



Zoning & Subdivision Committee
Thursday, August 13, 2026

The Zoning and Subdivision Committee met in a regular session on Thursday, August 13, 2026, at 12:30 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Doug Crabill for Tyler Bumbalough, Scott Coleman, Wes Dodds, Todd Freyhof, Jeff Beard for Ashley Gaver, Joseph Grove, Mark Mowery for Steve McCall, Heather Martin, Steve Robinson, Tom Scheiderer, Aaron Smith, Luke Sutton for Jeff Stauch, and Casey Tuck

Absent Members: Tammy Noble

Guests: Greg Iiams; Kevin Kershner, Kimley-Horn; Mike Reeves, Kimley-Horn; Casey Reichert, Choice One; Mike Yoder

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Todd Freyhof moved a motion to approve the minutes from the July 9, 2026, meeting as written, and Tom Scheiderer seconded. All in favor.

1. Review of Del Webb - Maygrass AKA Jerome Amended Preliminary Plat (Union County)– Staff Report by Brad Bodenmiller
 - Brad Bodenmiller summarized the amendment. According to the applicant's engineer, the amendment is due to New California Drive moving 40' south as a result of the roundabout design at Industrial Parkway; this impacts 9 sheets.
 - Scott Coleman – Can you go over what was in bold a little ways back on the staff report?
 - Brad Bodenmiller – Yes, it's regarding Street A. I did not highlight that comment because it related to the entrance road that was already platted.
 - Tom Scheiderer moved a motion to recommend conditional approval of the Del Webb - Maygrass AKA Jerome Amended Preliminary Plat, and Doug Crabill seconded. All in favor.
2. Review of Gateway Crossing Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Scott Coleman – Do they need to update the preliminary plat or just the final plat?
 - Brad Bodenmiller – We don't generally require an updated preliminary plat. We will have them reflect the comments in the final plat.
 - Doug Crabill – What is the access to SR161? Do they need to have a new access study completed?
 - Brad Bodenmiller – The access is in Franklin County, so Union County's rules won't necessarily apply, and I would refer you to Luke from the Engineer's Office who is here today.



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- Luke Sutton – Yes, they would need a new access study.
 - Steve Robinson moved a motion to recommend approval with conditions of the Gateway Crossing Preliminary Plat, and Doug Crabill seconded. All in favor.
- 3. Review of GPN-14 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller reported a revised mylar was not received. Additionally, another two conditions that have come to light in conversations with the developer's engineer are an additional 30' URE Easement (AKA electric) should have been added to the Final Plat but was forgotten. This is intended to run parallel to Wells Road. Additionally, there is an extra, unlabeled line running parallel to Wells Road which may be labeled or removed as appropriate. These additional two conditions are, now, an additional component of the staff recommendation.
 - Brad Bodenmiller suggested conditional approval with the condition the technical details, as specified in the LUC staff report, be incorporated on the Final Plat mylar.
 - Scott Coleman – Will you have them update the plat before you sign it?
 - Brad Bodenmiller – Yes.
 - Tom Scheiderer moved a motion to recommend conditional approval of the GPN-14 Final Plat, and Steve Robinson seconded. All in favor.
- 4. Review of Homestead at Scotts Farm Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller explained the previously approved Preliminary Plat expired.
 - Todd Freyhof moved a motion to recommend approval with conditions of the Homestead at Scotts Farm Preliminary Plat, and Wes Dodds seconded. All in favor.
- 5. Review of Jerome Professional Park Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Todd Freyhof moved a motion to recommend accepting the Developer's request to table the Jerome Professional Park Phase 2 Final Plat, and Luke Sutton seconded. All in favor.
- 6. Review of Mad River Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Todd Freyhof moved a motion to recommend approval of the Mad River Township Zoning Text Amendment, and Mark Mowery seconded. All in favor.
- 7. Review of Urbana Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Doug Crabill – Where the former Logan Lodge was located, what district is that?
 - Aaron Smith – It may be in a business district, but it is not R-3.
 - Brad Bodenmiller – That is not part of the amendment, that is why Aaron did not look. I looked very quickly as you were speaking, and it looks to be a mix of residential and business districts.
 - Todd Freyhof moved a motion to recommend approval with modifications of the Urbana Township Zoning Text Amendment, and denial of the removal of "Mobile

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



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Home Parks” as a conditional use in the MD/R-3 District and Steve Robinson seconded. All in favor with Doug Crabill abstaining.

8. Review of Washington Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
 - Tom Scheiderer moved a motion to recommend approval of the Washington Township Zoning Text Amendment, and Doug Crabill seconded. All in favor.
9. Review of Zane Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
 - Steve Robinson moved a motion to recommend approval with modifications of the Zane Township Zoning Text Amendment, and Todd Freyhof seconded. All in favor with Tom Scheiderer abstaining.

The Zoning and Subdivision Committee adjourned at 1:12 pm with Steve Robinson moving a motion to adjourn and Todd Freyhof seconding. All in favor.