



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Executive Committee Meeting Agenda

Thursday, December 12, 2024, 1:15 pm

Call to Order– Tim Cassady, 1st Vice-President

Roll Call – Brad Bodenmiller

Action on Minutes of November 14, 2024

Financial Report - Todd Freyhof, Treasurer

ODOT Reports

RTPO Report – Tyler Bumbalough

New Business:

1. Review of Glacier Pointe 4 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
2. Review of Darby Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
3. Review of Harrison Township Zoning Text Amendment (Champaign County) - Staff Report by Aaron Smith
4. Review of Jerome Township Comprehensive Plan (Union County) – Staff Report by Aaron Smith
5. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
6. Review of Richland Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
7. Review of Washington Township Zoning Text Amendment (Union County) - Staff Report by Gram Dick

Director's Report

Comments from Individuals

Adjourn

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LUC Regional Planning Commission Treasurer's Report

Beginning Balance on November 1, 2024		\$ 651,774.06
Receipts		
LCLRC	Land Bank Administration (Apr - Oct)	\$ 8,750.00
Annual Dinner	Ticket Sales	\$ 953.00
Glacier Pointe Development	Glacier Pointe 4 Preliminary Plat	\$ 8,530.00
Champaign County	CDBG & FH Administration	\$ 11,000.00
Union County	Interest	\$ 2,211.99
Total Receipts		\$ 31,444.99
Total Cash on Hand		\$ 683,219.05
Expenditures		
Employee Salaries	2 Pay Periods	\$ 19,824.00
PERS	2 Pay Periods	\$ 2,775.38
Medicare	2 Pay Periods	\$ 278.49
Worker's Compensation	2 Pay Periods	\$ 103.72
CEBCO	Health Insurance	\$ 2,916.62
Dental Insurance	Dental Insurance	\$ 127.94
VSP	Vision Insurance	\$ 5.02
Life Insurance	Life Insurance	\$ 35.16
ODP Business Solutions	Office Supplies	\$ 619.98
CRI Digital	Copier Maintenance	\$ 243.28
Clark County TCC	RTPO activities per contract	\$ 1,734.18
Richwood Bank	Planning & Zoning Workshop	\$ 300.00
Victor Klingelhofer	Annual Dinner	\$ 1,900.00
TRC	lease per contract	\$ 3,171.60
Wesley Easton	Water delivery	\$ 6.75
Brad Bodenmiller	Mileage & Expense - June 2024	\$ 323.64
Gram Dick	Mileage - October 2024	\$ 176.90
Aaron Smith	Mileage - October 2024	\$ 173.94
Heather Martin	Mileage - October 2024	\$ 44.08
Brad Bodenmiller	Mileage - July/August 2024	\$ 469.80
Brad Bodenmiller	Mileage - Sept/Oct 24; Expense Aug - Nov 24	\$ 812.71
Marysville Journal Tribune	Subscription	\$ 159.00
Urbana Citizen	Subscription	\$ 105.00
Logan County Twp Assoc.	Meeting & Dinner (Bodenmiller, Dick, Smith & Martin)	\$ 68.00
Richwood Bank	Miscellaneous Expenses	\$ 367.06
Total Expenditures		\$ 36,742.25
Balance on Hand as of November 30, 2024		\$ 646,476.80

Respectfully Submitted,


 Todd Freyhot, Treasurer



2024 Budget Summary

as of November 30, 2024

Revenues

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 246,934.19	\$ 257,234.65	\$10,300.46	104%
450105	Grants	\$ 24,400.00	\$ 25,987.50	\$1,587.50	107%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 71,396.87	\$ 72,825.82	\$1,428.95	102%
420121	Subdivision Plats	\$ 65,000.00	\$ 139,048.65	\$74,048.65	214%
420122	Mapping	\$ 350.00	\$ 145.00	(\$205.00)	41%
470101	Interest	\$ 8,000.00	\$ 21,252.47	\$13,252.47	266%
480108	Annual Dinner	\$ 2,950.00	\$ 2,907.00	(\$43.00)	99%
480111	Refund	\$ -	\$ 209.27	\$209.27	
Estimated Total Revenue		\$ 419,031.06	\$ 519,610.36	\$100,579.30	124%

Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 258,000.00	\$ (180.00)	\$ 257,820.00	\$ 237,888.06	92%
510205	PERS	\$ 36,120.00		\$ 36,120.00	\$ 33,304.56	92%
510215	Medicare	\$ 3,741.00		\$ 3,741.00	\$ 3,350.25	90%
510225	Workers Compensation	\$ 1,393.20		\$ 1,393.20	\$ 1,247.82	90%
510305	Medical	\$ 36,000.00		\$ 36,000.00	\$ 32,082.82	89%
510310	Dental Insurance	\$ 1,550.00		\$ 1,550.00	\$ 1,407.34	91%
510315	Vision Insurance	\$ 65.00		\$ 65.00	\$ 55.22	85%
510320	Life Insurance	\$ 500.00		\$ 500.00	\$ 386.76	77%
520115	Office Supplies	\$ 5,000.00	\$ 6,761.00	\$ 11,761.00	\$ 10,797.24	92%
520155	Subscription Fees	\$ 2,500.00		\$ 2,500.00	\$ 2,071.17	83%
520160	Membership & Dues	\$ 5,000.00	\$ (211.00)	\$ 4,789.00	\$ 4,789.00	100%
530100	Contract Services	\$ 13,500.00		\$ 17,605.93	\$ 12,500.56	71%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 2,000.00	\$ (358.00)	\$ 1,642.00	\$ 1,641.88	100%
530310	Auditing Services	\$ 3,000.00	\$ (950.00)	\$ 2,050.00	\$ 2,050.00	0%
530650	Maintenance & Repair	\$ 10,000.00	\$ (10,000.00)	\$ -	\$ -	0%
530702	Annual Dinner	\$ 4,000.00	\$ (900.00)	\$ 3,100.00	\$ 2,991.84	97%
530800	Building	\$ 35,500.00	\$ (292.00)	\$ 38,379.60	\$ 34,956.77	91%
540100	Equipment	\$ 2,500.00	\$ 6,130.00	\$ 8,630.00	\$ 7,269.09	84%
550100	Travel & Expense	\$ 10,000.00		\$ 11,055.62	\$ 9,172.12	83%
550305	Contingencies	\$ 7,500.00		\$ 7,730.61	\$ 5,826.91	75%
Estimated Total Expenditures		\$ 437,869.20		\$ 446,432.96	\$ 403,789.41	90%

STATEMENT:

Cash Balance January 1, 2024	\$ 530,655.85
Estimated Cash Balance December 31, 2024	\$ 480,308.70
Actual Cash On Hand December 31, 2024	
Estimated Total Revenue	\$ 419,031.06
Actual 2024 Revenue	\$ 519,610.36
Difference (+/Under)	\$ 100,579.30
Estimated Adjusted Total Expenditures	\$ 446,432.96
Actual 2024 Expenditures	\$ 403,789.41
Difference (+/Under)	\$ 42,643.55



Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Director's Report – November 14, 2024

Brad's Activities:	
11/18	Washington Twp (U) Zoning Commission meeting
11/19	Union Co (U) CIC meeting APA Legislative Committee meeting
11/20	Honda Event: 10-Year Anniversary of Technical Development Center and Heritage Museum
11/26	Darby Twp (U) Zoning Commission meeting
12/2	Logan Co (L) – Champaign Co (C) RTPo TAC meeting
12/3	Met with Logan Co (L) Map Room RE: depth:width ratio changes Met with Jerome Twp (U) + MKSK RE: Twp Comprehensive Plan Stokes Twp (L) Zoning Commission meeting
12/4	Union Co (U) Sketch Plan meeting
12/5	CCAO Planning Directors meeting Union Co (U) Comprehensive Plan Steering Committee meeting Union Co (U) Twp Association meeting
12/9	OARC Executive Directors meeting with new ODOT Director Union Twp (U) Zoning Commission meeting Jerome Twp (U) Zoning Commission hearing
12/10	Logan Co (L) Water District meeting
12/11	Champaign Co (C) Mayors/Administrators meeting Logan Co (L) Trail Feasibility Study meeting MORPC Trails meeting Champaign Co (C) Twp Association meeting
12/12	L-U-C Fiscal Officer training with Recorders
Ongoing	Model Text: Adult Entertainment, Adult Use Cannabis, Animals + Fowl/Poultry, Depth:Width Ratio, Drainage, Short-Term Rentals, Signs
Ongoing	Fiscal Officer Training (include Recorders)
Ongoing	Indian Lake (L) – supporting role for local agencies as needed
Ongoing	Union Co (U) Comprehensive Plan: Draft of Each Chapter Adopted by Steering Committee
Ongoing	Champaign Co (C) Comprehensive Plan: Activating Steering Committee for three meetings over next 12 months
Aaron's Activities:	
11/21	LUC Annual Meeting
11/25	Meet w/ Vlg of Richwood (U) BZA Chair Washington Twp (L) Zoning Commission Public Hearing
12/2	Miami Twp (L) Zoning Commission Public Hearing
12/3	Meet w/Jerome Twp (U) and Twp Comp Plan Consultant MKSK Meet w/ Vlg of Lakeview (L) Zoning Inspector Stokes Twp (L) Zoning Commission meeting
12/6	Miami Valley Planning & Zoning Workshop
12/10	Logan Co (L) Water District Meeting
12/11	Logan Co (L) Trail Study Stakeholder meeting 1 Champaign Co (C) Township Association Meeting
Ongoing	Union Co (U) Cardinal Trail; Signs Model Zoning Text; Union Co (U) Comprehensive Plan
Mapping	Vlg of North Lewisburg (C) Zoning Map; Vlg of St. Paris (C) Zoning Map; LCLT (L) Mapping

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Zoning Support/ Assisting Jurisdictions	City of Bellefontaine (L), Vlg of Lakeview (L), Vlg of West Mansfield (L), Harrison Twp (L), Jefferson Twp (L), Miami Twp (L), Perry Twp (L), Richland Twp (L), Rushcreek Twp (L), Stokes Twp (L), Washington Twp (L), Zane Twp (L), Vlg of Richwood (U), Jerome Twp (U), City of Urbana (C), Vlg of St. Paris (C), Harrison Twp (C), Urbana Twp (C)
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Gram's Activities:

11/18	Washington Twp (U) Zoning Commission Public Meeting
11/21	LUC Annual Meeting
12/04	Sunshine Laws Certification Training
12/05	Union County Steering Committee Union County Township Association
12/09	Union Twp (U) Zoning Commission Public Meeting
12/11	Greenway Planning Studio Workshop

Mapping	Jerome Twp (U); Paris Twp (U); Union County Comprehensive Maps
Zoning Support/ Assisting Jurisdictions	Allen Twp (U); Claibourne Twp (U); Darby Twp (U); Jerome Twp (U); Millcreek Twp (U); Paris Twp (U); Taylor Twp (U); Union Twp (U); Washington Twp (U); York Twp (U)
Ongoing	Union Co (U) Comprehensive Plan

Heather's Activities:

11/19	Grant Writing 101 Webinar Ohio's Unified Approach to Federal Funds Webinar People, Policies and Systems: The Foundations for Establishing Sustainable Grants Capacity Webinar
11/19	Logan County Land Bank meeting
11/21	LUC Annual Meeting
11/25	CDBG Bidding Process Overview Google Meet (CoM)
12/2	RTPO TAC meeting
12/2	Teams meeting with Ginger i.e. Administrative Assistant position
12/5	Union County Land Bank meeting
12/5	Champaign County Fair Housing Training
12/6	Miami Valley Planning & Zoning Workshop
12/9	Village of Quincy Fair Housing Training
12/10	Land Bank Receivership Discussion with Montgomery Co Land Bank via Teams
12/11	Champaign County Township Association Meeting

Ongoing	LC Land Bank 24-25 Demolition Program activities
Ongoing	UC Land Bank 24-25 Demolition Program activities
Ongoing	CC CDBG PY23
Ongoing	CoM CDBG PY24

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Executive Committee Meeting Minutes Thursday, December 12, 2024

1st Vice-President Tim Cassady called the meeting to order at 1:16 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Tyler Bumbalough, Preston Carter, Tim Cassady, Scott Coleman, Wes Dodds, Todd Freyhof, Todd Garrett, Jeff Beard for Ashley Gaver, Chad Ritzler for Kyle Hoyng, Greg Iiams, Steve McCall, Brett Ransome for Beau Michael, Spencer Mitchell, Tammy Noble, Eric Petee, Ken Rosebrook, Scott Schmid, Ryan Smith, Jeff Stauch, Blair Stinson, Ben Vollrath and Mike Yoder.

Members absent: Matt Chamberlain, Jeff Rea, and Steve Robinson.

Guests present: Carmen Scott; Steve Stolte; Troy Jenkins, Richland Township; Brian Davidson, ODOT; Gram Dick, Heather Martin, and Aaron Smith, LUC Regional Planning Commission.

Minutes – Scott Coleman moved a motion to approve the minutes from the November 14, 2024, meeting as written, and Steve McCall seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for November. Mike Yoder moved a motion to accept the Financial Report and Wes Dodds seconded. All in favor.

ODOT Reports:

ODOT Reports are available on LUC's website. Eric Petee reported on updates for District 6. He stated there are some additional funding opportunities for TAP/Safe Routes to School. He brought resource guides and a calendar that talks about due dates. Scott Schmid reported on updates for District 7.

RTPO Report

1. Brad Bodenmiller shared that there is a Logan County Trail Feasibility study that is happening. The consultant has incorrectly labeled it Buckeye Lake instead of Indian Lake, and apologized for the miscommunication.

New Business:

1. Review of Glacier Pointe 4 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of the Glacier Pointe 4 Preliminary Plat including staff comments and Steve McCall seconded. All in favor.
2. Review of Darby Township Zoning Text Amendment (Union County) - Staff Report by Gram Dick

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- Mike Yoder moved a motion to accept the recommendation of approval with modifications subject to the prosecutor's comments of the Darby Township Zoning Text Amendment and Scott Coleman seconded. All in favor.
- 3. Review of Harrison Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Scott Coleman moved a motion to accept the recommendation of approval of the Harrison Township Zoning Text Amendment and Tyler Bumbalough seconded. All in favor.
- 4. Review of Jerome Township Comprehensive Plan (Union County) – Staff Report by Aaron Smith
 - Tyler Bumbalough asked densities of dwelling units per acre. If medium density is 4 dwelling units or below and high is 6-10 dwelling units per acre, where does someone propose 5 dwelling units per acre because it's not included in their number. Brad Bodenmiller suggested pointing this out in the recommendation.
 - Tyler Bumbalough moved a motion to accept the recommendation of approval with modifications of Jerome Township Comprehensive Plan including the comment to revisit the future land use map color choices and revisiting the densities in the districts, and Todd Freyhof seconded. All in favor.
- 5. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
 - Scott Coleman moved a motion to accept the recommendation of approval with modifications of the Millcreek Township Zoning Text Amendment and Steve McCall seconded. All in favor.
- 6. Review of Richland Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
 - Jeff Stauch moved a motion to accept the recommendation of denial of the Richland Township Zoning Parcel Amendment with the suggestion to consider a rezoning of U-1 District and Steve McCall seconded. All in favor.
- 7. Review of Washington Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
 - Wes Dodds moved a motion to accept the recommendation of approval with modifications for the Washington Township Zoning Text Amendment with the additional modification of a definition for fence and Spencer Mitchell seconded. All in favor.

Director's Report

Comments from Individuals:

- Brad Bodenmiller advised there is a training at LUC's Office tonight for fiscal officers in all three counties. All three county recorders are invited as well.

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- Jeff Stauch – Scott Coleman was sworn in as the CCEO President and he informed the committee of Steve McCall's National Position.
- Tim Cassady – I'd like for everyone to give the LUC staff a round of applause for the work they do. There are a lot of jurisdictions that rely on what you do. I wish everyone a Merry Christmas.

Adjourn – Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 2:13 pm and Todd Freyhof seconded. All in favor.

Next Scheduled Meeting: Thursday, January 9, 2025, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty OH 43319.

President

Secretary

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