



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee Thursday, January 8, 2026

The Zoning and Subdivision Committee met in a regular session on Thursday, January 8, 2026, at 12:30 pm.

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

Absent Members: Tyler Bumbalough, Tammy Noble, Steve Robinson, Tom Scheiderer.

Guests: Roger Brake, Village of Mechanicsburg; Greg Iiams, Village of Russells Point; Nikki Martin, Pulte Homes

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Todd Freyhof moved a motion to approve the minutes from the December 11, 2025, meeting as written, and Jeff Beard seconded. All in favor.

1. Zoning and Subdivision Committee Appointments
 - o Wes Dodds nominated Scott Coleman as Zoning and Subdivision Committee Chair, and Todd Freyhof seconded. All in favor.
 - o Scott Coleman nominated Wes Dodds as Zoning and Subdivision Committee Vice-Chair, and Todd Freyhof seconded. All in favor.
2. Review of Del Webb Maygrass Clubhouse Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - o Brad Bodenmiller stated the Plat was revised to reflect comments per the staff report. However, the Standard Deed Restrictions for Union County were not adjusted.
 - o Wes Dodds moved a motion to recommend approval of the Del Webb Maygrass Clubhouse Final Plat and Luke Sutton seconded. All in favor.
3. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - o Brad Bodenmiller shared that the Township is on the 15th draft of this amendment, so they have been working on this for some time.
 - o Jeff Beard – Does this just go to the zoning commission or the trustees as well?
 - o Brad Bodenmiller – Yes, it would go to both the zoning commission and trustees. Then it would go to the zoning commission to apply it.
 - o Jeff Beard explained how it worked for Orange Township.
 - o After discussion, it was determined that once the overlay is in place, site plan reviews would only go to the zoning commission.



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- Todd Freyhof moved a motion to recommend approval with modifications of the Millcreek Township Zoning Text Amendment and Jeff Beard seconded. All in favor.
- 4. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Todd Freyhof moved a motion to recommend approval with modifications of the Jerome Township Zoning Text Amendment and emphasized the note of recommendation of denial for Section 600.002, and Wes Dodds seconded. All in favor.
- 5. Data Center Report – Brad Bodenmiller
 - Brad Bodenmiller shared that LUC hired an intern who has worked with LUC staff to create a Data Center report. The report should be issued next week.
 - Scott Coleman – Does this pertain to only data centers? Is there a cutoff?
 - Brad Bodenmiller – There is no threshold where a data center becomes exempt from zoning.
 - Scott Coleman – Can you require supplemental energy generation?
 - Brad Bodenmiller – Brad stated the report is mostly zoning considerations.
 - Scott Coleman – Can you have assistance from a closed internal system, like a pond?
 - Brad Bodenmiller – Yes, there can be an assisted on-site water-cooling system.
 - Todd Freyhof – There is a wastewater plant in Sunbury that cools a data center. The Village of North Lewisburg has been given a proposal for a ten-inch cable to come into town. It's an evolving thing and everyone needs to be thinking about it.

The Zoning and Subdivision Committee adjourned at 1:03 pm with Mark Mowrey moving a motion to adjourn and Todd Freyhof seconding. All in favor.