

Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Thursday, March 14, 2013 - 1:15 p.m.

Call to Order - Brad Bodenmiller, President

Welcome & Introductions - Terry Emery, City of Marysville Administrator & Chief Riley, City of Marysville Fire Department

Roll Call

Action on Minutes of February 14, 2013 – Executive Committee

Financial Report February – Andy Yoder, Treasurer

ODOT Reports

New Business:

Parking at the Decker 271 Fire Station is tight. You may want to consider carpooling if possible. In addition, please do **NOT** block the Fire Bays!!

- 1. Review of Adams Township (Champaign County) Zoning Text Amendment language for group homes. Staff Report by Wes Dodds
- 2. LUC Membership Assessments Jenny Snapp, Director
- 3. City of Marysville Presentation on Updates & Projects Valerie Klingman, City of Marysville Engineer

Director's Report

Comments from Individuals

Adjourn

Tour of Decker 271 Fire Station Facility (Approximately 2:00 PM) - City of Marysville Firefighters

Wrap-Up (Approximately 2:30 PM)

LUC Regional Planning Commission **Treasurer's Report**

BEGINNING BALANCE ON February 1, 2013

416,764.75

\$

RECEIPTS						
NECEIP 13	Village of Christiansburg	2013 Membership Assessment	\$	487.50		
	City or Urbana	2013 Membership Assessment	\$	5,268.15		
	Stokes Twp (Logan)	2013 Membership Assessment	\$	2,291.90		
		2013 Membership Assessment	\$	15,918.00		
	Champaign County Engineer	·	ې \$			
	Village of Richwood	2013 Membership Assessment	\$ \$	1,463.80		
	Village of Mechanicsburg	2013 Membership Assessment		1,060.80		
	Union County Auditor Union County Auditor	CDBG FY10 Administration January 2013 Interest	\$ \$	12,000.00 401.64		
	omon county Additor		ç	401.04		
TOTAL REC	CEIPTS				\$	38,891.79
TOTAL CAS	SH ON HAND				\$	455,656.54
EXPENDIT	URES					
	Employee Salaries	2 Pay Periods	\$	10,880.00		
	PERS	Jan-13	\$	1,512.05		
	Medicare	2 Pay Periods	\$	154.28		
	CEBCO	Health Insurance (Feb & Mar)	\$	847.40		
	CEBCO	Dental Insurance (Mar)	\$	73.25		
	Life Insurance	Life Insurance (Mar)	\$	3.26		
	DP & L	Electric Service	\$	371.00		
	Time Warner	Internet Service/Phone Service	\$	286.81		
	SurveyMonkey.com	Internet Survey Program	\$	200.00		
	Wren's Florist	Memorial Flowers	\$	43.95		
	Wes Dodds	Mileage - January 2013	\$	272.00		
	Jenny Snapp	Mileage - January 2013	\$	195.50		
	Heather Martin	Mileage - January 2013	\$	18.00		
	The Ohio State University	Land Use Conference (Dodds)	\$	65.00		
	, COLCAS	2013 Membership Dues	\$	25.00		
	APA Ohio	2013 Group Membership	\$	100.00		
	USPS	PO Box Fee	\$	106.00		
					\$	15,153.50
Bldg	•					
	Logan County Treasurer	2013 Real Estate Tax	\$	38.63		
	Lowe's	Building Supplies	\$	22.96		
	Tiffany R. Epps	Office Cleaning	\$	60.00		
	Hague Water Conditioning	Softener Salt	\$	16.50		
	Wren's	Plumbing Repairs (Frozen Pipes)	\$	108.70	ć	246 70
					\$	246.79
TOTAL EXF	PENDITURES				\$	15,400.29
BALANCE	ON HAND AS OF February 28, 2013				\$	440,256.25

Respectfully Submitted,

2013 Budget Summary As of 3/4/2013

900	REVENUES:		Estimated				To Date		CashBalance	
990-2-1	Membership Contributions	\$	173,578.00			\$	184,516.40	\$	(10,938.40)	
	Service & Projects	\$	-			\$	-	\$	-	
	Subdivision Plats	\$	7,600.00			\$	10,200.00	\$	(2,600.00)	
	Annual Dinner	\$	2,550.00			\$	-	\$	2,550.00	
	Comprehensive Plans	\$	5,000.00			\$	-	\$	5,000.00	
	Mapping	\$	500.00			\$	-	\$	500.00	
	Grants	Ş	34,700.00			Ş	12,000.00	\$	22,700.00	
	Interest	Ş	3,000.00			Ş	743.27	\$	2,256.73	
	Other Revenue	\$ ¢	-			Ş	-	\$	-	
990-8-2	Rebates Estimated Total	् <u>२</u> I Revenue	-	Ś	226,928.00	ې \$	38.00 207,497.67	\$ \$	(38.00) 19,430.33	
990	EXPENDITURES:		Estimated	Ŧ		Ŧ	To Date		20).00.00	%
	Salaries & Wages	\$	145,000.00			\$	21,547.52	Ś	123,452.48	15%
	Supplies	¢ ¢	5,000.00			\$	189.23		4,810.77	4%
	Utilities	ې د	13,000.00			\$	1,586.48		11,413.52	12%
		ې د	-			ې د			,	
	Professional Development	\$	2,554.00			\$	525.00		2,029.00	21%
	Building Fund	Ş	4,000.00			\$	435.43	\$	3,564.57	11%
990-3-6	Annual Meeting	\$	3,000.00			\$	-	\$	3,000.00	0%
990-4	Equipment	\$	1,620.00			\$	-	\$	1,620.00	0%
990-5-1	Other Expenses	\$	5,000.00			\$	43.95	\$	4,956.05	1%
990-5-2	Travel	\$	7,500.00			\$	821.50	\$	6,678.50	11%
990-10-1	PERS	\$	20,300.00			\$	2,998.07	\$	17,301.93	15%
990-10-2	Workers Compensation	Ś	2,643.00			Ś	-	, \$	2,643.00	0%
	Medicare	Ś	2,103.00			Ś	305.50	\$	1,797.50	15%
	Hospital / Life Insurance	¢ ¢	7,000.00			¢	847.40	\$	6,152.60	12%
	-	ڊ خ				ې د	047.40			
	Contingencies	\$ \$	5,800.00			\$	-	\$	5,800.00	0%
	Dental Insurance	Ş	879.00			Ş	146.50	\$	732.50	17%
990-10-7	Life Insurance	<u>Ş</u>	40.00			\$	6.52	_	33.48	16%
CTATE	Estimated Total Exp	enditures		\$	225,439.00	\$	29,453.10	Ş	195,985.90	13%
STATE										
	Cash Balance January 1, 2013	\$	262,211.68							
	Estimated Cash Balance December 31, 2013	\$	252,999.00							
	Actual Cash On Hand December 31, 2013									
	Estimated Total Revenue	\$	226,928.00							
	Actual 2013 Revenue	\$	207,497.67							
	Difference (+/Under)	\$	(19,430.33)							
	Estimated Total Expenditures	\$	224,346.00							
	Actual 2013 Expenditures	\$	29,453.10							
	Difference (+/Under)		\$194,892.90							

LUC MEETING March 14, 2013

Active Construction Projects

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.

ODOT Project 130017

UNI-US33-8.74, PID Number 76466

Description: Resurfacing and pavement repair. Reconstruct both exit ramps at east US33/36 interchange.
Location: Marysville. US33: SR245/US33 to US36; US36: Collins Avenue to US33EB Ramp.
Maintenance of Traffic: Traffic maintained with short term closures.
Completion Date: 09/15/2013
Contractor: Shelly Company
Amount: \$3,300,000.52
Project Status: On schedule.

Projects Awarded During Month of February

ODOT Project 130112

UNI-SR245-0.40, PID Number 87257
Description: Structure replacement.
Location: Allen Township. East of CHA/UNI County line. SR245 over Big Darby Creek.
Maintenance of Traffic: Part width construction. Traffic maintained.
Completion Date: 10/31/2013
Contractor: Shelly and Sands, Inc.
Amount: \$1,206,926.42
Project Status: Project awarded.

Upcoming Projects Scheduled for Sale Through March

ODOT Project 130168

UNI-US33-10.35 (Ramp E), PID Number 89221 Description: Adjust ramp superelevation; widen paved shoulders; adjust guardrail. Location: Marysville. Ramp E on US33 westbound to SR31 northbound. Maintenance of Traffic: Traffic detoured. Maximum 30 day closure. Completion Date: 07/31/2013 Contractor: to be determined Amount: \$279,405 (estimated) Project Status: Scheduled for 03/14/2013 letting.

ALL PROJECT INFORMATION CURRENT AS OF March 12, 2013.

	CHP/LOG County Projects						
			07/01/12 thru 01/01/14				
3/8/2013							
PID	COUNTY ROUTE SECTION	DUNTY ROUTE SECTION PRIMARY WORK CATEGORY DESCRIPTION PROJECT TERMINI		AWARD DATE CURRENT	AWARD DATE ACTUAL		
86684	CHP CR 468 0.00	Resurfacing, Undivided System	OVERLAY ASPHALTIC CONCRETE ON 17.55 MILES OF COUNTY ROADS. (ROADS ARE RURAL MINOR COLLECTORS. FUNDING IS CONTINGENT ON INCLUDING RURAL MINOR COLLECTORS FOR FEDERAL FUNDS IN THE NEXT TRANSPORTATION BILL).	Various locations in Champaign County	07/29/13		
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		
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.	Bridges - CHP 560 0148 SFN 1103121 over Owens Creek and CHP 560 0156 SFN 1103156 over Nettle Creek.	07/29/13		
91168	CHP US 68 5.65	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete. Urban Paving Program.	Urbana US 68 from SR 55 (SLM 5.65) to Reynolds Street (SLM 6.38).	04/22/13		
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.	SR4 from Mechanicsburg SW Corp Limit SLM 6.93 to the CHP/UNI County Line, SLM 12.22; Park & Ride Lot CLA SR 4 @ SLM 17.98 intersection with Middle Urbana Rd.	08/02/12	08/02/12	
93461	D07 BRDG Deck Sealing Part 2	Bridge Repair	Districtwide bridge deck sealer treatments. Part 2	District wide various locations (44 structures)	10/21/13		
94076	LOG CTY Garage Equipment Shec	Buildings - Mix Shed, etc.	Construct a new 40 X 80 equipment storage building at the Logan County Garage Complex.	Logan County Garage Complex	02/25/13		
86944	LOG SR 235 16.05	Section Improvement	Improve horizontal alignment of curve at TR 240 and regrade ditch.	Approximately 0.15 mil. South of TR 240 to approximately 0.10 North of TR 240 on SR 235	12/06/12	12/06/12	
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.	SR 47 from SLM 15.33 to SR 5 SLM 20.12. SR 292 from US 33 SLM 0.24 to SR 47 SLM 10.81. SR 638 from US 68 SLM 0.00 to CR 106 SLM 2.35	07/03/12	07/03/12	
83947	LOG SR 47/706 0.00/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	SR 47 LOG/SHE County Line (SLM 0.00) to the JCT of SR 235 (SLM 5.23, SR 706 LOG/SHE County Line (SLM 0.00 to Jct of SR 235 (SLM 2.29)	12/06/12	12/06/12	
19741	LOG SR 708 2.08	Bridge Replacement	REPLACE 88FT STRUCTURE OVER BOAT CHANNEL WITH MINIMAL APPROACH WORK, 3 SPANS.	(Russells Point) at 0.39 MI N of the Jct. SR 366. SFN 4604148 LOG-708-0708 over Channel to Indian Lake.	07/19/12	07/19/12	
89213	LOG TRANSPORTATION MUSEU		MUSEUM, TO BE BUILT SIMILAR TO THE BIG FOUR ROADHOUSE. VARIOUS (EXISTING) TRANSPORTATION EXHIBITS WILL BE DISPLAYED.	At the Logan County Museum in Bellefontaine	10/18/12	10/18/12	
90807	LOG US 68/SR 235 8.10/8.68/8.18	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	US 68 from SLM 8.10 to SLM 8.49 and Brown St. US 68 from SLM 8.68 to SLM 10.09. SR 235 from SR 47 (SLM 8.18) to SR 720 (SLM 17.46)	07/08/13		
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 4603907 LOG 559 0170 Tributary Big Darby CreekSFN 4603966 LOG 559 0245 Tributary Big Darby CreekSFN 4604121 LOG 708 0069 Great Miami River	SFN 4603125 LOG 292 0879 over Tributary Mill Creek, 4603907 LOG 559 0170 over Tributary Big Darby Creek; 4603966 LOG 559 0245 over Tributary Big Darby Creek; 4604121 LOG 708 0069 over Great Miami River	07/08/13		



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE COMMITTEE March 14, 2013

ADAMS TOWNSHIP – ADDITION OF SECTION 1070 RESIDENTIAL CARE FACILITIES

- APPLICANT: Adams Township Zoning Commission P.O. Box 208 Rosewood, Ohio 43070 Phone 937-726-3299
- **REQUEST:** Request to review the addition of Section 1070 Residential Care Facilities to the Adams Township Zoning Resolution.
- **STAFF ANALYSIS:** Adams Township wishes to add language to their zoning resolution regulating the use and location of Residential Care Facilities in the Township.

It appears that the language is somewhat based on the LUC model text for Residential Care Facilities.

DEFINITIONS

There is a gap in the number of persons covered by the definitions provided. The definition for Family Care Home provides for a facility not housing more than 5 unrelated persons, while the definition for Group Home provides for a facility housing more than nine but less than sixteen persons. How would a facility be treated that houses 6 to 8 persons?

• Staff recommends that the township adjust the numbers in these definitions to cover this gap.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

BUILDING, FIRE, HEALTH, AND SAFETY STANDARDS

Staff has no issues regarding this section.

LICENSING

Staff has no issues regarding this section.

MINIMUM BEDROOM SIZE

Staff has no issues regarding this section

PARKING

This section states that "adequate" parking must be provided for each resident supervisor and/or resident who is permitted to own or operate a vehicle.

 Staff recommends putting a definitive number on the parking spaces required. Such as "....one parking space must be provided for each resident supervisor and/or resident who is permitted to own or operate a vehicle."

COMPATIBILITY WITH NEIGHBORHOOD

Staff has no issues with this section.

PLAN REQUIRED

Staff has no issues with this section.

PERIOD OF CONDITIONAL USE PERMIT

While staff has no issues in principle with this section, the township should consult with the Champaign County Prosecutor's Office as to the legality of requiring a yearly review of conditional use permit. Staff is unsure of the legality of requiring this, and questions how a conditional use permit could be revoked at this review if the operator was meeting all of the requirements set forth. Conversely, it reasonable to assume that if an operator is not meeting the requirements set forth by the Zoning Resolution and/or the Conditional Use Permit Issued, the permit would be revoked anyway, making the yearly review unnecessary. LUC Staff has also contacted the Champaign County Prosecutor's Office regarding this issue.

STAFF RECOMMENDATIONS:

Staff recommends **APPROVAL** of the proposed addition of Section 1070 Residential Care Facilities with the incorporation of staff comments above and any additional comments received from the Champaign County Prosecutor's Office.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

UPDATE: Staff has discussed this zoning amendment with Jane Napier from the Champaign County Prosecutor's Office and she has advised that she worked with Adams Township on the proposed amendments. Ms. Napier indicated that the Champaign County Prosecutor's Office supports the addition of the proposed text to the Adams Township Zoning Resolution.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

The LUC Zoning and Subdivision Committee recommended *APPROVAL* of the addition of Section 1070 – Residential Care Facilities to the Adams Township Zoning Resolution in accordance with the staff recommendation.



Director's Report – March 14, 2013

Jenny's Activities:						
Meetings, Miscellaneous & Projects						
February 15	Met with City of Urbana officials and Logan County Chamber/ED Director re: ODOT Rural Planning Grant					
February 20	Jackson Township (Champaign County) Zoning Commission Public Hearing					
March 11	Logan County Land Trust					
March 12	MVRPC - Ana Ramirez re: ODOT Rural Planning Grant					
March 14	LUC Zoning & Subdivision Committee LUC Executive Committee Darby Township Zoning Commission Meeting					
Ongoing Pr	Rural Planning Grant with ODOT Darby Township (Union County) Zoning Amendments Jackson Township (Champaign County) Zoning Logan County EMA Natural Hazard Mitigation Plan Committee Central Ohio Planning & Zoning Workshop March 15 - Sinus Surgery at OSU LUC Annual Financial Report to State of Ohio Auitor - Completed					
Heather's Activities:						
Meetings, Miscellaneous & Projects						
March 5	Champaign County Housing Coalition Meeting					
Completed	2012 Annual Financial Audit					
Ongoing	g Scanning documents to store on-line					



Wes' Activitie	s:				
Miscellaneous					
Feb. 25	Attended Johnson Township Zoning Commission Meeting				
Feb. 26	6 Champaign County CDBG Grant Monitoring Champaign County Commissioners Office				
Mar. 5	Champaign County FY2013 1 st Public Hearing				
Mar. 7	Union County Township Association Annual Dinner				
Mar. 12	MVRPC - Ana Ramirez re: ODOT Rural Planning Grant				
Mar. 13	Champaign County Township Association				
Mar. 14	LUC Zoning & Subdivision Committee				
	LUC Executive Committee				
	Logan County EMA Hazard Mitigation Planning Meeting				
Feb. 13	Dover Township Zoning Commission Meeting				
Feb. 14	Feb. 14 LUC Zoning and Subdivision Committee				
Ongoing Proje	Ongoing Projects				
CDBG	Pre-Applications mailed to all township and villages this month				
GIS Exploration of ArcGIS Online Services for online mapping on LUC Planning Website;					
	Utility Maps for Village of North Lewisburg				
Comp	Union County Update – Approved By the Union County Commissioners. Available on LUC Website.				
Plans					
Zoning	York Township				
Updates	Johnson Township				
0.1	Dover Township				
Other	Logan County Ag. Council Committee				
	Union County Local Foods Union County Trail Planning Committee				
	Union County I rail Planning Committee Union County GIS Task Force				
	ODOT Rural Planning Grant RFP				
1					



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Minutes Thursday, March 14, 2013

LUC President Brad Bodenmiller called the meeting to order at 1:15 pm.

Welcome and Introductions – Terry Emery, City of Marysville Administrator appreciates everyone attending the meeting here today. The fire station is the beginning of the upcoming facility changes to the City. Chief Riley, City of Marysville Fire Department spoke about the Decker 271 Fire Station. Chief Riley explained about the new building, the naming of it and the future expansion of the building.

Roll Call – Jenny Snapp

Members present: John Bayliss, Brad Bodenmiller, Kevin Bruce, Scott Coleman, Robb Cummins, Greg DeLong, Ves DuPree, David Faulkner, Kevin Gregory, Charles Hall, Paul Hammersmith, Jim Holycross, Valerie Klingman, Steve McCall, Doug Miller, Jeremy Nash, Tim Notestine, Matt Parrill, George Showalter, Jenny Snapp, Jeff Stauch, Ben Vollrath, and Andy Yoder.

Members absent: Tracy Allen, Tim Cassady, Bill Edwards, Barry Moffett, and Ryan Shoffstall.

Guests present: Judy Christian, York Township; Joel Kranenburg, Village of Russells Point; Derick Hutcherson, City of Marysville Code Enforcement Officer; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes – Jeff Stauch made the first motion to approve the minutes from the February 14, 2013 meeting as written. David Faulkner made the second motion to approve the minutes from the February 14, 2013 meeting as written. All in favor.

Financial Report – Andy Yoder presented the Financial Report for February. John Bayliss made the first motion to accept the Financial Report. Valerie Klingman made the second motion to accept the Financial Report. All in favor.

ODOT Reports – ODOT6 and ODOT7 reports were placed on the web. Jeff reported that they just released their tentative work schedule which will depend on the bidding process. Paving will be about 1.3 million and about the same or more for bridge projects throughout the summer. Tim reported they have out to bid a hanger for the airport and one ODOT paving project this summer. Scott reported he was approached by EverPower for a Wind Turbine project that will encompass parts of Richland and Rushcreek Townships in Logan County. Hopefully we can get them on the schedule soon to present to us. He reported asphalt bidding will happen in April. Steve reported they are waiting on the siting board to make a decision on Phase 2 of the EverPower plant and will be working on a memo of understanding. We have the first project with ODOT the 17 ½ miles of county road are being paved and will have one OPWC project at



the end of the year. He will be doing asphalt bids in May. Paul reported there were a couple of different projects, the most notable is the Hyland-Croy and will maintain traffic through the intersections. Valerie reported that the contractor for State Route 4 is still on-site and should be completed by May.

New Business:

- 1. Review of Adams Township (Champaign County) Zoning Text Amendment language for group homes. Staff Report by Wes Dodds
 - Paul Hammersmith made the first motion to accept the recommendation of approval for the Adams Township Zoning Text Amendment language for group homes and David Faulkner made the second motion to accept the recommendation of approval for the Adams Township Zoning Text Amendment. All in favor.
- 2. LUC Membership Assessments Jenny Snapp, Director
 - Jenny reported that all expected assessments have been received, including a couple that typically haven't joined in the past. The Membership Assessments for 2013 are the highest LUC has received.
- 3. City of Marysville Presentation on Updates & Projects Valerie Klingman, City of Marysville Engineer
 - o Greg and Valerie gave a presentation on the City of Marysville.

Director's Report

Comments from Individuals

• Matt thanked Jenny and Wes for their work on the ODOT Rural Planning Application.

Adjourn – **Steve** made the first motion to adjourn the LUC Executive Committee Meeting at 1:54 pm, and Doug seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, April 11, 2013, 1:15 pm at the LUC Office in East Liberty.

esident

(BRADIEL J. BODENMILLER)

Secretary