



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Tuesday, November 9, 2010 - 2:30 p.m.

Call to Order – Robert A. Yoder, President

Roll Call - Jenny Snapp, Director

Action on Minutes of October 14, 2010 – Executive Committee

Financial Report – Max Coates, Treasurer

ODOT Reports

New Business:

1. Review of Stokes Township, Logan County, Zoning Text Amendment – Staff Report by Wes Dodds
2. Review of Zane Township, Logan County, Various Text Amendments – Staff Report by Jenny Snapp
3. Christmas Luncheon – Jenny Snapp
4. Annual Meeting – Jenny Snapp
5. Executive Committee Changes – Jenny Snapp
6. Nominations Committee Report for 2011 Executive Committee – Max Coates

Director's Report – Jenny Snapp, Director

Comments from Individuals

Adjourn

**Reminder - The Zoning
& Sub Committee will be
meeting on Tuesday,
November 9 at 1:30 p.m.**

LUC Regional Planning Commission Treasurer's Report

BEGINNING BALANCE ON October 1, 2010 **\$ 195,062.67**

RECEIPTS

Union County	Reimburse K. Hanigosky Unemployment	\$	2,205.00
Logan County	Interest 3rd Quarter	\$	1,067.18
City of Marysville	Analysis of Impediment Report - FH	\$	600.00
Dayton Power & Light	2010 Dinner Sponsorship	\$	600.00
Nibert, Bill	Annual Dinner Tickets	\$	30.00
DeLong, Greg	Annual Dinner Tickets	\$	15.00
Wiley, Peg	Annual Dinner Tickets	\$	30.00
Stoll, Bob	Annual Dinner Tickets	\$	30.00
DeVault, Sharon	Annual Dinner Tickets	\$	15.00
Logan County Sheriff's Office	Maps	\$	15.45
Washington Twp. (Logan Co.)	Maps	\$	115.00
Staples	Rebate Check	\$	8.00

TOTAL RECEIPTS **\$ 4,730.63**

TOTAL CASH ON HAND **\$ 199,793.30**

EXPENDITURES

Employee Salaries	3 Pay Periods	\$	15,492.00
PERS	Sep-10	\$	1,445.92
Medicare	3 Pay Periods	\$	222.10
CEBCO	Health Insurance	\$	895.87
Anthem Life	Life Insurance	\$	7.20
Time Warner Cable	Telephone/Internet	\$	240.98
Marysville Tribune	12 Month Subscription	\$	114.00
Jenny Snapp	Parking Reimbursement - OKI Conference	\$	56.00
Dayton Power & Light	Electric	\$	330.00
4imprint	Annual Dinner Gift/Pens	\$	380.15
Ohio DJFS	K. Hanigosky Unemployment	\$	2,205.00
Heather Martin	Mileage - September 2010	\$	156.50
Jenny Snapp	Mileage - September 2010	\$	417.00
Weston Dodds	Mileage - September 2010	\$	323.50

\$ 22,286.22

Bldg.

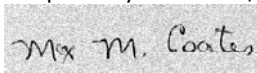
Hague Water Quality	Softener Salt	\$	32.00
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\$ 32.00

TOTAL EXPENDITURES **\$ 22,318.22**

BALANCE ON HAND AS OF October 31, 2010 **\$ 177,475.08**

Respectfully Submitted,



Max M. Coates, Treasurer
Treasurer

2010 Budget Summary

As of 11/4/2010

10-800 REVENUES:

	Estimated	To Date	CashBalance
1 Per Capita Assessments	\$ 172,782.00	\$ 183,325.35	\$ (10,543.35)
2 Estimated Interest	\$ 4,900.00	\$ 4,060.78	\$ 839.22
3 Estimated Other	\$ 45,000.00	\$ 5,537.55	\$ 39,462.45
4 Services and Projects	\$ 67,192.00	\$ 43,132.21	\$ 24,059.79
Estimated Total Revenue	\$ 289,874.00	\$ 236,055.89	\$ 53,818.11

10-100 EXPENDITURES:

	Estimated	To Date	
1020 Salaries & Wages	\$ 189,544.00	\$ 126,270.25	\$ 63,273.75
1030 Supplies	\$ 3,000.00	\$ 4,284.86	\$ (1,284.86)
1040 Equipment	\$ 1,500.00	\$ 1,662.00	\$ (162.00)
1050 Utilities	\$ 11,392.00	\$ 8,374.47	\$ 3,017.53
1060 Travel	\$ 7,000.00	\$ 6,312.01	\$ 687.99
1070 Professional Development	\$ 2,000.00	\$ 2,472.65	\$ (472.65)
1090 Other Expenses	\$ 6,000.00	\$ 6,820.87	\$ (820.87)
1091 PERS	\$ 26,537.00	\$ 16,975.96	\$ 9,561.04
1092 Workers Compensation	\$ 5,687.00	\$ 3,101.26	\$ 2,585.74
1093 Medicare	\$ 2,749.00	\$ 1,804.67	\$ 944.33
1094 Hospital / Life Insurance	\$ 26,567.00	\$ 9,369.73	\$ 17,197.27
1100 Contingencies	\$ 2,000.00	\$ 4,915.05	\$ (2,915.05)
1300 Building Fund	\$ 5,000.00	\$ 504.68	\$ 4,495.32
Estimated Total Expenditures	\$ 288,976.00	\$ 192,868.46	\$ 96,107.54

STATEMENT:

Cash Balance January 1, 2010	\$ 134,287.65
Estimated Total Revenue	\$ 289,874.00
Estimated Total Expenditures	\$ 288,976.00
Difference	\$ 898.00
Estimated Cash Balance December 31, 2010	

LUC MEETING
November 9, 2010

☐Active Construction Projects

No projects currently active.

☐Projects Awarded During Month of October

No projects awarded during October.

☐Upcoming Projects Scheduled for Sale Through Month of November

No projects scheduled for sale through November.

☐Work by ODOT Maintenance Forces During Month of November

Guardrail repair – Various locations as needed

Berming – Various locations as needed

Drainage Repair – Various locations as needed

☐ALL PROJECT INFORMATION CURRENT AS OF November 8, 2010.

08/15/08 thru 09/30/11

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STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
November 9, 2010

STOKES TOWNSHIP – INDIAN ISLES ZONING RESOLUTION ADDITION OF SECTION 1060 AND DEFINITION CHANGES

APPLICANT: Stokes Township Zoning Commission
275 S. Oak St.
Lakeview, OH 43331

REQUEST:

- Review proposed text amendments to the Indian Isles Zoning Resolution.

STAFF ANALYSIS (W. Dodds):

- *Addition of Section 1060 Foundations - No building between 0 and 100 square feet shall be erected or located except on a foundation of gravel, cement or footers. No building greater than 100 square feet shall be erected or located except on a continuous foundation of cement. Any building or structure 200 square feet and over shall have a footer installed and inspected in accordance with county building regulations.*
 - When the Indian Isles Zoning Resolution was re-written and adopted in April 2010, the section regarding foundations was not carried over from the old resolution.
 - Staff suggested to the Township that the issue of foundations should be left to the County Building Department. However, the township was concerned that some buildings less than 200 sq. ft. should be required to have foundations.
 - The proposed regulation was drafted by the Zoning Commission.
- Change to definition “Building, Accessory” – *A subordinate building detached from, but located on the same lot as the principal building,*



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*the use of which is incidental and accessory to that of the main building or use. **The accessory building may be partially opened or fully enclosed in which animals, chattels, or property are stored or kept.***

- The Stokes Township Zoning Officer has met with the Logan County Prosecutor's Office regarding this definition, and this the language that the Prosecutor's Office has recommended, along with the removal of the definition for "Storage Facility" (see below).
- Removal of definition "~~Storage Facility~~" ~~A structure which is partially opened or fully enclosed in which animals, chattels, or property are stored or kept.~~
 - This definition is being removed and combined with the definition for "Building, Accessory", per the recommendation of the Logan County Prosecutor's Office (see above).

STAFF RECOMMENDATIONS:

- Staff attended the Stokes Township Zoning Commission meeting on October 25th 2010 when these changes were discussed. Given that staff has worked with the Zoning Commission, and the changes to the definitions are recommendations from the Logan County Prosecutor's Office, staff recommends **APPROVAL** of the proposed zoning text amendments to the Indian Isles Zoning Resolution.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning and Subdivision Committee recommends **APPROVAL** of the proposed zoning text amendments to the Indian Isles Zoning Resolution in accordance with the staff analysis and the following comments from the committee:
 - The word "cement" should be replaced with the word "concrete" throughout Section 1060.
 - The word "footer" or "footers" should be replaced with "footing" or "footings" throughout Section 1060.

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

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STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
November 9, 2010

ZANE TOWNSHIP (LOGAN CO.) ZONING AMENDMENT – VARIOUS TEXT AMENDMENTS

APPLICANT: Zane Township Zoning Commission

REQUEST: Approval of various text amendments to the Zane Township Zoning Resolution:

- Section 611 Action by Township Trustees (change)
- Section 1037 Small Wind Projects less than 5MW with subsequent Definitions (replace current Section 1037 Wind Power Generating Facilities)
- Section 1065 Family Care Home, Section 1066 Group Care Homes, Section 1067 Home for Adjustment, Section 1068 Institution (new sections for Residential Care Facilities with subsequent Definitions)
- Zane Township Official Schedule of District Regulations (various changes)

BACKGROUND: Zane Township has been working over the last several months drafting these proposed amendments. LUC staff has been attending meetings with Zane Township regarding these proposed amendments.

STAFF ANALYSIS:

- **DEFINITIONS** – Staff has no problem with the changes and additions to the definitions section. These changes are directly related to the addition of the language for Small Wind Projects and Residential Care Facilities.



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- **SECTION 611** – This section has been updated to reflect the change in Ohio Revised Code 519.12 that requires only a *majority* vote of the Township Trustees to deny or modify the decision of the Zoning Commission. Staff has no problem with this change.
- **SECTION 1037** – This section is the addition of language for Small Wind Projects Less than 5MW. Zane Township had adopted language for large scale wind projects prior to the change in state law which gives authority to the OPSB/PUCO for systems 5MW and above. The Township Zoning Commission is using the LUC Model Language. The Township is proposing to allow Small Wind Projects as a permitted use in the U-1 Rural District, B-2 Local Business District, M-1 Light Manufacturing District, and I-1 Special Limited Industrial District and as a conditional use in the R-1 Low Density Residential District and R-2 Medium Density Residential District. Staff has no problems with the proposed language for Small Wind Projects Less than 5MW.
- **SECTIONS 1065 – 1068** – These sections are the addition of language for Family Care Homes, Group Care Homes, Homes for Adjustment, and Institutions. This language is taken from the LUC Model Text for Residential Care Facilities. This language has been previously approved for adoption by the Logan County Prosecutor's Office and the LUC Executive Committee. Staff has no problems regarding these sections.
- **OFFICIAL SCHEDULE OF DISTRICT REGULATIONS** – The Official Schedule of District Regulations has been updated to include Small Wind and the Residential Care Facilities in the appropriate columns as permitted and conditional uses. The only other change is the removal of "Telecommunication Towers" as a conditional use in the U-1 Rural District to fall in line with state law that states cell towers can only be regulated in residential districts.

STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed zoning text amendments to the Zane Township Zoning Resolution based on the staff analysis and comments.

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ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning and Subdivision recommends **APPROVAL** of the proposed text amendments to the Zane Township Zoning Resolution in accordance with the staff analysis and the following comments from the Committee:
 - The Committee feels that the township should address how Small Wind Projects Less than 5MW will be handled in the B-1 Service Business District.



Director's Report – November 9, 2010

Jenny's Activities:

Meetings, Miscellaneous & Projects

Oct 19	Meeting with Ag Council Met with Liberty Township, Logan County
Oct 20	OSU Farmland Innovation Advisory Meeting
Oct 21	MORPC Franklin/Delaware Summit MSI Tour/Reception
Oct 26	Interview with potential Intern candidate
Nov 3	Upper Scioto Watershed Meeting
Ongoing Projects	✓ Comprehensive Plans: Dover Township (Union County), Union County Update, City of Urbana, Perry Township (Logan County), Zane Township (Logan County) ✓ Zoning Amendments: Liberty Township (Logan County), Zane Township (Logan County) ✓ Subdivision Regulations Update ✓ State of Ohio Balanced Growth Committee recommendation review

Heather's Activities:

Meetings, Miscellaneous & Projects

Oct 26	Point-in-Time Count Webinar
Oct 27	Affirmatively Furthering Fair Housing Webinar
Oct 28	Champaign County CoC Leadership Team; COLCAS; Union County Continuum of Care; Fair Housing Workshop in Medina
Nov 2	Champaign County Housing Coalition Meeting
Nov 3	Champaign County Prevention Alliance Meeting
Nov 4	Logan County Continuum of Care Meeting
On-going	Preparations for Annual Dinner



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Wes' Activities:

Miscellaneous

Oct. 18	Met with Contractor and Engineer for Champ. Co. Senior Center CDBG Project
Oct. 19	Attended Logan County Ag Council Meeting
Oct. 25	Conducted Village of Mechanicsburg Water Tower Demolition Pre-Con. (Champ. Co. FY09 CDBG)
Oct. 25	Attended Stokes Township Zoning Commission Meeting
Oct. 26	Met with Champaign County Commissioners regarding Champ. Co. Historical Society FY09 CDBG Project
Oct. 26	Interviewed Potential Intern Candidate
Oct. 26	Attended Liberty Township (Union Co.) Zoning Commission Public Hearing
Oct. 28	Attended ESRI <i>Increasing Productivity with ArcGIS 10</i> Seminar
Oct. 29	Interviewed Potential Intern Candidate.
Nov. 3	Attended MORPC Upper Scioto Valley Watershed Planning Meeting
Nov. 3	Attended Union County CIC Meeting
Nov. 4	Met with Champ. Co. Historical Society personnel and AR Mellinger Co. regarding FY09 CDBG Project
Nov. 8	Attended Meeting at Union County Chamber
Nov. 9	Met with Logan County Commissioners regarding Township Plans
Nov. 9	LUC Zoning and Subdivision Committee

Ongoing Projects

CDBG	Champaign County ✓ FY2009
	<ul style="list-style-type: none"> o Senior Citizen Center ADA Ramp Project –Project Completed. o Village of Mechanicsburg Water Tower Demolition – Contract Awarded. Demolition Date Pending
GIS	Village of Mechanicsburg, Jefferson Township Sign Inventory, Logan County Sheriff's Office
Comp Plans	Logan County Township Plans: Perry Township – Ongoing; Zane Township; City of Urbana – Ongoing, Union County Update
Zoning Updates	Lake Township – Public Hearing Scheduled for November 9 th . Harrison Township – November 10 th . Stokes Township – November 15 th .
Other	OSU Mini Grant for Logan County Farm to School Program has been funded by OSU. Upper Scioto Watershed Balanced Growth Plan Steering Committee

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Executive Committee Meeting Minutes
Thursday, October 14, 2010

LUC President Robert A. Yoder called the meeting to order at 2:40 pm.

Roll Call - Heather Martin – ***Quorum was not met***

Members present: Brad Bodenmiller, Max Coates, Scott Coleman, Greg DeLong, Paul Hammersmith, Bill Kelley, Randy Kyte, Brad Lightle, Jeff Stauch, Andy Yoder, and Roger Yoder.

Members absent: Tracy Allen, John Bayliss, Mike Bow, Ves DuPree, Bill Edwards, Charles Hall, Jim Holycross, Valerie Klingman, Doug Miller, Barry Moffett, Tim Notestine, Ryan Shoffstall, Fereidoun Shokouhi, Jenny Snapp, Tom Smith, Tim Tillman, Peg Wiley.

Guests present: Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes: The Executive Committee did not have quorum and were unable to act or vote on the minutes from the October 14 Executive Meeting.

Treasurer's Report: The Executive Committee did not have quorum and were unable to act or vote on the Financial Reports for October.

ODOT Reports:

ODOT District 6 and 7 were both placed on the web-site. ODOT7 is the same as last month. Draft Scores were released for TRAC and are posted on the web-site. Draft scores will be reviewed and finalized in December.

New Business:

1. Review of Stokes Township, Logan County, Zoning Text Amendment – Staff Report by Wes Dodds
 - The Executive Committee did not have quorum and were unable to act or vote on the Stokes Township (Indian Isle) Zoning Text Amendment.
2. Review of Zane Township, Logan County, Various Text Amendments – Staff Report by Wes Dodds for Jenny Snapp
 - The Executive Committee did not have quorum and were unable to act or vote on the Zane Township Zoning Text Amendments.
3. Christmas Luncheon – Heather Martin
 - RSVP's are needed still; lunch will be provided by Barry's Perch 'n More. Lunch is December 9 at 12:15 *before* the Executive Committee Meeting.



4. Annual Meeting – Heather Martin
 - The meeting will be held at the Student Union. Still need ticket information from everyone
5. Executive Committee Changes – Heather Martin
 - The Executive Committee did not have quorum and were unable to act or vote on the Executive Committee Changes.
6. Nominations Committee Report for 2011 Executive Committee – Max Coates
 - The Executive Committee did not have quorum and were unable to act or vote on the Executive Committee Changes.

Director's Report – Heather Martin

Other

Adjourn: Paul Hammersmith made the first motion to adjourn the LUC Executive Committee Meeting at 2:51 pm, and Bill Kelley made the second motion to adjourn the LUC Executive Committee Meeting. All in favor.

Next Scheduled Meeting: Thursday, December 9, 2010, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.

President

Secretary