



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Executive Committee Meeting Agenda

Thursday, November 13, 2025, 1:15 pm

Call to Order – Tim Cassady, President

Roll Call – Brad Bodenmiller

Action on Minutes of October 9, 2025

Financial Report – Todd Freyhof, Treasurer

ODOT Reports

RTPO Report – Tyler Bumbalough

New Business:

1. Review of Glacier Pointe Section 4 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
2. Review of Lark Ravine Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
3. Review of The Courtyards at White Oaks AKA The Courtyards at Ryan Parkway Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
4. Review of The Courtyards of Hyland Meadows AKA VN-13 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
5. Review of The Reserve at New California Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
6. Review of The Reserve at New California Phase 2A Final Plat (Union County) – Staff Report by Brad Bodenmiller
7. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
8. Review of Miami Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
9. Review of Taylor Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
10. Nominating Committee Report – Tim Cassady
11. Annual Dinner – Casey Tuck
12. December Luncheon (December 11, 2025, 12:15 pm) – Casey Tuck

Director's Report

Comments from Individuals

Adjourn

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East Liberty, Ohio 43319

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LUC Regional Planning Commission

Treasurer's Report

Beginning Balance on October 1, 2025 \$ 691,605.98

Receipts

Union Rural Electric	Annual Dinner Sponsorship & Tickets	\$ 1,000.00
Romanelli & Hughes	Lark Ravine Preliminary Plat	\$ 2,095.00
Glacier Pointe Development	Glacier Pointe Sec. 4 P2	\$ 2,680.00
Civil & Environmental Consultants	The Reserve at New California Prel. Plat. Ext.	\$ 300.00
Civil & Environmental Consultants	The Reserve at New California P2A Final	\$ 1,575.00
EC New Vision	The Courtyards at White Oaks Prel. Plat	\$ 3,850.00
EC New Vision	The Courtyards at Hyland Meadows P2 Final	\$ 3,590.00
Paris Township	Zoning Maps	\$ 80.00
Union County	Interest	\$ 2,034.40

Total Receipts \$ 17,204.40

Total Cash on Hand \$ 708,810.38

Expenditures

Employee Salaries	2 Pay Periods	\$ 20,720.01
PERS	2 Pay Periods	\$ 2,900.80
Medicare	2 Pay Periods	\$ 288.94
Worker's Compensation	2 Pay Periods	\$ 107.60
CEBCO	Health Insurance	\$ 3,995.66
Dental Insurance	Dental Insurance	\$ 131.12
VSP	Vision Insurance	\$ 6.40
Life Insurance	Life Insurance	\$ 35.16
Amazon	Office Supplies	\$ 482.83
Key Blue Prints	copier maintenance	\$ 201.99
USPS	postage	\$ 1,000.00
Wesley Easton	Water bottle delivery	\$ 7.75
TRC	per Lease agreement	\$ 3,390.36
Amazon	Laptop (Bodenmiller)	\$ 1,466.00
Brad Bodenmiller	Mileage - July 2025	\$ 221.56
Casey Tuck	Mileage - September 2025	\$ 216.30
Heather Martin	Mileage - September 2025	\$ 72.10
Brad Bodenmiller	Expense - September 2025	\$ 307.11
Casey Tuck	Expense - September 2025	\$ 52.96
Eric Snowden	Conference Reimbursement (Bodenmiller)	\$ 169.84
Richwood Bank	Miscellaneous Expenses	\$ 685.23

Total Expenditures \$ 36,459.72

Balance on Hand as of October 31, 2025 \$ 672,350.66

Respectfully Submitted,



Todd Freyhof, Treasurer



2025 Final Budget Summary

as of October 31, 2025

Revenues

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 251,482.63	\$ 262,145.45	\$10,662.82	104%
450105	Grants	\$ 35,025.00	\$ 5,812.50	(\$29,212.50)	17%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 88,626.37	\$ 76,526.79	(\$12,099.58)	86%
420121	Subdivision Plats	\$ 80,000.00	\$ 85,202.68	\$5,202.68	107%
420122	Mapping	\$ 200.00	\$ 220.00	\$20.00	110%
470101	Interest	\$ 8,000.00	\$ 19,277.74	\$11,277.74	241%
480108	Annual Dinner	\$ 2,950.00	\$ 2,054.00	(\$896.00)	70%
480111	Refund	\$ -	\$ 201.42	\$201.42	
	Estimated Total Revenue	\$ 466,284.00	\$ 451,440.58	(\$14,843.42)	96.8%

Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 315,000.00		\$ 315,000.00	\$ 227,560.22	72%
510205	PERS	\$ 44,100.00		\$ 44,100.00	\$ 31,766.63	72%
510215	Medicare	\$ 4,567.50		\$ 4,567.50	\$ 3,185.71	70%
510225	Workers Compensation	\$ 1,701.00		\$ 1,701.00	\$ 1,186.27	70%
510305	Medical	\$ 77,000.00		\$ 77,000.00	\$ 39,541.03	51%
510310	Dental Insurance	\$ 2,500.00		\$ 2,500.00	\$ 1,298.40	52%
510315	Vision Insurance	\$ 121.00		\$ 121.00	\$ 63.31	52%
510320	Life Insurance	\$ 640.00		\$ 640.00	\$ 351.60	55%
520115	Office Supplies	\$ 8,500.00	\$ 8,000.00	\$ 16,500.00	\$ 10,382.03	63%
520155	Subscription Fees	\$ 2,500.00		\$ 2,523.75	\$ 2,088.31	83%
520160	Membership & Dues	\$ 5,000.00		\$ 5,000.00	\$ 4,220.00	84%
530100	Contract Services	\$ 13,500.00		\$ 16,863.00	\$ 10,812.11	64%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 3,000.00		\$ 3,000.00	\$ 1,918.00	64%
530310	Auditing Services	\$ -		\$ -	\$ -	0%
530650	Maintenance & Repair	\$ 20,000.00	\$ (13,000.00)	\$ 7,000.00	\$ -	0%
530702	Annual Dinner	\$ 4,000.00		\$ 4,000.00	\$ 780.67	20%
530800	Building	\$ 42,000.00		\$ 42,000.00	\$ 34,167.86	81%
540100	Equipment	\$ 4,000.00	\$ 5,000.00	\$ 9,000.00	\$ 9,402.61	104%
550100	Travel & Expense	\$ 12,000.00		\$ 12,000.00	\$ 7,068.16	59%
550305	Contingencies	\$ 7,500.00		\$ 7,769.98	\$ 6,802.28	88%
	Estimated Total Expenditures	\$ 567,629.50		\$ 571,286.23	\$ 392,595.20	69%

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	\$ 451,440.58
Difference (+/Under)	\$ (14,843.42)
Estimated Adjusted Total Expenditures	\$ 571,286.23
Actual 2025 Expenditures	\$ 392,595.20
Difference (+/Under)	\$ 178,691.03

Memorandum

To: LUC Executive Committee

From: Louis Agresta
TCC Transportation Director

Phone 937-521-2134
lagresta@clarkcountyohio.gov

Re: RTPO Planning Report

Date: November 4, 2025

The following are items for discussion at the November 13, 2025 LUC Executive Committee Meeting.

Capital Program Update

The applications for RTPO capital program funds were sent out to potential applicants in mid October. Funding amounts over the next four fiscal years can be found in the table below. Applications are due on December 10th. The two week public involvement period will be held in January, 2026. The LUC TAC will review the applications and recommend funding at its January 26th TAC meeting. That recommendation will be brought before the LUC Executive Committee in either February or March, 2026.

Type	FY2026	FY2027	FY2028	FY2029	TOTAL
STBG	\$249,237	\$254,037	\$254,037	\$254,037	\$1,011,348

If you have any questions about the RTPO capital program solicitation, please contact Melanie Runkel at mrunkel@clarkcountyohio.gov or 937-521-2129.

Other

The next LUC TAC meeting will be held on January 26, 2026.

FY 2026 Budget Status (As of 9-30-2025)

Work Elements	Total Budget	Balance	Percent Expended	Monthly Expense	YTD Expenses
625.1 RTPO Planning	\$ 107,688.00	\$ 101,231.31	6%	\$ 4,910.41	\$ 6,456.69
625.11 RTPO Planning (fy25)	\$ 35,000.00	\$ 35,000.00	0%		\$ -



Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Director's Report – November 13, 2025

Brad's Activities:	
10/10	US 33 Corridor Group meeting
10/15	LUC Assistant Prosecutor's meeting Logan Co (L) Mayor's Association meeting
10/16	Central Ohio Greenways meeting EDA Grant Discussion RE: Indian Lake Regional Water System Logan Co (L) After Action meeting (RE: Recovery) Allen Twp (U) Zoning Commission
10/20	Met with subdivider about Subdivision Regulation process Logan Co (L) Agriculture Exemption training
10/21	MORPC Areawide discussion Union Co (U) Trail meeting (Get Movin' Union County) Millcreek Twp (U) Zoning Commission public hearing
10/22	City of Bellefontaine Comprehensive Plan meeting Champaign Co (C) Agriculture Exemption training
10/23	CCAO Planning Directors meeting (RE: HB 361) Met with ODNR about bike trails at Indian Lake Union co (U) Agriculture Exemption training
10/30	Met with APA Legislative Committee member about Comprehensive Plan definition proposal
10/31	Village of Richwood (U) subdivision meeting
11/4	Union Co (U) Department Head meeting Logan Co (L) CDBG-DR grant discussion Paris Twp (U) Board of Trustees public hearing
11/5	ORDA meeting
11/6	Union Co (U) Land Bank meeting Met with Stokes Twp (L) Board of Trustees member Logan Co (L) After Action meeting (RE: Recovery) Urbana Twp (U) Zoning Commission public hearing
11/7	Met with City of Urbana (C), Simon Kenton Pathfinders, and TCC (RE: Trail Counters) Met with City of Marysville (U) and Union Co (U) RE: MORPC's Areawide
11/10	Met with Union Co (U) Administrator Stokes Twp (L) Board of Trustees public hearing
11/12	Paris Twp (U) Board of Trustees meeting State Transportation Innovation Council (STIC)
11/13	Central Ohio Greenways meeting EDA Grant Discussion RE: Indian Lake Regional Water System Logan Co (L) Township Association meeting Taylor Twp (U) Zoning Commission public hearing
Ongoing	Model Text: Adult Entertainment, Agritourism (Update), Adult Use Cannabis , Animals + Fowl/Poultry, Depth:Width Ratio, Drainage, Fences/Walls, Public Notices, Short-Term Rentals (In-Progress), Signs
Ongoing	Union Co (U) Comprehensive Plan: Printing/Distribution to Occur October (packaged for delivery)
Ongoing	Champaign Co (C) Comprehensive Plan: Activating Steering Committee for three meetings over next 12 months
Aaron's Activities:	
10/10	Meet in office w/ Monroe Twp (L) Zoning Inspector
10/14	Meet w/ Stokes Twp (L) Zoning Commission Vice Chair

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10/14	Vlg of Huntsville Planning Commission meeting
10/15	Quarterly meeting with Logan, Union, Champaign County Prosecuting Attorney offices
10/16	Logan County EMA (L) – March 2024 Tornado After Action Review meeting
10/20	Logan County (L) Township Zoning Inspector training – Agricultural Exemption
10/21	Get Movin’ UC quarterly meeting
10/22	City of Bellefontaine (L) Land Use Plan meeting
	Champaign County (C) Township Zoning Inspector training – Agricultural Exemption
10/23	Meet w/Vlg of Woodstock (C) Zoning Inspector
	Union County (U) Township Zoning Inspector training – Agricultural Exemption
10/27	Miami Twp (L) Zoning Commission meeting
10/30	Webinar: Integrating Preservation into Municipal and Planning Processes
10/31	Village of Richwood (U) Subdivision sketch plan meeting
	Webinar: Zoning for our Future: Solar, Windfarms, EV, and Manufactured/Modular Homes
11/4	Paris Twp (U) Trustee public hearing
11/6	Logan County EMA (L) – March 2024 Tornado After Action Review meeting
	Urbana Twp (C) Trustee public hearing
11/10	Jefferson Twp (L) Trustee public hearing
Ongoing	Model Text: Adult Entertainment, Animals + Fowl/Poultry, Depth:Width Ratio, Drainage, Manufactured/Mobile Homes, Short-Term Rentals, Signs
Mapping	Vlg of North Lewisburg (C) Zoning Map; Vlg of St. Paris (C) Zoning Map; McArthur Twp (L) Zoning Map; Jefferson Twp (L) Zoning Map; Mad River Twp (C) Zoning Map; Union Twp (L) Zoning Map, Monroe Twp (L) Zoning Map; Miami Twp (L) Zoning Map, Logan County (L) Solar Map, Indian Lake Bike Trail map
Zoning Support/Assisting Jurisdictions	City of Bellefontaine (L), Vlg of DeGraff (L), Vlg of Quincy (L), Vlg of Huntsville, (L), Vlg of West Mansfield (L), Harrison Twp (L), Jefferson Twp (L), Miami Twp (L), Monroe Twp (L), Perry Twp (L), Pleasant Twp (L), Richland Twp (L), Union Twp (L), Washington Twp (L), Vlg of Milford Center (U), Vlg of Richwood (U), Allen Twp (U), Claibourne Twp (U), Dover Twp (U), Paris Twp (U), Taylor Twp (U), Union Twp (U), York Twp (U), Vlg of St. Paris (C), Vlg of Woodstock (C), Harrison Twp (C), Johnson Twp (C), Mad River Twp (C), Salem Twp (C), Urbana Twp (C), Wayne Twp (C)

Heather’s Activities:

10/16	Logan County EMA After Action Review Meeting
10/22	FY26 Building Demolition & Site Revitalization Webinar
10/23	Ohio Land Bank Conference
10/28	Matt Parrill’s Retirement Party
10/28	FY26 Brownfield Remediation Program Webinar
10/29	Champaign County Safety Meeting
10/29	Overcoming Imposter Syndrome with a Growth Mindset webinar
10/31	Housing Summit Discussion virtual meeting
11/4	Phone Call with Todd Kriegel, i.e. LC Brownfield project
11/4	CDBG-DR Teams Meeting
11/5	Welcome Home Ohio Webinar
11/6	UCLRC Meeting
11/6	Logan County EMA After Action Review Meeting
11/13	Logan County Township Association meeting
Completed	2026 Budget submitted to Union County
Ongoing	LC Land Bank 24-25 Demolition Program
Ongoing	LC Land Bank 26-27 Demolition Program & Brownfield Program
Ongoing	UC Land Bank 24-25 Demolition Program & Brownfield activities

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Ongoing	UC Land Bank 26-27 Demolition Program
Ongoing	CC CDBG PY23
Ongoing	CoM CDBG PY24
Ongoing	CC CDBG PY25

Casey's Activities:	
10/21	Check subdivision information for accuracy
10/24	Deliver subdivision plats
10/27	Deliver subdivision plats and Comprehensive Plans
10/30	Deliver Comprehensive Plans
10/31	Deliver Comprehensive Plans
11/3	Delivered Leesburg Township Zoning Resolutions
Ongoing	Check subdivision records for accuracy
Ongoing	Check zoning records for accuracy

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Executive Committee Meeting Minutes Thursday, November 13, 2025

President Tim Cassady called the meeting to order at 1:17 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Roger Brake, Tyler Bumbalough, Tim Cassady, Scott Coleman, Todd Freyhof, Todd Garrett, Jeff Beard for Ashley Gaver, Connor Devine for Kyle Hoyng, Greg Iiams, Steve McCall, Wyatt Marshall, Beau Michael, Eric Petee, Steve Robinson, Blake Simpson for Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, Ben Vollrath, and Mike Yoder.

Members absent: Preston Carter, Wes Dodds, Eric Kincaid, Tammy Noble, Jeff Rea, and Ken Rosebrook.

Guests present: Olyvia Ashbrook Hall, KASS; Cole Massie, Columbia Gas; Darryl Menerey, Epcon Communities; Justin Wollenburg, Terrain Evolution; Joseph Grove, Heather Martin, Aaron Smith, and Casey Tuck, LUC Regional Planning Commission.

Minutes – Mike Yoder moved a motion to approve the minutes from the October 9, 2025, meeting as written, and Scott Coleman seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for October. Scott Coleman moved a motion to accept the Financial Report, and Steve McCall 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. Steve Robinson questioned Eric Petee if the previous day's work located at Routes 4 & 347 was in preparation for the upcoming roundabout. Eric Petee was unsure but volunteered to find out.

RTPO Report

Tyler Bumbalough reported on the RTPO. TCC's report is available on LUC's website. Capital program project applications are due December 10.

New Business:

1. Review of Glacier Pointe Section 4 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was updated to incorporate comments received from reviewing agencies.
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of the Glacier Pointe Section 4 Phase 2 Final Plat, and Todd Freyhof seconded. All in favor.



Logan-Union-Champaign regional planning commission

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2. Review of Lark Ravine Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the developer requested to table.
 - Scott Coleman moved a motion to accept the recommendation to approve the developer's request to table the Lark Ravine Preliminary Plat, and Steve McCall seconded. All in favor.
3. Review of The Courtyards at White Oaks AKA The Courtyards at Ryan Parkway Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Beau Micheal moved a motion to accept the recommendation of conditional approval of The Courtyards at White Oaks AKA The Courtyards at Ryan Parkway Preliminary Plat, and Steve Robinson seconded. All in favor.
4. Review of The Courtyards of Hyland Meadows AKA VN-13 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was updated to incorporate comments received from reviewing agencies.
 - Mike Yoder moved a motion to accept the recommendation of conditional approval of The Courtyards of Hyland Meadows AKA VN-13 Phase 2 Final Plat, and Jeff Beard seconded. All in favor.
5. Review of The Reserve at New California Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Blair Stinson moved a motion to accept the recommendation of conditional approval of The Reserve at New California Preliminary Plat Extension, and Tyler Bumbalough seconded. All in favor.
6. Review of The Reserve at New California Phase 2A Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was updated to incorporate comments received from reviewing agencies. The Engineer's Office reported the outstanding bond was approved.
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of The Reserve at New California Phase 2A Final Plat, and Steve McCall seconded. All in favor.
7. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Beau Michael moved a motion to accept the recommendation of approval of the Johnson Township Zoning Text Amendment, and Todd Garrett seconded. All in favor.
8. Review of Miami Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith

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- Mike Yoder moved a motion to accept the recommendation of approval with modifications of the Miami Township Zoning Text Amendment, and Ben Vollrath seconded. All in favor.
- 9. Review of Taylor Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Tyler Bumbalough moved a motion to accept the recommendation of approval of the Taylor Township Zoning Text Amendment, and Scott Coleman seconded. All in favor.
- 10. Nominating Committee Report – Tim Cassady
 - Tim Cassady reported for the Nominating Committee and read the names for the 2026 Board. Changes include Mike Yoder as President; Kyle Hoyng as 1st Vice President; Blair Stinson as 2nd Vice President; Roger Brake as the Champaign County, At Large Representative.
 - Steve McCall moved a motion to recommend approval of the Nominating Committee report and Scott Coleman seconded. All in favor.
- 11. Annual Dinner – Casey Tuck
 - The 58th Annual Dinner will be held next Thursday. All ticket sales information needs reported by the end of today.
- 12. December Luncheon (December 11, 2025, 12:15 pm) – Casey Tuck
 - The December Luncheon will be held on December 11 at noon. This will be between the Zoning & Subdivision and Executive Committee meetings. The caterer will be Vic's Country Cookin'. If you know of a previous LUC Board President, please invite them to the luncheon. RSVP's will be needed by December 3.

Director's Report

Comments from Individuals:

- Brad Bodenmiller – Introduced Joseph Grove who will be replacing Gram Dick at LUC.
- Steve McCall – I would like to thank ODOT District 7 for the Safety program held. I appreciate everyone's support.
- Tim Cassady – I echo that. I also want to congratulate Beau Michael for his accomplishment with the NRECA Management Internship Program.

Adjourn – Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 1:52 pm, and Tyler Bumbalough seconded. All in favor.

Next Scheduled Meeting: Thursday, December 11, 2025, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

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President

Secretary

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