



Executive Committee Meeting Agenda  
Thursday, June 13, 2024, 1:15 pm

**Call to Order**– Steve Robinson, President

**Roll Call** – Brad Bodenmiller

**Action on Minutes of May 9, 2024**

**Financial Report** - Todd Freyhof, Treasurer

**ODOT Reports**

**RTPO Report** – Tyler Bumbalough

**New Business:**

1. Review of Jerome Professional Park Final Plat (Union County) – Staff Report by Brad Bodenmiller
2. Review of The Jerome Village Market Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
3. Review of The Shops at Hawks Landing Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
4. Review of Village Neighborhood Section 10 Final Plat (Union County) - Staff Report by Brad Bodenmiller
5. Review of Adams Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
6. Review of Allen Township Parcel Amendment (Union County) – Staff Report by Gram Dick
7. Review of Goshen Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
8. Review of Jerome Township Parcel Amendment (Union County) – Staff Report by Gram Dick
9. Review of Johnson Township Zoning Text Amendment (Champaign County) - Staff Report by Aaron Smith
10. Review of Liberty Township Zoning Text Amendment (Logan County) - Staff Report by Aaron Smith

**Director's Report**  
**Comments from Individuals**  
**Adjourn**

## LUC Regional Planning Commission Treasurer's Report

Beginning Balance on May 1, 2024		\$	<b>735,737.26</b>
<b>Receipts</b>			
Logan Co. Land Bank	Reimbursement Land Bank Conf.	\$	527.44
The Mannik & Smith Group	The Shops at Hawks Landing Prelim.	\$	1,261.77
Terrain Evolution	Jerome Professional Park Final Plat	\$	938.00
Terrain Evolution	Jerome Village Market Amend. Prelim	\$	1,166.80
Terrain Evolution	VN10 Final Plat	\$	10,285.00
BWC	Refund 2023	\$	209.27
Union County	Interest	\$	2,126.76
<b>Total Receipts</b>		<b>\$</b>	<b><u>16,515.04</u></b>
<b>Total Cash on Hand</b>		<b>\$</b>	<b>752,252.30</b>
<b>Expenditures</b>			
Employee Salaries	2 Pay Periods	\$	19,824.01
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
CRI Digital	Copier Maintenance	\$	328.51
LC Twp Association	2024 Association dues	\$	10.00
CC Twp Association	2024 Association dues	\$	25.00
Clark County TCC	RTPO Contracted Services	\$	2,597.24
Wesley Easton	Water delivery	\$	13.50
TRC	per Lease agreement	\$	3,171.60
Brad Bodenmiller	Mileage - March & April 2024	\$	750.52
Aaron Smith	Mileage - Feb, March, April 2024	\$	855.27
Gram Dick	Mileage - April 2024	\$	49.88
Heather Martin	Mileage - April 2024	\$	371.20
Richwood Banking	Microsoft Office 365 subscription	\$	600.00
Richwood Banking	Misc. Expenses	\$	628.00
<b>Total Expenditures</b>		<b>\$</b>	<b><u>35,467.06</u></b>
<b>Balance on Hand as of May 31, 2024</b>		<b>\$</b>	<b>716,785.24</b>

Respectfully Submitted,



Todd Freyhof, Treasurer



**2024 Budget Summary**  
as of May 31, 2024

**Revenues**

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 246,934.19	\$ 257,234.65	\$10,300.46	104%
450105	Grants	\$ 24,400.00	\$ -	(\$24,400.00)	0%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 71,396.87	\$ 64,075.82	(\$7,321.05)	90%
420121	Subdivision Plats	\$ 65,000.00	\$ 38,540.15	(\$26,459.85)	59%
420122	Mapping	\$ 350.00	\$ -	(\$350.00)	0%
470101	Interest	\$ 8,000.00	\$ 8,095.41	\$95.41	101%
480108	Annual Dinner	\$ 2,950.00	\$ -	(\$2,950.00)	0%
480111	Refund	\$ -	\$ 209.27	\$209.27	
	<b>Estimated Total Revenue</b>	<b>\$ 419,031.06</b>	<b>\$ 368,155.30</b>	<b>(\$50,875.76)</b>	<b>88%</b>

**Expenditures:**

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 258,000.00		\$ 258,000.00	\$ 109,032.04	42%
510205	PERS	\$ 36,120.00		\$ 36,120.00	\$ 15,264.59	42%
510215	Medicare	\$ 3,741.00		\$ 3,741.00	\$ 1,535.68	41%
510225	Workers Compensation	\$ 1,393.20		\$ 1,393.20	\$ 571.97	41%
510305	Medical	\$ 36,000.00		\$ 36,000.00	\$ 14,583.10	41%
510310	Dental Insurance	\$ 1,550.00		\$ 1,550.00	\$ 639.70	41%
510315	Vision Insurance	\$ 65.00		\$ 65.00	\$ 25.10	39%
510320	Life Insurance	\$ 500.00		\$ 500.00	\$ 175.80	35%
520115	Office Supplies	\$ 5,000.00	\$ 3,000.00	\$ 8,000.00	\$ 4,557.44	57%
520155	Subscription Fees	\$ 2,500.00		\$ 2,500.00	\$ 1,672.42	67%
520160	Membership & Dues	\$ 5,000.00		\$ 5,000.00	\$ 3,870.00	77%
530100	Contract Services	\$ 13,500.00		\$ 17,605.93	\$ 6,703.17	38%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 2,000.00		\$ 2,000.00	\$ 140.00	7%
530310	Auditing Services	\$ 3,000.00		\$ 3,000.00	\$ -	0%
530650	Maintenance & Repair	\$ 10,000.00	\$ (3,000.00)	\$ 7,000.00	\$ -	0%
530702	Annual Dinner	\$ 4,000.00		\$ 4,000.00	\$ -	0%
530800	Building	\$ 35,500.00		\$ 38,671.60	\$ 15,885.00	41%
540100	Equipment	\$ 2,500.00		\$ 2,500.00	\$ -	0%
550100	Travel & Expense	\$ 10,000.00		\$ 11,055.62	\$ 4,564.16	41%
550305	Contingencies	\$ 7,500.00		\$ 7,730.61	\$ 2,805.74	36%
	<b>Estimated Total Expenditures</b>	<b>\$ 437,869.20</b>		<b>\$ 446,432.96</b>	<b>\$ 182,025.91</b>	<b>41%</b>

**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	\$ 368,155.30
Difference (+/Under)	<b>\$ (50,875.76)</b>
Estimated Adjusted Total Expenditures	\$ 446,432.96
Actual 2024 Expenditures	\$ 182,025.91
Difference (+/Under)	<b>\$ 264,407.05</b>



# Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

## Director's Report – June 13, 2024

### Brad's Activities:

5/13	Logan Co (L) EMA Infrastructure Subcommittee EPA 208 Plan, Appendix A Meeting with LUC members <b>Aaron Smith 5-Year Anniversary</b>
5/16	FEMA Floodplain meeting
5/21	ORDA Legislative meetings Logan Co (L) EMA Long-term Recovery Committee meeting
5/22	Champaign Co (C) Township Association meeting
5/23	Union Co (U) Comprehensive Plan Steering Committee meeting
5/24	Met with Champaign Co (C)
5/28	Met with other RTPOs (L) (C) Jerome Twp (U) Zoning Commission meeting
5/29	Met with Darby Twp (U) Zoning Inspector Met with Allen Twp (U) regarding Township Comprehensive Plan update Logan Co (L) EMA Temporary RV meeting
5/30	Met with Indian Lake (L) Trail group
6/1	<b>Gram Dick 2-Year Anniversary</b>
6/3	Logan Co (L)-Champaign Co (C) RTPO TAC meeting
6/4	Union Co (U) Department Head meeting Logan Co (L) EMA Long-Term Recovery Committee meeting
6/5	Honda Event for 2025 Honda CR-V e:FCEV
6/6	Richland Twp (L) Zoning Commission meeting
6/7	Indian Lake (L) Village Utility Extension meeting
6/10	Logan Co (L) EMA Temporary RV meeting Village of Rushsylvania (L) Council public hearing Stokes Twp (L) Board of Trustees meeting
6/11	Met with Washington Twp (U) Zoning Inspector RTPO (L) (C) Quarterly meeting with ODOT Statewide Planning
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 – supporting role for local agencies as needed
Ongoing	Union Co (U) Comprehensive Plan: Key leader interviews + Utilities Subcommittee + Economic Development Subcommittee

### Aaron's Activities:

5/13	Meeting with OEPA to discuss 208 Planning Concord Twp (C) Zoning Commission Public Hearing
5/14	Union Twp (C) Zoning Commission Public Hearing
5/16	Jefferson Twp (L) Zoning Commission Public Hearing
5/20	Meet w/ Vlg of West Mansfield Zoning Inspector Logan SWCD Staff/LUC Staff Discussion about floodplain mapping Goshen Twp (C) Zoning Commission Public Hearing
5/21	Logan Co EMA (L) Long Term Recovery Meeting Union Co (U) Parks & Trails Working Group

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



# Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

	Union Twp (C) Zoning Commission Continued Public Hearing
	Adams Township (C) Zoning Commission meeting
5/22	Call w/ Vlg of Woodstock (C) about zoning amendments
5/24	Call w/Vlg of N. Lewisburg (C) about zoning map
6/3	Meeting w/ Urbana Twp (C) & City of Urbana (C) about Vancrest
6/4	McArthur Twp (L) Trustee meeting
6/5	Ohio Sunshine Laws Certification Training
	Jackson Twp (C) Zoning Commission meeting
6/10	Vlg of Woodstock (C) Planning Commission meeting
Ongoing	Union Co (U) Cardinal Trail; Signs Model Zoning Text;
Mapping	Indian Lake (L) Tornado Recovery Mapping; Analysis of Impediments Mappings, City of Marysville (U) CDBG Mapping, Logan Co Land Trust (L) Mapping
Zoning Support/Assisting Jurisdictions	Vlg of Huntsville (L); Vlg of Lakeview (L); Vlg of Russells Point (L); Vlg of West liberty (L); Vlg of West Mansfield (L); Harrison Twp (L); McArthur Twp (L); Miami Twp (L); Pleasant Twp (L); Richland Twp (L); Rushcreek Twp (L); Stokes Twp (L); Washington Twp (L); Vlg of Richwood (U); Vlg of North Lewisburg (C); Vlg of St. Paris (C); Vlg of Woodstock (C); Adams Twp (C); Concord Twp (C); Goshen Twp (C); Jackson Twp (C); Johnson Twp (C); Mad River Twp (C); Rush Twp (C); Union Twp (C); Urbana Twp (C); Wayne Twp (C);

## Gram's Activities:

5/14	AOS Certified Public Records Training
5/21	Union Co (U) Parks & Trails working group meeting
5/23	Union Co (U) Comprehensive Plan –Steering Committee Meeting
5/28	Jerome Twp (U) Zoning Commission Public Hearing
5/29	Darby Twp (U) Zoning Inspector Meeting
6/11	Washington Twp (U) Zoning Inspector Meeting
Mapping	Allen Twp (U); Paris Twp (U); Union County Comprehensive Maps
Zoning Support/Assisting Jurisdictions	Allen Twp (U); Claibourne Twp (U); Dover Twp (U); Jerome Twp (U); Paris Twp (U); Taylor Twp (U); Washington Twp (U); York Twp (U)
Ongoing	Union Co (U) Comprehensive Plan; Economic Development Subcommittee; Land Use Subcommittee; Key Leader Interviews

## Heather's Activities:

5/21	Logan County Land Bank Meeting
5/22	Champaign County Township Association
5/29	Fair Housing training via Zoom
5/30	Took pictures of CoM's CDBG projects
5/30	Delivered flash drive/public records request for UCLRC
6/3	RTPO Meeting
6/6	Union County Land Bank Meeting
6/6	CoM CDBG 2 <sup>nd</sup> Public Hearing
6/12	Submitted City of Marysville CDBG Application
6/12	Delivered 1200 Logan County Fair Housing brochures to Senior Services Coalition
Completed	Creation of Logan County Analysis of Impediments
Completed	Creation of Union County Analysis of Impediments
Completed	Creation of City of Marysville Analysis of Impediments
Completed	Creation of Champaign County Analysis of Impediments
Ongoing	Second Survey for Village of West Liberty

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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# Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

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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, June 13, 2024

President Steve Robinson called the meeting to order at 1:15 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, Beau Michael, Steve Robinson, Ken Rosebrook, Blake Simpson for Scott Schmid, Ryan Smith, Jeff Stauch, Blair Stinson, Ben Vollrath and Mike Yoder.

**Members absent:** Matt Chamberlain, Spencer Mitchell, Tammy Noble, Eric Petee, and Jeff Rea.

**Guests present:** Justin Wollenberg, Terrain Evolution; Glen Duggar, Smith & Hale; Kyle Wrentmore, The Mannik & Smith Group; Aaron Smith, Gram Dick, and Heather Martin of LUC Regional Planning Commission.

**Minutes** – Scott Coleman moved a motion to approve the minutes from the May 9, 2024, meeting as written, and Steve McCall seconded. All in favor.

**Financial Report** – Todd Freyhof presented the Financial Report for May. Tim Cassady moved a motion to accept the Financial Report and Todd Garrett seconded. All in favor.

**ODOT Reports:**

ODOT Reports are available on LUC's website.

**RTPO Report**

1. Tyler Bumbalough reported that Rural Consultation will be upcoming in the next couple of months.

**New Business:**

1. Review of Jerome Professional Park Final Plat (Union County) – Staff Report by Brad Bodenmiller
  - Wes Dodds moved a motion to accept the recommendation of conditional approval of the Jerome Professional Park Final Plat with staff comments and Tim Cassady seconded. All in favor.
2. Review of The Jerome Village Market Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
  - Mike Yoder moved a motion to accept the recommendation of conditional approval of The Jerome Village Market Amended Preliminary Plat with staff comments and Scott Coleman seconded. All in favor.



## Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

3. Review of The Shops at Hawks Landing Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
  - Wes Dodds moved a motion to accept the request to table The Shops at Hawks Landing Preliminary and Scott Coleman seconded. All in favor.
4. Review of Village Neighborhood Section 10 Final Plat (Union County) – Staff Report by Brad Bodenmiller
  - Brad Bodenmiller stated the Engineer's Office Map Room confirmed its comments were incorporated on the revised Final Plat.
  - Ben Vollrath asked a question about open space and Brad Bodenmiller and Justin Wollenberg responded.
  - Jeff Stauch moved a motion to accept the recommendation of conditional approval of the Village Neighborhood Section 10 with staff's comments and Steve McCall seconded. All in favor.
5. Review of Adams Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
  - Todd Freyhof moved a motion to accept the recommendation of approval of the Adams Township Zoning Text Amendment and Tim Cassady seconded. All in favor.
6. Review of Allen Township Parcel Amendment (Union County) – Staff Report by Gram Dick
  - Steve McCall moved a motion to accept the recommendation of denial of the Allen Township Zoning Parcel Amendment and Tim Cassady seconded. All in favor.
7. Review of Goshen Township Zoning Text Amendment (Champaign County) - Staff Report by Aaron Smith
  - Tim Cassady moved a motion to accept the recommendation of approval with modifications of the Goshen Township Zoning Text Amendment and Todd Garrett seconded. All in favor.
8. Review of Jerome Township Parcel Amendment (Union County) – Staff Report by Gram Dick
  - Scott Coleman moved a motion to accept the recommendation of approval for the Jerome Township Parcel Amendment and Tyler Bumbalough seconded. All in favor.
9. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
  - Ben Vollrath moved a motion to accept the recommendation of approval with modifications of the Johnson Township Zoning Text Amendment and Todd Freyhof seconded. All in favor.
10. Review of Liberty Township Zoning Text Amendment (Liberty County) – Staff Report by Aaron Smith
  - Mike Yoder moved a motion to accept the recommendation of approval of the Liberty Township Zoning Text Amendment and Scott Coleman seconded. All in favor.

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# Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

## Director's Report

### Comments from Individuals:

**Adjourn** – Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 1:58 pm and Mike Yoder seconded. All in favor.

**Next Scheduled Meeting:** Thursday, July 11, 2024, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty OH 43319.

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President

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Secretary

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