



Executive Committee Meeting Agenda
Thursday, March 13, 2025, 1:15 pm

Call to Order– Tim Cassady, President

Roll Call – Brad Bodenmiller

Action on Minutes of February 13, 2025

Financial Report - Todd Freyhof, Treasurer

ODOT Reports

RTPO Report – Tyler Bumbalough

New Business:

1. Review of Avondale Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
2. Review of Curry Farms Phase 1 Final Plat (Union County) – Staff Report by Brad Bodenmiller
3. Review of Curry Farms Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
4. Review of Del Webb Jerome Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
5. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith

Director's Report

Comments from Individuals

Adjourn



2025 Final Budget Summary

as of February 28, 2025

Revenues

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 251,482.63	\$ 230,790.68	(\$20,691.95)	92%
450105	Grants	\$ 35,025.00	\$ -	(\$35,025.00)	0%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 88,626.37	\$ 8,319.30	(\$80,307.07)	9%
420121	Subdivision Plats	\$ 80,000.00	\$ 13,410.35	(\$66,589.65)	17%
420122	Mapping	\$ 200.00	\$ 90.00	(\$110.00)	45%
470101	Interest	\$ 8,000.00	\$ 2,350.15	(\$5,649.85)	29%
480108	Annual Dinner	\$ 2,950.00	\$ 54.00	(\$2,896.00)	2%
480111	Refund	\$ -	\$ -	\$0.00	
	Estimated Total Revenue	\$ 466,284.00	\$ 255,014.48	(\$211,269.52)	55%

Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 315,000.00		\$ 315,000.00	\$ 52,500.02	17%
510205	PERS	\$ 44,100.00		\$ 44,100.00	\$ 7,350.00	17%
510215	Medicare	\$ 4,567.50		\$ 4,567.50	\$ 738.27	16%
510225	Workers Compensation	\$ 1,701.00		\$ 1,701.00	\$ 274.90	16%
510305	Medical	\$ 77,000.00		\$ 77,000.00	\$ 7,991.32	10%
510310	Dental Insurance	\$ 2,500.00		\$ 2,500.00	\$ 262.24	10%
510315	Vision Insurance	\$ 121.00		\$ 121.00	\$ 12.80	11%
510320	Life Insurance	\$ 640.00		\$ 640.00	\$ 70.32	11%
520115	Office Supplies	\$ 8,500.00		\$ 8,500.00	\$ 555.38	7%
520155	Subscription Fees	\$ 2,500.00		\$ 2,523.75	\$ 1,413.75	56%
520160	Membership & Dues	\$ 5,000.00		\$ 5,000.00	\$ 2,500.00	50%
530100	Contract Services	\$ 13,500.00		\$ 16,863.00	\$ 3,362.51	20%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 3,000.00		\$ 3,000.00	\$ 340.00	11%
530310	Auditing Services	\$ -		\$ -	\$ -	0%
530650	Maintenance & Repair	\$ 20,000.00		\$ 20,000.00	\$ -	0%
530702	Annual Dinner	\$ 4,000.00		\$ 4,000.00	\$ -	0%
530800	Building	\$ 42,000.00		\$ 42,000.00	\$ 6,787.47	16%
540100	Equipment	\$ 4,000.00		\$ 4,000.00	\$ -	0%
550100	Travel & Expense	\$ 12,000.00		\$ 12,000.00	\$ 1,199.86	10%
550305	Contingencies	\$ 7,500.00		\$ 7,769.98	\$ 1,010.58	13%
	Estimated Total Expenditures	\$ 567,629.50		\$ 571,286.23	\$ 86,369.42	15%

STATEMENT:

Cash Balance January 1, 2025	\$ 613,505.28
Estimated Cash Balance December 31, 2025	\$ 493,414.50
Actual Cash On Hand December 31, 2025	
Estimated Total Revenue	\$ 466,284.00
Actual 2025 Revenue	\$ 255,014.48
Difference (+/Under)	\$ (211,269.52)
Estimated Adjusted Total Expenditures	\$ 571,286.23
Actual 2025 Expenditures	\$ 86,369.42
Difference (+/Under)	\$ 484,916.81

Memorandum

To: LUC Executive Committee

From: Louis Agresta
TCC Transportation Director

Phone 937-521-2134
lagresta@clarkcountyohio.gov

Re: RTPO Planning Report

Date: March 6, 2025

The following are items for discussion at the February 8, 2024 LUC Executive Committee Meeting.

RTPO Capital Program Update

The second draft for the FY2026-2029 TIP are due to ODOT for public involvement by March 10th. The public comment period for the RTIP will be March 17th-March 31st. A public meeting will be held March 19th at the LUC offices from 4-6pm at the TRC in East Liberty. The final RTIP will be approved by the LUC Executive Committee by July 1, 2025.

FY26 Draft Planning Work Program

The draft FY26 Planning Work Program was submitted to ODOT for review. The PWP serves as a work plan and budget for the RTPO for July 1, 2025- June 30, 2026. The document identifies the planning activities that will be completed by the RTPO during the fiscal year, who will complete them, and how they will be paid for. A draft of the PWP can be requested by emailing Louis Agresta at lagresta@clarkcountyohio.gov. The final version of the Planning Work Program will be approved before July 1, 2025.

Functional Classification Update

Functional Classifications are reviewed once every ten years following the decennial census. We are currently in a review period. CCSTCC presented on the functional class update process at the March LUC TAC meeting. Local stakeholders are encouraged to review the current functional classification of the LUC roadway network by visiting the project webpage at https://gis3.dot.state.oh.us/FC_Review/. Once on the website, click “cancel” and “OK” to cycle through all of the prompts until the Ohio map is viewable. From there, you can zoom into Logan and Champaign counties to see how roadways are currently classified. If you would like to propose a revision, please email Melanie Runkel at mrunkel@clarkcountyohio.gov by April 18. It is anticipated that final updates will be approved by the LUC Executive Committee at the June LUC meeting.

Other

LUC TAC meeting dates for 2025 are as follows

- June 2
- September 8
- December 1

All meetings will be held at the West Liberty Admin Village Offices and will begin at 9:30 am.

FY 2025 Budget Status (as of January 31, 2025)

<i>Work Elements</i>	<i>Total Budget</i>	<i>Balance</i>	<i>Percent Expended</i>	<i>Monthly Expense</i>	<i>YTD Expenses</i>
625.1 RTPO Planning	\$ 122,991.00	\$ 108,586.16	12%	\$ 5,468.82	\$ 14,404.84
625.11 RTPO Planning (fy24)	\$ 44,000.00	\$ 1,969.17	96%		\$ 42,030.83

Note that virtually all FY24 carryforward funding was spent. It would have expired on December 31, 2024.



Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Director's Report – March 13, 2025

Brad's Activities:	
2/14	US 33 Corridor meeting
2/25	Met with ODNR Scenic Rivers regarding Darby Watershed
3/3	Logan Co (L) – Champaign Co (C) RTPO TAC meeting
3/4	Union Co (U) Department Heads meeting Stokes Twp (L) Zoning Commission meeting
3/5	Ohio Senate Transportation Committee hearing Union Co (U) Twp Assn meeting
3/6	Met with City of Marysville (U) Council LUC Rep
3/7	Met with Darby Twp (U) Zoning Inspector
3/12	Union Co (U) Board of Commissioners public hearing on Comprehensive Plan Village of Unionville Center (U) Council
3/13	Meeting with Representative Richardson (U)
Ongoing	Model Text: Adult Entertainment, Adult Use Cannabis , Animals + Fowl/Poultry, Depth:Width Ratio, Drainage, Short-Term Rentals, Signs
Ongoing	Union Co (U) Comprehensive Plan: Board of Commissioners adopted 03-12 – Final Edits + Printing/Distribution to Occur
Ongoing	Champaign Co (C) Comprehensive Plan: Activating Steering Committee for three meetings over next 12 months + Board of Commissioners hearing on amendment scheduled for 03-20 at 8:30a
Aaron's Activities:	
2/13	Rushcreek Twp (L) joint Trustees, ZC, BZA, ZI meeting
2/18	Bokescreek Twp Zoning Commission Public Hearing
2/24	Vlg of Rushsylvania Planning Commission Public Hearing
3/4	Stokes Twp (L) Zoning Commission Meeting
3/5	Champaign Co (C) Twp Association Meeting
3/10	Bloomfield Twp (L) Trustees Public Hearing
3/11	Vlg of Huntsville (L) Planning Commission Public Hearing
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; McArthur Twp (L) Zoning Map; LCLT (L) Mapping
Zoning Support/Assisting Jurisdictions	Vlg of Huntsville (L); Vlg of Lakeview (L); Vlg of Quincy (L); Vlg of Rushsylvania (L); Vlg of West Mansfield (L); Bloomfield 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); Allen Twp (L); Jerome Twp (U); Harrison Twp (C); Johnson Twp (C); Mad River Twp (C); Wayne Twp (C);
Gram's Activities:	
2/18	Union Twp (U) Zoning Commission Public Hearing
3/5	Union County Township Association
3/10	Union Twp (U) Board of Trustees Public Hearing
3/12	Village of Unionville Center Public Meeting
3/19	Dover Twp (U) Zoning Commission Public Meeting
Mapping	Paris Twp (U);
Zoning	Allen Twp (U); Darby Twp (U); Paris Twp (U); Taylor Twp (U); Union Twp (U); York Twp (U)

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

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Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Support/
Assisting
Jurisdictions

Ongoing Union Co (U) Comprehensive Plan

Heather's Activities:

2/19	Submitted Union County Brownfield project request
3/3	LUC TAC meeting
3/6	Union County Land Bank Meeting
3/6	Met with Brad to review Administrative Assistant resumes
3/10	Logan County Brownfield Pre-Demolition Meeting
3/11	Logan County Land Bank Meeting

Ongoing LC Land Bank 24-25 Demolition Program activities

Ongoing CC CDBG PY23

Ongoing CoM CDBG PY24

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Executive Committee Meeting Minutes
Thursday, March 13, 2025

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

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Tyler Bumbalough, Tim Cassady, Scott Coleman, Wes Dodds, Todd Freyhof, Todd Garrett, Jeff Beard for Ashley Gaver, Kyle Hoyng, Greg Iiams, Eric Kincaid, Steve McCall, Beau Michael, Tammy Noble, Eric Petee, Steve Robinson, Ken Rosebrook, Blake Simpson for Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, and Mike Yoder.

Members absent: Preston Carter, Spencer Mitchell, Wyatt Marshall, Jeff Rea, and Ben Vollrath.

Guests present: Judy Christian, York Township; Kevin Kershner, Kimley-Horn; Aaron Smith, Gram Dick, and Heather Martin of LUC Regional Planning Commission.

Minutes – Scott Coleman moved a motion to approve the minutes from the February 13, 2025, meeting as written, and Steve McCall seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for February. Mike Yoder moved a motion to accept the Financial Report, and Steve Robinson seconded. All in favor.

ODOT Reports:

ODOT Reports are available on LUC's website. Eric Petee reported for District 6. Blake Simpson reported for District 7. Tim Cassady thanked ODOT representatives for attending and for all the work they do for our communities.

RTPO Report

1. Tyler Bumbalough reported on the RTPO. TCC's report is available on LUC's website. The public comment period for the RTIP is March 17-31. A public meeting is to be held March 19 at the LUC Office from 4-6:00 PM.
2. Scott Coleman provided information on the upcoming Issue 2. The Board discussed this issue and determined that this is an issue that is important to our region. Issue 2 is a ballot measure that seeks to renew a successful program for local infrastructure improvements called OPWC.
 - o Scott Coleman moved a motion to endorse the renewal of Ohio Public Works Bond Issue 2, and Todd Freyhof seconded. All in favor.



New Business:

1. Review of Avondale Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to accept the recommendation to accept the developer's request to table the Avondale Preliminary Plat, and Tyler Bumbalough seconded. All in favor.
2. Review of Curry Farms Phase 1 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Mike Yoder moved a motion to accept the recommendation to accept the developer's request to table the Curry Farms Phase 1 Final Plat, and Scott Coleman seconded. All in favor.
3. Review of Curry Farms Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Scott Coleman moved a motion to accept the recommendation to accept the developer's request to table the Curry Farms Phase 2 Final Plat, and Todd Garrett seconded. All in favor.
4. Review of Del Webb Jerome Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of the Del Webb Jerome Amended Preliminary Plat, and Wes Dodds seconded. All in favor.
5. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Todd Freyhof moved a motion to accept the recommendation of approval with modifications of the Johnson Township Zoning Text Amendment, and Ken Rosebrook seconded. All in favor.

Director's Report

Comments from Individuals:

- Scott Coleman thanked Brad for his testimony at the Senate for the RTPO capital project funding, which Scott heard was excellent.
- Scott Coleman also wanted to thank Steve McCall for selling salt to Logan County. Their shipment did not come in the timeframe it was expected. Steve McCall stated many years ago Logan County did the same for Champaign County. It shows the importance of this organization and collaboration with our neighbors.
- Steve McCall thanked Brad for his work on a bike project. He also thanked Logan County and the Engineer who have stepped up to lead the project.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Steve Robinson thanked LUC's Staff for their work on the Union County Comprehensive Plan.
- Tim Cassady stated he doesn't think they spend any more cost-effective dollars than they do with LUC. Thank you to LUC Staff, you make a difference to all our counties.

Adjourn – Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 1:50 pm, and Todd Freyhof seconded. All in favor.

Next Scheduled Meeting: Thursday, April 10, 2025, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty OH 43319.

President

Secretary

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LUC Regional Planning Commission Treasurer's Report

Beginning Balance on February 1, 2025 \$ 689,587.13

Receipts

Village of Richwood	Comprehensive Plan Contribution	\$ 100.00
Liberty Township (UC)	Comprehensive Plan Contribution	\$ 100.00
Pleasant Township (LC)	Township website	\$ 200.00
Millcreek Township (UC)	Comprehensive Plan Contribution	\$ 100.00
Village of Plain City	Comprehensive Plan Contribution	\$ 100.00
Leesburg Township (UC)	Comprehensive Plan Contribution	\$ 100.00
City of Marysville	Comprehensive Plan Contribution	\$ 100.00
Washington Township (UC)	Comprehensive Plan Contribution	\$ 100.00
Allen Township (UC)	Comprehensive Plan Contribution	\$ 100.00
Claibourn Township (UC)	Comprehensive Plan Contribution	\$ 100.00
Harrison Township (LC)	Township website	\$ 200.00
Jackson Township (UC)	Comprehensive Plan Contribution	\$ 100.00
Liberty Township (LC)	Township website	\$ 200.00
City of Dublin	2024 Annual Dinner tickets	\$ 54.00
CESO	Curry Farm Final Plat	\$ 4,370.00
CESO	Curry Farm Final Plat	\$ 3,330.00
Sox Real Estate LLC	Avondale Preliminary Plat	\$ 5,012.20
PulteGroup	Del Webb Jerome Amended Prelim.	\$ 698.15
Jerome Township	Maps	\$ 80.00
Logan County Commissioners	2025 Per Capita Annual Assessment	\$ 43,754.15
City of Dublin	2025 Per Capita Annual Assessment	\$ 5,500.00
City of Urbana	2025 Per Capita Annual Assessment	\$ 6,696.60
Goshen Township (CC)	2025 Per Capita Annual Assessment	\$ 1,567.20
City of Marysville	2025 Per Capita Annual Assessment	\$ 17,053.80
Union County Engineer	2025 Per Capita Annual Assessment	\$ 33,077.57
Adams Township (CC)	2025 Per Capita Annual Assessment	\$ 812.80
Allen Township (UC)	2025 Per Capita Annual Assessment	\$ 2,157.60
Harrison Township (LC)	2025 Per Capita Annual Assessment	\$ 1,313.60
Millcreek Township (UC)	2025 Per Capita Annual Assessment	\$ 1,184.00
Village of Woodstock	2025 Per Capita Annual Assessment	\$ 550.00
Village of Zanesfield	2025 Per Capita Annual Assessment	\$ 550.00
Union County	Interest	\$ 1,290.44

Total Receipts \$ 130,652.11

Total Cash on Hand \$ 820,239.24

Expenditures

Employee Salaries	2 Pay Periods	\$ 21,000.02
PERS	2 Pay Periods	\$ 2,940.00
Medicare	2 Pay Periods	\$ 293.02
Worker's Compensation	2 Pay Periods	\$ 109.10
CEBCO	Health Insurance	\$ 3,995.66
Dental Insurance	Dental Insurance	\$ 131.12
VSP	Vision Insurance	\$ 6.40
Life Insurance	Life Insurance	\$ 35.16
CRI Digital	Copier Maintenance	\$ 555.38
ESRI	2025 license	\$ 1,390.00
Clark County TCC	RTPO services	\$ 3,362.51
Easton Water	water delivery	\$ 6.75
TRC	per Lease Agreement	\$ 3,390.36
Gram Dick	Mileage - January 2025	\$ 132.82
USPS	PO Box Fee	\$ 154.00
Bellefontaine Examiner	Classified Ad	\$ 262.62
Richwood Banking Visa	Miscellaneous Expenses	\$ 323.98

Total Expenditures \$ 38,088.90

Balance on Hand as of February 28, 2025 \$ 782,150.34

Respectfully Submitted,



Todd Freyhof, Treasurer