



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Executive Committee Meeting Agenda

Thursday, August 14, 2025, 1:15 pm

Call to Order– Tim Cassady, President

Roll Call – Brad Bodenmiller

Action on Minutes of July 10, 2025

Financial Report - Todd Freyhof, Treasurer

ODOT Reports

RTPO Report

New Business:

1. Review of Currier Ridge Final Plat (Union County) - Staff Report by Brad Bodenmiller
2. Review of Del Webb Maygrass (AKA Jerome) Phase 1B Final Plat (Union County) – Staff Report by Brad Bodenmiller
3. Review of ERN-7 Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
4. Review of ERN-9 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
5. Review of ERN-10 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
6. Review of Glacier Pointe Section 4 Phase 1 Final Plat (Union County) – Staff Report by Brad Bodenmiller
7. Review of Glacier Pointe Section 5 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
8. Review of Millcreek Twp (U) Comprehensive Plan – Staff Report by Aaron Smith
9. Review of Stillwell Jerome – Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
10. Review of The Shops at Hawks Landing – Final Plat (Union County) – Staff Report by Brad Bodenmiller

Director's Report

Comments from Individuals

Adjourn

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LUC Regional Planning Commission Treasurer's Report

Beginning Balance on July 1, 2025 \$ 761,246.66

Receipts

PulteGroup	Del Webb Maygrass AKA Jerome Phase 1B Final Plat	\$ 3,291.85
M/I Homes of Central OH	Glacier Pointe Section 5 Phase 2 Final Plat Tabling Fee	\$ 300.00
Homewood Corp	Jerome Park Preliminary Plat	\$ 300.00
Terrain Evolution	GRN-9 Preliminary Plat	\$ 5,280.00
Currier Ridge	Currier Ridge Final Plat	\$ 2,756.57
PulteGroup	Del Webb Maygrass AKA Jerome Phase 1B Final Plat	\$ 8,465.00
Terrain Evolution	ERN-7 Amended Preliminary Plat	\$ 611.83
Terrain Evolution	ERN-9 Preliminary Plat	\$ 308.58
Terrain Evolution	ERN-10 Preliminary Plat	\$ 3,785.00
Glacier Pointe Dev.	Glacier Pointe Section 4 Phase 1 Final Plat	\$ 2,745.00
M/I Homes of Central OH	Glacier Pointe Section 5 Phase 2 Final Plat	\$ 2,355.00
V3 Companies	Stillwell Jerome Preliminary Plat Ext.	\$ 300.00
The Mannik & Smith Group	The Shops at Hawks Landing Final Plat	\$ 1,261.77
Union County	Interest	\$ 2,221.81

Total Receipts \$ 33,982.41

Total Cash on Hand \$ 795,229.07

Expenditures

Employee Salaries	2 Pay Periods	\$ 20,720.00
PERS	2 Pay Periods	\$ 2,900.80
Medicare	2 Pay Periods	\$ 287.93
Worker's Compensation	2 Pay Periods	\$ 107.22
CEBCO	Health Insurance	\$ 4,411.23
Dental Insurance	Dental Insurance	\$ 143.89
VSP	Vision Insurance	\$ 7.09
Life Insurance	Life Insurance	\$ 35.16
Amazon	Office Supplies	\$ 331.81
Key Blue Prints, Inc	Copier maintenance	\$ 113.39
ODP Business Solutions	Office Supplies	\$ 72.19
West Publishing Payment	2025 Zoning & Planning book	\$ 1,133.00
Wesley Easton	Water delivery	\$ 7.75
TRC	per Lease agreement	\$ 3,390.36
Casey Tuck	Mileage - June 2025	\$ 93.38
Heather Martin	Mileage - June 2025	\$ 117.74
Casey Tuck	Expense - June 2025	\$ 27.65
UCSO	Background Check	\$ 35.00
Richwood Banking Visa	Miscellaneous Expenses	\$ 130.48

Total Expenditures \$ 34,066.07

Balance on Hand as of July 31, 2025 \$ 761,163.00

Respectfully Submitted,


Todd Freyhof, Treasurer



2025 Final Budget Summary

as of July 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	\$ -	(\$35,025.00)	0%
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	\$ 62,902.68	(\$17,097.32)	79%
420122	Mapping	\$ 200.00	\$ 140.00	(\$60.00)	70%
470101	Interest	\$ 8,000.00	\$ 12,859.83	\$4,859.83	161%
480108	Annual Dinner	\$ 2,950.00	\$ 54.00	(\$2,896.00)	2%
480111	Refund	\$ -	\$ 201.42	\$201.42	
Estimated Total Revenue		\$ 466,284.00	\$ 414,830.17	(\$51,453.83)	89.0%

Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 315,000.00		\$ 315,000.00	\$ 155,373.68	49%
510205	PERS	\$ 44,100.00		\$ 44,100.00	\$ 21,660.52	49%
510215	Medicare	\$ 4,567.50		\$ 4,567.50	\$ 2,173.49	48%
510225	Workers Compensation	\$ 1,701.00		\$ 1,701.00	\$ 809.32	48%
510305	Medical	\$ 77,000.00		\$ 77,000.00	\$ 27,554.05	36%
510310	Dental Insurance	\$ 2,500.00		\$ 2,500.00	\$ 905.04	36%
510315	Vision Insurance	\$ 121.00		\$ 121.00	\$ 44.11	36%
510320	Life Insurance	\$ 640.00		\$ 640.00	\$ 246.12	38%
520115	Office Supplies	\$ 8,500.00		\$ 8,500.00	\$ 5,557.50	65%
520155	Subscription Fees	\$ 2,500.00		\$ 2,523.75	\$ 1,984.31	79%
520160	Membership & Dues	\$ 5,000.00		\$ 5,000.00	\$ 2,620.00	52%
530100	Contract Services	\$ 13,500.00		\$ 16,863.00	\$ 8,372.38	50%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 3,000.00		\$ 3,000.00	\$ 1,473.00	49%
530310	Auditing Services	\$ -		\$ -	\$ -	0%
530650	Maintenance & Repair	\$ 20,000.00	\$ (5,000.00)	\$ 15,000.00	\$ -	0%
530702	Annual Dinner	\$ 4,000.00		\$ 4,000.00	\$ -	0%
530800	Building	\$ 42,000.00		\$ 42,000.00	\$ 23,981.28	57%
540100	Equipment	\$ 4,000.00	\$ 5,000.00	\$ 9,000.00	\$ 5,500.00	61%
550100	Travel & Expense	\$ 12,000.00		\$ 12,000.00	\$ 4,163.29	35%
550305	Contingencies	\$ 7,500.00		\$ 7,769.98	\$ 4,754.36	61%
Estimated Total Expenditures		\$ 567,629.50		\$ 571,286.23	\$ 267,172.45	47%

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	\$ 414,830.17
Difference (+/Under)	\$ (51,453.83)
Estimated Adjusted Total Expenditures	\$ 571,286.23
Actual 2025 Expenditures	\$ 267,172.45
Difference (+/Under)	\$ 304,113.78

Projects in Union County under Construction or to be Sold by 12/31/26

Report Date: 8/11/2025

Project Name	PID	Primary Work Category	Project Description	Sale Date	Award Date	Estimated End Constr	Estimated Constr Cost or Award Amount
UNI-38-3.21	105442	Bridge Preservation	Replacing deck, semi-integral conversion, and painting of bridge UNI-38-3.21	09/25/25	10/06/25	09/01/26	\$4,157,000
UNI-31-15.55, UNI-347-3.89	121080	Roadway Minor Rehab	Asphalt Overlay Project in Union CountyUNI SR 31 and SR 347	01/15/26	01/26/26	09/15/26	\$2,712,000
UNI East 5th Street	122953	Roadway Minor Rehab	Improvements to East 5th Street in the City of Marysville including pavement resurfacing, curb replacement, storm sewer improvements, striping, streetscaping improvements, enhanced pedestrian crossings, street lighting, and traffic calming improvements.	04/06/26	05/06/26	11/30/26	\$2,400,000

Current Projects Under Construction

UNI US 33 24.870	80748	Roadway Major Rehab	Upgrade interchange of US 33/SR 161/Post Rd to include interchange reconfiguration, ramp relocation, and necessary improvements to adjacent roadways.City of Dublin pursuing funding from various sources.	03/10/22	04/06/22	06/01/25	\$40,335,558
UNI-736-4.06 Part 1 & 2	107000	Bridge Preservation	Part 1: UNI-736-4.06 over Blumenschein Ditch; replace box culvertPart 2: UNI-736-1.16 replace existing superstructure, minor pavement and roadway work. UNI-736-1.99 replace entire structure with minor pavement and roadway work. Design under PID 95776.	05/09/24	05/20/24	10/15/25	\$4,005,751
UNI-38-0.32	118866	Roadway Major Rehab	Resurfacing on SR 38 in Union County. UNI-38 from 0.31 to 7.58; SR 161 to Marysville Corp Limit Resurfacing with minor pavement repairs, upgrading guardrail as needed and miscellaneous items of work.	09/26/24	10/04/24	09/30/25	\$2,152,758
UNI-33-36-4-245 VAR	115675	Bridge Preservation	Part 1: Re-deck twin structures at two locations: US 33 over Raymond Rd & US 33 over Waldo Rd.Part 2: Replace box beams on twin structures: US 33 over SR 245 and Overlay decks and repair abutments on twin structures: US 33 over Northwest ParkwayPart 3: Resurfacing Project on UNI33, UNI-36 and UNI-245. Asphalt Overlay with bridge sealing and guardrail upgrade as needed.Parts 2 & 3 will be designed by District Six In-House Design	3/27/2025	4/7/2025	11/1/2027	\$20,835,163
UNI-37-12.24	122277	Bridge Preservation	Replace UNI-37-12.24 structure over Bokes Creek	3/27/2025	4/7/2025	9/5/2025	\$2,006,941
UNI US 42 3.91	107822	Intersection Improvement (Safety)	Improve safety and congestion on US 42 from Monteray Dr. (UNI TR 28F) to Watkins-California Rd (UNI CR 22) and Industrial Parkway (UNI-CR 1) by adding turn lanes, and signals.Design for PID 109519 covered under this PID	05/22/25	05/30/25	11/01/26	\$7,959,354
UNI/DEL-42-4.92/0.00	111381	Roadway Major Rehab	UNI 42 from 4.92 (PID 107822 end project limit) to 9.88 (Delaware County line) & DEL 42 from 0.00 (Union County line) to 1.41 (PID 108685 start limit).Resurface US 42 to include full depth pavement repairs and shoulder widening (~4'). Installation of centerline and edge line rumble stripes. Add turn lanes at Jerome Rd.This PID also covers design for PID 109074	05/08/25	05/15/25	11/01/26	\$16,258,581



Executive Committee Meeting Minutes
Thursday, August 14, 2025

Vice President Mike Yoder called the meeting to order at 1:17 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Roger Brake, Tyler Bumbalough, Preston Carter, Skip Judd for Scott Coleman, Wes Dodds, Todd Freyhof, Todd Garrett, Ashley Gaver, Kyle Hoyng, Greg Iiams, Eric Kincaid, Steve McCall, Brent Ransome for Beau Michael, Tammy Noble, Steve Robinson, Ken Rosebrook, Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, Ben Vollrath, and Mike Yoder.

Members absent: Tim Cassady, Wyatt Marshall, Eric Petee, Jeff Rea

Guests present: Connor Devine, City of Marysville; Adele Evans, ODOT; Braydon Putnam, V3 Companies; Kyle Wrentmore, Mannik & Smith, Heather Martin, Aaron Smith, and Casey Tuck, LUC Regional Planning Commission.

Minutes – Greg Iiams moved a motion to approve the minutes from the July 10, 2025, meeting as written, and Ben Vollrath seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for July. Blair Stinson 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. Scott Schmid reported for District 7. The US68/SR296 intersection is going to back to the drawing board because adding turn lanes was too expensive. They are now looking at a roundabout.

RTPO Report

New Business:

1. Review of Currier Ridge Final Plat (Union County) - Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to accept the recommendation of conditional approval of the Currier Ridge Final Plat and Kyle Hoyng seconded. All in favor.
2. Review of Del Webb Maygrass (AKA Jerome) Phase 1B Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve Robinson moved a motion to accept the recommendation to accept the developer's request to table the Del Webb Maygrass (AKA Jerome) Phase 1B Final Plat, and Wes Dodds seconded. All in favor.



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3. Review of ERN-7 Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Todd Freyhof moved a motion to accept the recommendation of conditional approval of the ERN-7 Amended Preliminary Plat, and Tyler Bumbalough seconded. All in favor.
4. Review of ERN-9 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve Robinson moved a motion to recommend accept the recommendation of conditional approval of the of ERN-9 Preliminary Plat, and Tammy Noble seconded. All in favor.
5. Review of ERN-10 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Blair Stinson moved a motion to accept the recommendation of conditional approval of the ERN-10 Preliminary Plat, and Kyle Hoyng seconded. All in favor.
6. Review of Glacier Pointe Section 4 Phase 1 Final 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 Glacier Pointe Section 4 Phase 1 Final Plat, and Todd Freyhof seconded. All in favor.
7. Review of Glacier Pointe Section 5 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Todd Freyhof moved a motion to accept the recommendation of conditional approval of the Glacier Pointe Section 5 Phase 2 Final Plat, and Steve Robinson seconded. All in favor.
8. Review of Millcreek Twp (Union County) Comprehensive Plan – Staff Report by Aaron Smith
 - No action was taken on this item. It will be on next month's agenda for action.
9. Review of Stillwell Jerome – Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Todd Freyhof moved a motion to accept the recommendation of conditional approval of the Stillwell Jerome – Preliminary Plat Extension, and Tyler Bumbalough seconded. All in favor.
10. Review of The Shops at Hawks Landing – Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Tyler Bumbalough moved a motion to accept the recommendation of conditional approval of The Shops at Hawks Landing – Final Plat, and Steve McCall seconded. All in favor.

Director's Report

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Comments from Individuals: Brad Bodenmiller advised the Budget & Finance Committee will meet next month.

Adjourn – Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 1:49 pm, and Blair Stinson seconded. All in favor.

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

President

Secretary

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