing
Ongoing	Working on new web-site – should be completed next month
Ongoing	Scanning documents to store on-line

## Erin's Activities:

### Meetings, Miscellaneous, & Projects

June 3	LUC Building Committee - Facility Tours
<b>Ongoing Projects</b>	
<b>ODOT RTPO</b>	✓ Goals and Objectives approved by Steering Committee
	✓ Working on Inventory of Existing Conditions with MVRPC
	✓ Draft Socio-Economic Chapter Complete
	✓ Organizing Project Sheets
	✓ Transportation Expertise/GIS Tutorials
	✓ Transportation Opinion Survey and Project Sheets Available on LUC Website

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Executive Committee Meeting Minutes  
Thursday, June 12, 2014

President Doug Miller called the meeting to order at 1:17 pm.

**Roll Call** – Jenny Snapp

**Members present:** John Bayliss, Brad Bodenmiller, Scott Coleman, Greg DeLong, Ves DuPree, David Faulkner, Kevin Gregory, Charles Hall, Paul Hammersmith, Jim Holycross, Jeremy Hoyt, Steve McCall, Doug Miller, Jeremy Nash, Tim Notestine, Matt Parrill, Jenny Snapp, Jeff Stauch, Ben Vollrath, and Andy Yoder.

**Members absent:** Tracy Allen, John Brose, Kevin Bruce, Tim Cassady, Barry Moffett, Ryan Shoffstall, Jack Moore for George Showalter, and Amy White.

**Guests present:** Bill Narducci, Union County Engineer's Office; Paul Benedetti, Logan County Chamber; Joel Kranenburg, Village of Russells Point; Erin Moriarty and Heather Martin of LUC Regional Planning Commission.

**Minutes** – John Bayliss made the first motion to approve the minutes from the May 8, 2014 meeting as written. Scott Coleman made the second motion to approve the minutes from the May 8, 2014 meeting as written. All in favor.

**Financial Report** – Andy Yoder presented the corrected Financial Report for April. Brad Bodenmiller made the first motion to accept the corrected Financial Report. Scott Coleman made the second motion to accept the corrected Financial Report. All in favor.

**Financial Report** – Andy Yoder presented the Financial Report for May. Charles Hall made the first motion to accept the Financial Report. Tim Notestine made the second motion to accept the Financial Report. All in favor.

**ODOT Reports** – ODOT 6 & 7 reports were placed on the internet. Matt reported on projects for District 7. Scott reported that Bickham Bridge will have repainting and interior lighting and new flooring added.

**New Business:**

1. Review of New California Hills XI-XII Preliminary Plat Extension (Union County) – Staff Report by Jenny Snapp
  - o Paul Hammersmith made the first motion to accept the Staff and Zoning and Subdivision Committee recommendations to approve the New California Hills XI-XII Preliminary Plat Extension with staff, reviewing agency and Zoning & Subdivision Committee comments and Scott Coleman made the second motion to accept the Staff and Zoning and



## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Subdivision Committee recommendations to approve the New California Hills XI-XII Preliminary Plat Extension with staff, reviewing agency and Zoning & Subdivision comments. All in favor.

2. Review of Waterford Estates Preliminary Plat (Union County) – Staff Report by Jenny Snapp
  - John Bayliss made the first motion to accept the Staff and Zoning and Subdivision Committee recommendations to approve the Waterford Estates Preliminary Plat with staff and reviewing agency comments and Kevin Gregory made the second motion to accept the Staff and Zoning and Subdivision Committee recommendations to approve the Waterford Estates Preliminary Plat with staff and reviewing agency comments. All in favor.
3. LUC Audit Report - Andy Yoder, Treasurer
  - Andy shared that results of the LUC Audit for years 2012 and 2013. The only thing of note for non-compliance was in regards to new employees signing a Fraud Reporting form for new paperwork. Charles asked if there was anything Union County had to do to fix this issue? Jenny reported that Amy was notified of the issue. Andy thanked Jenny and Staff for doing a great job.
4. Personnel Changes – Doug Miller, President
  - Jenny reported that an offer was made and accepted to replace Wes' position. Brad Bodenmiller has accepted that offer as a Planner II. Brad's first day will be July 7. Welcome aboard!
  - Andy Yoder made the first motion to go to Executive Session at 1:28 pm for the purpose of discussing the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official and Charles Hall made the second motion to go to Executive Session at 1:28 pm for the purpose of discussing the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official. Roll Call resulted in All in favor.
  - John Bayliss made the first motion to end Executive Session at 2:00 pm and Charles Hall made the second motion to end Executive Session at 2:00 pm. Roll Call resulted in All in favor.
  - Scott Coleman made the first motion to accept the resignation of Director Jenny Snapp and Steve McCall made the second motion to accept the resignation of Director Jenny Snapp. All in favor.
    - Jenny's last day will be July 11. She has accepted a new position with Franklin County.
  - Charles Hall made the first motion to authorize the LUC Board Officers to conduct a search for an Interim Director and Ben Vollrath made the

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## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- second motion to authorize the LUC Board Officers to conduct a search for an Interim Director. All in favor.
- Jim Holycross made the first motion to authorize the LUC Board President to appoint a search committee for the LUC Director replacement and Kevin Nash made the second motion to authorize the LUC Board President to appoint a search committee for the LUC Director replacement. All in favor.
  - Scott Coleman made the first motion to authorize staff to advertise for the position of LUC Director in generally accepted industry outlets and Jeff Stauch made the second motion to authorize staff to advertise for the position of LUC Director in generally accepted industry outlets. All in favor.
5. Tuition Reimbursement (Pending Prosecutor Review) - Andy Yoder, Treasurer
- Discussion has been tabled for the Union County Prosecutor to review.
6. Building Committee Report – Scott Coleman
- Scott reported in regards to activities performed. The Building Committee looked at facilities in Union County but they did not meet the expectations. The Committee will be looking at options in Logan and Champaign Counties. Hopefully at the July meeting we'll be able to get a final recommendation and recap of what has been done. The Building Committee is trying to look at a long-term options.
  - David Faulkner recommended Steve McCall to become a member of the building committee.
  - President Doug Miller assigned Steve McCall and LUC Staff Member Brad Bodenmiller to sit on the Building Committee.
  - Paul – The committee's had a really good conversation and have put a lot of effort into finding a solution. The struggle is this location because it's great for the region and finding an alternative has not been easy. What we looked at last week was not impressive.
  - Charles asked what two Union County locations were looked at and what size are you looking at?
    - Scott reported that they are starting at 3,000 square feet based on the size of one level of the current facility. The Building Committee looked at a Daycare facility on East Fifth Street in Marysville and a former dealer off of 38 in Milford Center.
    - Paul said the issue seems to be the money that the LUC budget allows. If LUC had \$600,000 – \$700,000 to spend on a building, there would be a lot more options.
    - Scott said that for the \$300,000 price you're just getting the same issues that are in the current building.

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Director's Report:

### Comments from Individuals:

- Matt Parrill shared that he won't be at the meeting next month. He wanted to point out that with the ODOT/LUC grant, with all the work Jenny and staff have done; this grant is going to move forward and be a success and he'll stay active with it. MAP21, the Rural Transportation planning part is pretty significant. It's been great working with Jenny and this organization.

**Adjourn** – Steve McCall made the first motion to adjourn the LUC Executive Committee Meeting at 2:16, and David Faulkner seconded the motion. All in favor.

**Next Scheduled Meeting:** Thursday, July 10, 2014, 1:15 pm at the LUC Office in East Liberty.

A handwritten signature in blue ink, appearing to read "David Faulkner", written over a horizontal line.

President

A handwritten signature in blue ink, appearing to read "Jenny R. Snapp", written over a horizontal line.

Secretary