



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Thursday, June 14, 2012 - 1:15 p.m.

Call to Order – Jeff Stauch - President

Roll Call

Action on Minutes of May 10, 2012 – Executive Committee

Financial Report March – Andy Yoder, Treasurer

ODOT Reports

New Business:

1. New California Hills XI & XII Preliminary Plat in Jerome Township, Union County - Staff Report by Jenny Snapp
2. Johnson Township, Champaign County Zoning Text Amendments - Staff Report by Wes Dodds
3. Stokes Township, Logan County Proposed Zoning for Wolf Island (on the ballot by petition) - Staff Report by Wes Dodds
4. LUC RPC Audit - Jenny

Director's Report

Comments from Individuals

Adjourn

LUC Regional Planning Commission

Treasurer's Report

BEGINNING BALANCE ON May 1, 2012 **\$ 342,116.40**

RECEIPTS

Evergreen Land Company Prelim Plat, New Cali Hills XI & XII \$ 2,400.00

TOTAL RECEIPTS **\$ 2,400.00**

TOTAL CASH ON HAND **\$ 344,516.40**

EXPENDITURES

Employee Salaries	2 Pay Periods	\$ 10,614.40
OPERS	April 2010 Employer Share	\$ 1,448.94
Medicare	2 Pay Periods	\$ 152.52
Dental Insurance	Dental Insurance	\$ 76.63
CEBCO/Anthem Life	Health/Life Insurance	\$ 401.15
CRI Digital	Toner for copier	\$ 204.00
Verizon Wireless	Cell Phone Acct	\$ 280.30
DP&L	Electric Bill	\$ 455.00
Time Warner Cable	Phone & Internet Service	\$ 278.45
Thomson West	OH Planning & Zoning Law 2012	\$ 281.00
National Business Institute	Wind Energy Law CD & Book	\$ 206.95
Weston Dodds	Travel/Mileage - April 2012	\$ 171.00
Heather Martin	Travel/Mileage - April 2012	\$ 48.00
Jenny Snapp	Travel/Mileage - April 2012	\$ 74.50
Stepping Stones Outreach	Champaign County CoC Breakfast Donation	\$ 50.00
CRI Digital	Copier Repair	\$ 120.00

\$ 14,862.84

Bldg.

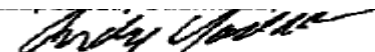
Tiffany Epps	Office Cleaning	\$ 90.00
Hague Water Conditioning	Softener Salt	\$ 33.00
Lowe's	Mouse traps	\$ 3.14
Staples	Office Supplies	\$ 50.98

\$ 177.12

TOTAL EXPENDITURES **\$ 15,039.96**

BALANCE ON HAND AS OF May 31, 2012 **\$ 329,476.44**

Respectfully Submitted,



Andy Yoder, Treasurer

2012 Budget Summary

As of 6/8/2012

900	REVENUES:	Estimated	To Date	CashBalance
990-2-1	Per Capita Assessments	\$ 173,576.45	\$ 185,453.35	\$ (11,876.90)
990-7	Estimated Interest	\$ 400.00	\$ 107.84	\$ 292.16
990-2	Estimated Other	\$ 2,600.00	\$ -	\$ 2,600.00
990-2-2	Services and Projects	\$ 50,200.00	\$ 10,720.00	\$ 39,480.00
Estimated Total Revenue		\$ 226,776.45	\$ 196,281.19	\$ 30,495.26

990	EXPENDITURES:	Estimated	To Date	
990-1	Salaries & Wages	\$ 145,000.00	\$ 46,194.73	\$ 98,805.27
990-2	Supplies	\$ 5,000.00	\$ 369.99	\$ 4,630.01
990-4	Equipment	\$ 2,000.00	\$ 980.72	\$ 1,019.28
990-3-1	Utilities	\$ 13,000.00	\$ 4,423.00	\$ 8,577.00
990-5-2	Travel	\$ 7,000.00	\$ 1,397.00	\$ 5,603.00
990-3-2	Professional Development	\$ 3,000.00	\$ 3,114.84	\$ (114.84)
990-5-1	Other Expenses	\$ 7,000.00	\$ 230.00	\$ 6,770.00
990-10-1	PERS	\$ 20,300.00	\$ 4,794.51	\$ 15,505.49
990-10-2	Workers Compensation	\$ 3,000.00	\$ -	\$ 3,000.00
990-10-3	Medicare	\$ 2,103.00	\$ 661.56	\$ 1,441.44
990-10-4	Hospital / Life Insurance	\$ 6,000.00	\$ 2,729.06	\$ 3,270.94
990-10-5	Contingencies	\$ 5,500.00	\$ -	\$ 5,500.00
990-3-4	Building Fund	\$ 4,000.00	\$ 1,070.67	\$ 2,929.33
990-3-6	Annual Meeting	\$ 3,000.00	\$ -	\$ 3,000.00
Estimated Total Expenditures		\$ 225,903.00	\$ 65,966.08	\$ 159,936.92

STATEMENT:

Cash Balance January 1, 2012	\$ 199,161.33
Estimated Cash Balance December 31, 2012	\$ 107,069.24
Actual Cash On Hand December 31, 2012	
Estimated Total Revenue	\$ 226,776.45
Actual 2012 Revenue	\$ 196,281.19
Difference (+/Under)	\$ (30,495.26)
Estimated Total Expenditures	\$ 225,903.00
Actual 2011 Expenditures	\$ 65,966.08
Difference (+/Under)	\$ 159,936.92

LUC MEETING

June 14, 2012

☐Active Construction Projects

ODOT Project 120047

UNI-US36-6.22, PID Number 83962

Description: Structure replacement.

Location: Union Township. 1.17 miles northeast of Milford Center. US36 over Buck Run.

Maintenance of Traffic: Part width construction. Traffic maintained with signal.

Completion Date: 10/15/2012

Contractor: Double Z Construction Company

Amount: \$990,930.10

Project Status: On schedule.

ODOT Project 120263

UNI-SR4-13.18, PID Number 83972

Description: Structure rehabilitation.

Location: Marysville. SR4 over US33/36.

Maintenance of Traffic: Part width construction. Traffic maintained.

Completion Date: 06/15/2013

Contractor: Shelly and Sands, Inc.

Amount: \$1,828,582.92

Project Status: On schedule.

☐Projects Awarded During Month of May

No projects awarded during May.

☐Upcoming Projects Scheduled for Sale Through Month of June.

No projects scheduled for sale during June.

☐ALL PROJECT INFORMATION CURRENT AS OF June 13, 2012.

CHP/LOG County Projects

08/15/11 thru 09/30/13

06/08/12	Updated				
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
92107	CHP CTY Garage Drain Repair	Drainage System Maintenance/Repair (NEW)	Removal and replacement of existing trench drain located in the Champaign County Garage.	04/19/12	04/19/12
83942	CHP SR 245 0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items. Bridge: 1102419 Remove wearing course surface and waterproof bridge deck with overlay asphalt. Replace polymer joints.Bridge: 1102435 Patch deck and approach joint.Bridge: 1102486 r	03/18/13	
87022	CHP SR 560 02.80	Drainage Improvement	Remove existing concrete box and replace with reinforced concrete pipe. Remove and replace sidewalks, concrete apron, catch basins, and asphalt parking lot.	06/01/12	06/01/12
88768	CHP SR560 1.48/1.56	Bridge Repair	Replace deteriorating wearing surface (2 bridges) with no approach work except approach slabs. Asphalt overlay precluded by legal load rating.	07/22/13	
88532	CHP US 36 14.07	Minor Rehabilitation - Pavement Gnrl Sys	Milling of the existing roadway and resurfacing with asphalt concrete.Urban Paving Program.	04/19/12	04/19/12
91168	CHP US 68 5.65	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	04/22/13	
82454	CHP US 68 6.37	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	07/02/12	
83909	CHP/CLA SR 4 6.93/17.98	Minor Rehabilitation - Pavement Gnrl Sys	Champaign SR 4-Resurface the existing roadway, along with other roadway related items. Clark SR 4 resurface existing park and ride parking lot.	08/06/12	
88422	D07 SRTS CHP Urbana Infrastruct	Add Sidewalks	Replacing crosswalk striping, install school zone flashers, ADA curb ramps, and replacing sidewalks. (South Elementary, North Elementary, and East Elementary Jr High)SRTS Infrastructure project.	02/14/12	02/14/12
92359	LOG Building Demo	Building Demolition	Demolition of the old Logan County Garage and salt bins.	04/19/12	04/19/12
89126	LOG CR VAR PM FY12	Pavement Marking	PLACE NEW AND UPGRADE EXISTING PAVEMENT MARKINGS.	05/08/12	05/08/12
86944	LOG SR 235 16.05/17.43	Section Improvement	Improve horizontal alignment of curve at TR 240 and regrade ditch.	12/10/12	
83927	LOG SR 235 8.18	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	07/01/13	
83760	LOG SR 47/292 15.33/0.24	Minor Rehabilitation - Pavement Gnrl Sys	SR 47 and SR 292 Resurface the existing roadway with Asphalt Concrete. SR 638 - Berm stabilization with item 301 asphalt concrete base.	07/02/12	
83947	LOG SR 47/706 0.00/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	12/10/12	
19741	LOG SR 708 2.08	Bridge Replacement	REPLACE 88FT STRUCTURE OVER BOAT CHANNEL WITH MINIMAL APPROACH WORK. 3 SPANS.	07/19/12	

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
89026	LOG TRAFFIC SIGNALS BELLEFON	Signals	REPLACE OBSOLETE TRAFFIC PREEMPTION SYSTEM, INCLUDING 25 SIGNALIZED INTERSECTIONS, EQUIP 20 VEHICLES WITH GPS. REUSE INDICATOR LIGHTS IF POSSIBLE.	02/17/12	02/17/12
89213	LOG TRANSPORTATION MUSEUM	Other Modes Related	CONSTRUCT AN ADDITION TO THE EXISTING LOGAN COUNTY MUSEUM, TO BE BUILT SIMILAR TO THE BIG FOUR ROADHOUSE. VARIOUS (EXISTING) TRANSPORTATION EXHIBITS WILL BE DISPLAYED.	01/10/13	
25012	LOG US 33 10.74	Resurfacing, Divided System	RESURFACE THE EXISTING ROADWAY AND OTHER ROADWAY RELATED ITEMS.	07/01/13	
88369	LOG US 68 17.75	Bridge Replacement	LOG 68 17.75 Structure, Carrying Tributary South Fork Miami River. Paving the bottom of the existing steel culvert. Culvert length 80 feet. Existing structure - 108" CMP on skew has deteriorated significantly since last	01/22/13	
90807	LOG US 68 8.10	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/30/13	
82463	LOG US 68 8.68	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/30/13	
82455	LOG US 68/VAR-8.49/VAR	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	07/02/12	
93471	LOG VAR VAR	Bridge Repair	Rebuild deck edges, patch pier encasements, reface abutments, and seal deck edges.SFN 4603125 LOG 292 0879 Tributary Mill CreekSFN 4603605 LOG 508 0196 Stoney CreekSFN 4603907 LOG 559 0170 Tributary Big Darby CreekSFN 4603966 LOG 559 0245 Tributary Big Da	07/01/13	



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
June 14, 2012

NEW CALIFORNIA HILLS XI & XII (11 & 12) PRELIMINARY PLAT

- APPLICANT:** Evergreen Land Company
c/o Wade Dunham
6295 Cosgray Road
Dublin, Ohio 43016
- REQUEST:** Approval of the New California Hills XI & XII (11 & 12) Preliminary Plat.
- LOCATION:** Located approximately 0.9 miles southwest of the intersection of US 42 and Industrial Parkway, 0.3 miles west of US 42 in Jerome Township, Union County.
- STAFF ANALYSIS:** This Preliminary Plat is for the New California Hills XI & XII (11&12). The proposed subdivision consists of 40 single family residential lots, situated on 15.45 Acres. New California Hills XI & XII will comprise 2.329 Acres in a conservation easement. The City of Marysville will provide water through their public water system and the proposed method of sanitary waste disposal is through the City of Marysville as well. The zoning has been approved as a Planned Unit Development (PUD) through Jerome Township.
- Please note that the New California Hills Preliminary Plat (10, 11, 12) was last approved in August of 2009. However, the Plat expired in August of 2011 requiring the developer to reapply to LUC for Preliminary Plat approval.
- The Preliminary Plat for New California Hills 10, 11, 12 was conditionally approved (plat extensions) in both August of 2007 and 2009. The original submittal for this plat was in 2005.



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The conditions of approval in 2007 were as follows:

- The developer must construct a left hand turn lane at US 42 and New California Drive prior to construction of additional subdivision phases,

OR

- The developer shall contribute \$133,000 towards the construction of future turn lane improvements prior to construction of additional subdivision phases.

The conditions of approval in 2009 were the same as 2007 regarding the turn lane, with the addition of "*...the developer's proportionate share of contributing funds (referenced in the July 26, 2007 letter) be updated to reflect 2009 Unit Costs, rather than 2007 costs.*"

The Final Plat for New California Hills 10 (Amended) was approved in June of 2006. This Plat consisted of 28 residential lots on 8.844 Acres.

REVIEWING AGENCY COMMENTS:

- **Union County Commissioners**

- No comments received as of June 6, 2012

- **Union County Engineer's Office**

- See Engineer's Letter dated June 6, 2012. The Union County Engineer's Office recommends that the Preliminary Plat be conditionally approved based on the following stipulations and conditions:

1. The developer is to construct a left turn lane at the intersection of US 42 and New California Drive prior to the construction of additional phases of the subdivision,

OR

2. The developer shall contribute funds in an escrow account or other holding to be used toward the construction of the above mentioned turn lane improvements prior to construction of additional phases of the subdivision. The

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construction amount shall be updated based on 2012 unit costs as opposed to 2007 costs.

- **Union County Soil & Water Conservation District**
 - No comments received as of June 6, 2012
- **Union County Health Department**
 - No comments received as of June 6, 2012
- **City of Marysville**
 - Per an email from the City of Marysville received on May 29, 2012, *"the City has no comments regarding the preliminary plat for the New California Hills XI & XII."*
- **Jerome Township**
 - No comments received as of June 6, 2012
- **ODOT District 6**
 - No comments received as of June 6, 2012
- **LUC Regional Planning Commission**
 - Given the prior conditional approvals, LUC has concerns that the developer contribution to the required left hand turn lane be updated to reflect current costs rather than those first established in the 2007 review.

STAFF RECOMMENDATIONS:

Staff recommends **CONDITIONAL APPROVAL** of the New California Hills XI & XII (11 & 12) Preliminary Plat based on the reviewing agencies comments and the LUC Staff Report.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

The Zoning & Subdivision Committee recommended **CONDITIONAL APPROVAL** of the New California Hills XI & XII (11 & 12) Preliminary Plat based on reviewing agencies comments and the LUC Staff Report.

Approval of the New California Hills XI & XII Preliminary Plat is subject to:

1. The developer is to construct a left turn lane at the intersection of US 42 and New California Drive prior to the construction of additional phases of the subdivision,

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OR

2. The developer shall contribute funds in an escrow account or other holding to be used toward the construction of the above mentioned turn lane improvements prior to construction of additional phases of the subdivision. The construction amount shall be updated based on 2012 unit costs as opposed to 2007 costs.



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
June 14, 2012

JOHNSON TOWNSHIP TEXT AMENDMENTS – ZONING DISTRICTS; TERMINOLOGY; SIMPLIFICATION; ARTICLES II, III, V AND X

APPLICANT:	Johnson Township Zoning Commission
REQUEST:	Review of various Zoning Text Amendments to the <i>Johnson Township Zoning Resolution</i> .
PROPOSED AMENDMENT:	<p>The proposed text amends from the Johnson Township Zoning Commission include the following:</p> <ol style="list-style-type: none">1. Addition of Section 1012 "Solar Energy Systems"2. Addition of Section 1015 "Ponds"3. Requirements regarding roadside sales4. Changes to zoning districts, particularly conditional uses5. Changes to Section 1006 "Uninhabitable Dwellings", Section 1018 "Undesirable Conditions" and Section 350 "Penalties for Violation".6. Reorganization of Article X "Supplementary District Regulations"7. Changes to Article II "Definitions"8. Changes to Official Schedule of District Regulations
STAFF ANALYSIS (W. Dodds):	This staff review will address the items in this proposed amendment as listed above.

Section 1012 Solar Energy Systems

- Paragraph (1.) of this section states that permit is required for the installation of a solar system, and that it should be submitted to the Zoning Inspector for review. Staff is confused by this



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wording, as the Zoning Inspector would be the issuing the zoning permit to the applicant. What permit is the applicant to present to the Zoning Inspector for review? Staff feels the township should consider rewording this section to say:
"A permit shall be issued by the Township Zoning Inspector after submission and review of the following items:"

- Paragraph (2.) Staff suggests striking the words "for resale" from the end of the sentence.
- Other – This section regarding Solar Energy Systems does not address roof mounted solar panels. Is it the township's intention that the same section applies to them, or will they be addressing them at a future date? This should be clarified in this text.

Section 1015 Ponds

- Paragraph (1.) of this section again is asking for a permit to be presented to the Zoning Inspector for review and approval. Staff feels that this should be re-worded, as the Zoning Inspector would be the person issuing the permit. Staff feels that it is likely the intention of the township that the documentation from the Champaign County Soil and Water Conservation District (CCSWCD) is presented as part of the application for the permit for the pond.
 - The township should ensure the CCSWCD is willing to cooperate with this requirement of the township zoning.
- Staff suggests adding the following additional requirements for ponds:
 - *"The pond outlet must be designed not to encroach on adjacent property."*
 - *"Every lot shall have an adequate drainage outlet and acceptable soils consistent with the requirements for the proposed use. The Union SWCD shall determine the drainage outlet adequacy and the soils acceptability for ponds."*
 - *"Setbacks. Due to the liability a property owner may assume by constructing a pond*



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too close to a road, the placement and maintenance of earth mounds or tree lines between the road right-of-way and the pond is recommended to serve as traffic barriers. If such earth mounds or tree lines are used, the setback shall be fifty (50) feet from the road right-of-way to the high water mark and thirty (30) feet from the high water mark to the side and rear lot lines. If such earth mounds or tree lines are NOT used, the setback shall be one hundred (100) feet from the road right-of-way to the high water mark and thirty (30) feet from the high water mark to the side and rear lot lines. Two (2) acre minimum lot size exclusive of all easements and rights-of-way."

- *"All ponds shall be at least ¼ (0.25) acre in size."*
- *"Disturbed soil shall be seeded and such seeding shall meet Ohio EPA Regulations and NRCS Standards and Specifications."*
- *"Permits. The excavation of all ponds shall require a zoning permit at which work shall commence on said pond within six (6) months from the date of permit issuance for the Township Zoning Inspector. Prior to issuance of a zoning permit, every effort shall be made on the part of the landowner to locate and clearly mark all drainage tiles. The landowner shall be financially responsible for re-routing all tile. Ponds shall be completed within sixty (60) days from the date that construction on pond commences. The property owner shall notify the Zoning Inspector upon commencement of construction of the pond. Should the permit expire before work on the pond is complete, all excavated land shall be returned to its original state and seeded. The owner may apply for a maximum of one 30 day extension with the Township Zoning Inspector."*



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Section 1019 Roadside Sales

- The township has re-worded this section to apply to all types of roadside sales, rather than just roadside stands. Generally staff has no problems with the intent of this section. Staff has the following suggestions for re-wording certain sentences:
 - *"....All roadside sales, including ~~sale items~~ items for sale....."*
 - *".....in which the sale is ~~to be~~ being conducted...."*
 - *".... be placed in any road right-of-way."*

Changes to Conditional Uses, including changes to Section within Articles II, III, V, VIII and the Official Schedule of District Regulations

- Generally, it appears it is the intent of the township to do away completely with conditional uses in Johnson Township. The sections being analyzed following this paragraph all seem to serve to move the township away from the use of conditional uses. Staff attended a Zoning Commission meeting in the township last August and discussed this issue, and advised the township that LUC felt it was a bad idea to do away with conditional uses throughout the township. Staff still maintains this position and would strongly encourage the township to reconsider removing conditional uses from the zoning. Conditional Uses allow the township more flexibility in land uses throughout the township without permanently changing the zoning classification of the land. In most cases, allowing something as a conditional use would give the township the most control over the use, as the Board of Zoning Appeals can set standards on the conditional use permit. The township may also find themselves in a legal battle in the future, as removal of all the conditional uses could prove to be a hardship to someone wishing to start a business or venture in the township.
 - **ARTICLE II, DEFINITION OF CONDITIONAL USE**
 - The removal of the sentence
"Conditional use permitted in each



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district is listed in the "Official Schedule of District Regulations."
And the subsequent removal of the all the conditional uses from the schedule of district regulations, would by definition, make any non-principally permitted use a variance. Staff does not agree with this philosophy. Staff feels that variances should only be used in extraordinary, hardship circumstances. Thus the reason the Ohio Revised Code gives the townships power to grant conditional uses through zoning.

- **SECTION 561 – GENERAL**

- Staff is unsure of what the additional sentence added to this section means; *"Conditional uses shall only be granted if all other requirements of the Resolution are met."*? This seems to be in contradiction to the many of the other items in this amendment removing all conditional uses. If the township's intent is to do away with conditional uses, why is this sentence here and what does it mean?

- **SECTION 563 – GENERAL STANDARDS APPLICABLE TO ALL CONDITIONAL USES PARAGRAPH (1.)**

- Again, the removal of this last sentence *"Is in fact a conditional use as established under the provisions of Article IX and appears on the Official Schedule of District Regulations adopted by Section 910 for the zoning district involved;"* essentially does away with conditional uses in the township. By nature, conditional uses must be listed in the Official Schedule of District Regulations. Staff does not



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agree with the removal of conditional uses.

- **SECTION 810 RURAL DISTRICT (U-1)**

- Staff would strongly encourage the township to reconsider the wording of the language for this section for the following reasons:
 - The township is removing public & quasi public uses from the permitted uses. Staff would question why this is? Why would the township want prohibit the use of land for the public good? The township may only be hurting themselves in the future by doing this.
 - Why is the Zoning Commission recommending removal of the language stating that residential developments are permitted that do not require a major plat under county subdivision law? It seems to staff that if it is the intent of the Zoning Commission to keep the U-1 District a rural area, this language should be left. This language would expressly prohibit a subdivision in the U-1 area.
 - Staff strongly disagrees with removing all conditional uses.
 - Staff questions the purpose in removing the sentence permitting on site water and sewer facilities, as most homes in the U-1 district will have private wells and septic systems. Why does the



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township want to disallow this?

- SECTION 811 – LOW DENSITY RESIDENTIAL DISTRICT
 - Staff strongly disagrees with removing all conditional uses.
- OFFICIAL SCHEDULE OF DISTRICT REGULATIONS
 - U-1 Permitted Uses
 - Staff questions the removal Non-Commercial recreation from permitted uses. Does the township feel this would be more appropriate somewhere else?
 - Staff questions the removal of public and quasi public use for the reasons stated earlier in this review.
 - B-2 Permitted Uses
 - The township should make sure that if they wish to start referring to *transient lodgings* as *traveler's lodgings*, that the definition of such in Article II is updated as well.
 - M-2 Conditional Uses
 - There are still conditional uses listed in this section. Is it the township's intent to leave these, or to remove them as well?
 - All Districts
 - Staff would caution the township in removing *manufactured dwelling (modular and sectional units)* from permitted uses, as ORC 519.212 and Article II of the Johnson Township Zoning Resolution state that



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under certain circumstances, these units must be treated no differently than stick built home.

- Staff strongly disagrees with the removal of all conditional uses for the Official Schedule of District Regulations, and would advise the township against doing this.
- Staff questions why minimum square footage for mobile homes is being removed from "Other Provisions" in all of the residential districts?
- U-1 District Minimum lot size and Frontage
 - Staff has no issues with the new numbers inserted in this section for lots with central sewage treatment.

SECTION 1006 – UNINHABITABLE DWELLINGS

- Staff has no issues with the changes to this section.

SECTION 1018 - UNDESIRABLE CONDITIONS

- Staff has no issues with the changes to this section.

SECTION 350 PENALTIES FOR VIOLATION

- The Zoning Commission stated that the reason for revamping this section was to make enforcement easier. However, it appears to staff that the proposed changes are taking some of the "teeth" out of the zoning. The proposed removal of the text means that if a violation should be found on property, it only constitutes one violation, regardless of how long it remains after the individual responsible for the property is notified of the violation. People will have no motivation to correct a zoning violation in a timely manner, as they this proposed text only allows



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fine per offense, whereas the previous language stated that each day the violation remained would constitute another violation, and therefore the potential of another fine up to \$100. Staff questions the purpose in the removal of this language.

- Also, the township is proposing taking out the sentence *"Nothing herein shall prevent the Board of Township Trustees from taking such other lawful action as is necessary to prevent or remedy any violations"*. By removing this sentence, it seems it could be limiting the trustees from taking further action to correct violations. Staff questions the reasoning behind this.
- As an alternative, staff would recommend the following language for Section 350:
 - *"Violation of the provisions of this Resolution or failure to comply with any of its requirements, including violations of conditions and safeguards established in various sections of this Resolution shall constitute a minor misdemeanor. Any person who violates this Resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than the maximum fine allowable for minor misdemeanor offenses under Ohio Revised Code Section 2929.28(A)(b). and in addition shall pay all costs and expenses involved in the case. Such sum may be recovered in a court of jurisdiction in Champaign County by the legal representative of the Township, in the name of the Township and for the use thereof. Each day such violation continues after receipt of a violation notice, shall be considered a separate offense. The owner or tenant of any building structure, premises, or part thereof, and any architect, builder,*



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contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the Board of Township Trustees from taking such other lawful action as is necessary to prevent or remedy any violation."

REORGANIZATION OF ARTICLE X

- The majority of the changes in this section involve simple re-numbering and re-wording of section titles. However, staff has the following specific comments regarding specific sections in Article X:
 - Section 1029 Wind Energy Systems, Paragraph (1.) - Paragraph (1.) of this section again is asking for a permit to be presented to the Zoning Inspector for review and approval. Staff feels that this should be re-worded.
 - With the removal of all references to conditional uses in this section, is it then intent of the township to allow wind energy systems as a permitted use in all districts?
 - Section 1030 General Conditions for Adult Entertainment Use – With the removal of all references to conditional uses, is it truly the intent of the township to allow Adult Entertainment as a by right use the M Districts? This would not even require an additional hearing before the Township BZA.

STAFF RECOMMENDATIONS:

- ✓ Based on the above staff analysis, LUC staff has some serious concerns regarding these proposed text amendments, particularly the extreme limiting/elimination of conditional uses in Johnson



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Township. Staff feels the Township should reconsider this approach and rework these amendments. Therefore, LUC staff recommends ***DENIAL*** of the proposed zoning text amendments to the Johnson Township Zoning Resolution.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
December 8, 2011

INDIAN ISLES (STOKES TOWNSHIP) – VARIOUS ZONING TEXT AMENDMENTS

APPLICANT: Stokes Township Zoning Commission
275 S. Oak St.
Lakeview, OH 43331

REQUEST: Review of proposed zoning plan for Wolfe Island in Stokes Township.

STAFF ANALYSIS (W. Dodds):

- Background
 - The majority of Stokes Township is not zoned. There are only two areas of Stokes Township that are zoned, and these are the Avondale Allotments, and Indian Isles. While both areas are within Stokes Township, they both have independent Zoning Resolutions. Over the course of the last year, residents living on Wolfe Island in the township inquired about becoming zoned.
 - After meeting with township zoning officials on several occasions, the residents on the island petitioned the township to become zoned. The petition indicated that they would like to see the regulations that covered Indian Isles also apply to Wolfe Island.
 - LUC Staff and officials from Stokes Township met with the Logan County Prosecutor's Office prior to receiving the petition from the residents to ensure that the process was followed properly.



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- After being presented with the petition, the Stokes Township Zoning Commission created a zoning map for Wolfe Island and reviewed the language from Indian Isles.
- The Stokes Township Zoning Commission voted to send the Wolfe Island Proposed Zoning Plan, which includes zoning text identical to Indian Isles, as well as zoning map showing the entirety of the Island zoned R-2 Medium Density Residential, to the LUC Executive Committee for review.
- The Stokes Township Zoning Commission will hold a public hearing on June 25th 2012, where the plan to make a recommendation to the Stokes Township Trustees regarding placing this zoning plan on the ballot in November for final approval by the residents of Wolfe Island.

STAFF RECOMMENDATIONS:

- ✓ Given the fact that this language is identical to the language the LUC Executive Committee has approved for the Indian Isles area, and the zoning map reflects the current land use of the island, and is consistent with the zoning on Orchard Island in Washington Township to the south, staff recommends **APPROVAL** of the proposed zoning plan for Wolfe Island.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

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Director's Report – June 14, 2012

Jenny's Activities:

Meetings, Miscellaneous & Projects

May 10	LUC Bylaws Committee Meeting
May 14	Logan County Land Trust Meeting
May 15	Met w/ Amelia Costanza & Wilma Yoder from MORPC - Regional Update
May 17	Upper Scioto Watershed Balanced Growth Public Meeting
May 23	Met w/ Steven White, Senator Portman's Regional Director
May 24	Wade Dunham/ Evergreen Land Company re: New California Hills Plat
June 5	Andy Yoder - LUC Audit Draft
June 6	Ronnie Fitzpatrick/State of Ohio - LUC Final Draft Audit
June 12	LUC Zoning & Subdivision Committee

Ongoing Projects	Champaign County CDBG & Fair Housing RFP's - LUC was awarded both.
	Claibourne Township (Union County) Zoning Resolution
	Subdivision Regulations Update
	Upper Scioto Watershed Balanced Growth Plan Steering Committee - DRAFT Plan Available!
	Logan County Ag. Council Committee
	Union County Comprehensive Plan
	Logan County/Ohio Hi-Point JVS Local Foods/Farm to School Plan through OSU Center for Farmland Policy Innovation
	LUC Audit - Draft Released. Clean Audit with NO exceptions
	Bylaws Update
	Rowan Surgery June 14 - Off on June 14 & 15

Heather's Activities:

Meetings, Miscellaneous & Projects

May 17	Champaign County Continuum of Care Breakfast
May 31	Regional CoC Meeting, Troy
June 5	Champaign County Housing Coalition
June 7	Logan County Housing Coalition



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Wes' Activities:

Miscellaneous

May 15	Met with Ameila Costanza from MORPC to discuss development in the region
May 16	Met with Ohio Office of Community Development Planning Work Group in Ashland
May 17	Attended Adams Twp. CDBG Bid Opening for Carrysville Rd. Resurfacing in the Champaign County Commissioners Office Attended MORPC Upper Scioto Balanced Growth Plan Presentation
May 21	Attended Stokes Township Zoning Commission Meeting
May 22	Attended meeting with Union County Commissioners regarding the Ohio Attorney General's Demolition Program.
May 31	Village of Richwood Landon Road Sewer Rehab Pre-construction conference
June 6	Attended Union County CIC Meeting
June 11	Attended Village of West Liberty Planning Commission Meeting
June 12	Union County FY2012 CDBG 2 nd Public Hearing LUC Zoning & Subdivision Committee
June 13	Met with Ohio Office of Community Development Planning Work Group in Ashland
June 14	Champaign County FY2012 CDBG 2 nd Public Hearing

Ongoing Projects

CDBG	Union County- Village of Richwood Landon Road Sewer Rehab Project Champaign County – Adams Township Carrysville Road Resurfacing FY2012 CDBG Applications due to the State of Ohio Friday June 22nd
GIS	Searchable Maps for Zoning Inspectors and LUC Website,
Comp Plans	Union County Update
Zoning Updates	Stokes Township –Wolfe Island Village of West Liberty
Other	Logan County Ag. Council Committee Logan County/Ohio Hi-Point JVS Local Foods/Farm to School Plan through OSU Center for Farmland Policy Innovation Office of Community Development CDBG Planning Work Groups Advisory Committee

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Executive Committee Meeting Minutes Thursday, June 14, 2012 - 1:15 p.m.

LUC President Jeff Stauch called the meeting to order at 1:19 pm.

Roll Call – Wes Dodds

Members present: John Bayliss, Kevin Bruce, Max Coates, Scott Coleman, Greg DeLong, Ves DuPree, Charles Hall, Paul Hammersmith, Valerie Klingman, Doug Miller, George Showalter for Bill Nibert, Matt Parrill, Steve McCall for Fereidoun Shokouhi, Jeff Stauch, Andy Yoder, and Roger Yoder.

Members absent: Tracy Allen, Paul Blair, Brad Bodenmiller, Tim Cassady, Bill Edwards, Jim Holycross, Bill Kelley, Randy Kyte, Barry Moffett, Tim Notestine, Ryan Shoffstall, and Jenny Snapp.

Guests present: Paul Benedetti, Logan County Chamber of Commerce; Joe Sampson, Village of St. Paris, Bill Narducci, Union County Engineer's Office; Fred Vogel, ODOT; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes – John Bayliss made the first motion to approve the minutes from the May 10, 2012 meeting as written. Max Coates made the second motion to approve the minutes from the May 10, 2012 meeting as written. All in favor.

Financial Report – Andy Yoder presented the Financial Report for May. Max Coates made the first motion to accept the Financial Report. Charles Hall made the second motion to accept the Financial Report. All in favor.

ODOT Reports – ODOT reports were placed on the web. Matt shared a link for the newly updated "Local Funding Options and ODOT Capital Programs" resource document:

http://www.dot.state.oh.us/Divisions/Planning/LocalPrograms/LTAP/Documents/Local_Funding_Options_and_ODOT_Capital_Programs.pdf

New Business:

1. New California Hills XI & XII Preliminary Plat in Jerome Township, Union County - Staff Report by Jenny Snapp
 - a. Scott Coleman made the first motion to accept the recommendation of conditional approval for the New California Hills XI & XII Preliminary Plat. Charles Hall made the second motion to accept the recommendation of conditional approval for the New California Hills XI & XII Preliminary Plat. All in favor.



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2. Johnson Township, Champaign County Zoning Text Amendments - Staff Report by Wes Dodds
 - a. John Bayliss made the first motion to accept the recommendation of denial for the Johnson Township Zoning Text Amendments. Roger Yoder made the second motion to accept the recommendation of denial for the Johnson Township Zoning Text Amendments. All in favor.
3. Stokes Township, Logan County Proposed Zoning for Wolf Island (on the ballot by petition) - Staff Report by Wes Dodds
 - a. Charles Hall made the first motion to accept the recommendation of approval for the Stokes Township Proposed Zoning for Wolf Island. Doug Miller made the second motion to accept the recommendation of approval for the Stokes Township Proposed Zoning for Wolf Island. All in favor.
4. LUC RPC Audit - Andy
 - a. The DRAFT Audit has been released. We have NO exceptions, and it was a clean Audit. Given this, it was decided to waive the post audit meeting. The Final Copy of the Audit should be released shortly at which time I will email them the report or distribute at the next LUC Executive Committee Meeting.

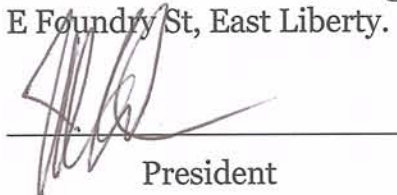
Director's Report

Comments from Individuals

- Discussion was held in regards to the AG program for demolition. All three counties will be using CDC to administer the program.

Adjourn – Ves Dupree made the first motion to adjourn the LUC Executive Committee Meeting at 1:39 pm, and Max Coates seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, July 12, 2012, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.



President



Secretary

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