



Executive Committee Meeting Agenda
Thursday, January 13, 2011 - 1:15 p.m.

Call to Order – John Bayliss, President

Roll Call

Action on Minutes of December 9, 2010 – Executive Committee

Financial Report December – Andy Yoder, Treasurer

ODOT Reports

New Business:

1. Review of Various Zoning Text Amendments, Millcreek Township, Union County
– Staff Report by Wes Dodds
2. Zoning & Subdivision Committee Appointments
3. Budget & Finance Committee Appointments
4. Staff Annual Performance Appraisals & Increases – Andy Yoder & Max Coates

Director's Report

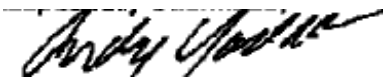
Comments from Individuals

Adjourn

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

BEGINNING BALANCE ON December 1, 2010		\$	172,011.24
RECEIPTS			
Logan County	Fair Housing FY 2009	\$	5,600.00
Union County	Fair Housing FY 2009	\$	4,000.00
Jane Napier	Annual Dinner Ticket	\$	15.00
City of Dublin	Annual Dinner Tickets	\$	45.00
TOTAL RECEIPTS		\$	9,660.00
TOTAL CASH ON HAND		\$	181,671.24
EXPENDITURES			
Employee Salaries	2 Pay Periods	\$	11,450.94
PERS	Nov-10	\$	1,528.93
Medicare	2 Pay Periods	\$	163.50
CEBCO	Health Insurance	\$	341.66
Anthem Life	Life Insurance	\$	7.20
Time Warner	Internet & Phone Service	\$	245.20
Verizon	Cell Phone	\$	138.42
Dayton Power & Light	Electric	\$	391.28
Jenny Snapp	Mileage - December 2010	\$	70.50
Wes Dodds	Mileage - December 2010	\$	225.00
Benjamin Willson	Mileage - December 2010	\$	52.95
Heather Martin	Mileage - December 2010	\$	150.00
Staples	Supplies	\$	588.03
Cham. Co. Twp Association	2011 Membership	\$	19.00
Cham. Co. Twp Association	Christmas Dinner - Wes Dodds	\$	15.00
Urbana University	Annual Dinner Catering	\$	1,827.60
Plant World Greenhouse	Annual Dinner Centerpiece	\$	40.00
Barry's Perch n' More	Executive Committee Christmas Luncheon	\$	376.25
ODJFS	Unemployment - K. Hanigosky	\$	975.00
Bldg.		\$	-
		\$	-
TOTAL EXPENDITURES		\$	18,606.46
BALANCE ON HAND AS OF December 31, 2010		\$	163,064.78

Respectfully Submitted,



Andy Yoder, Treasurer

2010 Budget Summary

As of 1/3/2011

10-800 REVENUES:	Estimated	To Date	CashBalance
1 Per Capita Assessments	\$ 172,782.00	\$ 183,325.35	\$ (10,543.35)
2 Estimated Interest	\$ 4,900.00	\$ 4,060.78	\$ 839.22
3 Estimated Other	\$ 45,000.00	\$ 6,806.55	\$ 38,193.45
4 Services and Projects	\$ 67,192.00	\$ 61,982.21	\$ 5,209.79
Estimated Total Revenue	\$ 289,874.00	\$ 256,174.89	\$ 33,699.11

10-100 EXPENDITURES:	Estimated	To Date	
1020 Salaries & Wages	\$ 189,544.00	\$ 148,049.19	\$ 41,494.81
1030 Supplies	\$ 3,000.00	\$ 5,525.38	\$ (2,525.38)
1040 Equipment	\$ 1,500.00	\$ 1,662.00	\$ (162.00)
1050 Utilities	\$ 11,392.00	\$ 9,859.99	\$ 1,532.01
1060 Travel	\$ 7,000.00	\$ 7,355.96	\$ (355.96)
1070 Professional Development	\$ 2,000.00	\$ 2,506.65	\$ (506.65)
1090 Other Expenses	\$ 6,000.00	\$ 9,114.72	\$ (3,114.72)
1091 PERS	\$ 26,537.00	\$ 20,673.77	\$ 5,863.23
1092 Workers Compensation	\$ 5,687.00	\$ 3,101.26	\$ 2,585.74
1093 Medicare	\$ 2,749.00	\$ 2,115.39	\$ 633.61
1094 Hospital / Life Insurance	\$ 26,567.00	\$ 10,621.66	\$ 15,945.34
1100 Contingencies	\$ 2,000.00	\$ 6,307.11	\$ (4,307.11)
1300 Building Fund	\$ 5,000.00	\$ 504.68	\$ 4,495.32
Estimated Total Expenditures	\$ 288,976.00	\$ 227,397.76	\$ 61,578.24

STATEMENT:

Cash Balance January 1, 2010	\$ 134,287.65
Estimated Cash Balance December 31, 2010	\$ 100,898.00
Actual Cash On Hand December 31, 2010	\$ 163,064.78
Estimated Total Revenue	\$ 289,874.00
Actual 2010 Revenue	\$ 256,174.89
Difference (+/Under)	\$ 33,699.11
Estimated Total Expenditures	\$ 288,976.00
Actual 2010 Expenditures	\$ 227,397.76
Difference (+/Under)	\$ 61,578.24

**LUC MEETING
January 13, 2011**

☐Active Construction Projects

No projects currently active.

☐Projects Awarded During Month of December

No projects awarded during December.

☐Upcoming Projects Scheduled for Sale Through Month of January

No projects scheduled for sale through January.

☐Work by ODOT Maintenance Forces During Month of January

Guardrail repair – Various locations as needed

Berming – Various locations as needed

Drainage Repair – Various locations as needed

☐ALL PROJECT INFORMATION CURRENT AS OF January 11, 2011.

Ferzan Ahmed, P.E. has been appointed as the new District 6 DDD.

Ferzan was previously serving as the D6 Production Administrator.

Thom Slack, P.E. will remain as D6 Planning Administrator.

The status of the remaining Administrators is to be determined.

CHP/LOG County Projects

08/15/08 thru 09/30/11

01/11/11 Updated					
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
80856	CHP SR 29 17.80	Minor Rehabilitation - Pavement Gnrl Sys	Pavement Planing and Resurfacing the existing roadway with Asphalt Concrete.	03/03/11	
83897	CHP SR 29/507 15.08/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items. Also includes CHP 507 0.00	07/07/11	
85004	LOG SR 540 0.10	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing of the existing roadway with asphalt concrete, along with other roadway related items.(Urban Paving Program)	07/07/11	
83930	LOG SR 708/720 0.00/4.12	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items. Also includes LOG 720 4.12	03/31/11	
75472	LOG US 68 5.92	Major Reconstruction	RECONSTRUCTION OF US68, WIDEN/ADD LANES, CURB AND GUTTER, DRAINAGE, FULL DEPTH ASPHALT CONCRETE PAVEMENT. (Safety, Small Cities, and Urban Paving Program funds will all be included in this project.)Designer (PE Detail Design) for the City of Bellefontain	04/01/10	04/01/10



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
January 13th, 2010

MILLCREEK TOWNSHIP (UNION CO.) ZONING AMENDMENT – VARIOUS TEXT AMENDMENTS

- APPLICANT:** Millcreek Township Zoning Commission
- REQUEST:** Approval of various amendments to the Millcreek Township Zoning Resolution.
- BACKGROUND:** The Millcreek Township Zoning Commission has been working to update their Zoning Resolution over the last several years, particularly the text regarding planned districts, parking and landscaping. As part of the amendment, the Zoning Resolution has also been reorganized and other minor changes submitted as well. Due to the length of the text submitted, Staff has tried to summarize the changes in the staff analysis below, as well as analyzing the text for a recommendation.

STAFF ANALYSIS:

- **ENACTING CLAUSE** – There have been minor word/order changes to this section.
- **SECTION 1000** – Minor word change.
- **SECTION 2000** – Removal of B-1, B-3, M-1, Planned Unit Development Type A and Planned Unit Development Type B Districts.
- **SECTION 3010** – Minor word change.
- **SECTION 3030** – Minor word change.
- **SECTION 4250** – Several changes
 - (D) – Added new language regarding existing violations
 - (H)(12) – Added specific language regarding a phasing plan
 - (n) – removed



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- **SECTION 4251** – Added additional language clarifying when a conditional use permit may be revoked.
- **SECTION 4260** – Language added clarifying how relief is to be sought.
- **SECTION 4360** – Staff feels that the township should consider adding the following language to this section:
 - *"....shall upon conviction thereof be fined not more than the maximum fine allowable for misdemeanor offenses under Ohio Revised Code Section 2929.28(A) and in addition shall pay all costs and expenses involved in the case....."*
- **SECTION 6110** – Minor word change.
- **SECTION 6120** – Minor word change.
- **SECTION 6131** – Minimum lot size increase from three (3) to five (5) acres.
- **SECTION 6210** – Minor word change.
- **SECTION 6220** – Minor word change.
- **SECTION 6231** – Increases minimum lot size to three (3) acres for lots regardless of sewage treatment.
- **SECTION 6232** – Language removed exempting dwellings approved under conservation subdivision approach.
- **SECTION 6233** - Language removed exempting dwellings approved under conservation subdivision approach.
- **SECTION 6237** – Removed language exempting lots in subdivisions from 3:1 lot ratio.
- **ARTICLE 6400**- Removed B-1 Neighborhood Business District from the Zoning Resolution.
- **SECTION 6510** – Minor change to section number.
- **SECTION 6536** – Section moved. No change to text.
- **SECTION 6537** – Maximum building height increased from 35 to 40 feet.
- **ARTICLE 6600** – Office and Research and Development District removed from Zoning Resolution.
- **ARTICLE 6700** – Limited Manufacturing District removed from Zoning Resolution.
- **SECTION 6863** – Minor word change.
- **SECTION 6869** – Minor word change.
- **SECTION 6870** – Minor word change.
- **SECTION 7010** – Changed name of Districts. *"Planned Residential Conservation District " is now "Planned Residential District" and "Planned Mixed Use District" is now "Planned Town Center District".*
- **SECTION 7100** – Section renamed to *"Ownership and Maintenance of*

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Open Space”.

- **SECTION 7102** – Section renamed to *“Planned Unit Development District – Ownership Standards for Open Space”*.
 - **(F)(2)** – Minor word change
- **SECTION 7200** – Section renamed to *“Planned Residential District”*
- **SECTION 7201** – This section has been restructured and reworded from the original. However, staff feels that new language is a reflection of what was in the previous zoning resolution.
- **SECTION 7202** – This is a new section that establishes density of no more than 3 units per net developable acre.
- **SECTION 7203 – Planned Residential District Permitted Uses**
 - **ADDITIONS:** *Maintained Passive Open Space, Recreational Open Space, Unmaintained Passive Open Space, Schools*
 - **REMOVALS:** *Accessory Service Buildings, Temporary Structures (moved to Accessory Uses), Public or Private Golf Courses, Two Family Dwellings*
 - **MODIFICATIONS**
 - *Multi-Family Dwellings* – still permitted, but now may not account for more than 10% of the total number of units in the development.
 - *Non-residential uses of a religious, cultural, educational or recreational nature or character* – still permitted but now may not be over five (5) acres of the overall development.
- **SECTION 7204** - This section regarding *Accessory Uses* in the Planned Residential District is new proposed zoning text.
- **SECTION 7205 – Planned Residential District Conditional Uses**
 - **ADDITIONS:** *Telecommunications Towers, Nursing home, Rest Home, or Home for the Aging, Child day care*
 - **REMOVALS:** *Group Homes*
 - **MODIFICATIONS:** *Model Homes and Home Occupations* moved to Accessory Uses.
- **SECTION 7206** – Section on Prohibited Uses is a new addition to the zoning text.
- **SECTION 7207** – Section added regarding Initial Discussions and Concept Stage of Planned Residential District.
 - This section is encouraging a potential developer to engage in “informal” conversations with both the Township Zoning Commission and the Township Trustees before submitting a development plan and zoning amendment request. Staff would urge the township to be cautious in this process, as if there is a

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quorum of any board present during these discussions and a public meeting had not been advertised, the Township could be in violation of Sunshine laws. Staff would prefer to see a more formal meeting process outlined for this situation.

- **SECTION 7208 DESIGN STANDARDS -**
 - Minimum PRD tract size reduced from 40 to 20 acres. The Zoning Commission may reduce this to ten (10) acres if the development is adjacent to another PRD.
 - The design standards are listed much more specifically than the previous language.
 - (BB) – Will the Township only consider requests for divergences for items that are marked “or as approved per plan”?
- **SECTION 7209** – New section added regarding the procedure for applying for a PRD.
- **SECTION 7210** – New section added specifying criteria the Township Zoning Commission and Board of Trustees must find to approve a PRD.
- **SECTION 7211** – New section added stating that adopted PRD regulations shall take precedence over previously adopted regulations.
- **SECTION 7212 – PRELIMINARY DEVELOPMENT PLAN**
 - (10) – Replace the words “competent engineer” with “registered professional engineer”.
 - (11) – Section “11.08” that is referenced should read “7208”.
 - (17) – Staff questions what specific information is required to be submitted as part of the “Economic Impact Statement”.
- **SECTION 7213 – FINAL DEVELOPMENT PLAN**
 - (5) - Replace the words “competent engineer” with “registered professional engineer”.
 - (13) - Staff questions what specific information is required to be submitted as part of the “Economic Impact Statement”.
- **SECTION 7214** – New Section added establishing terms of Final Development Plan Approval.
 - Typo – “...*shall be constructed until a new final development plan has been filed with and approved by the Township...*”.
- **SECTION 7300** – Section renamed from “Planned Commercial and Office District” to “Planned Commercial District (PCD)”
- **SECTION 7302** – The permitted uses listed for the PCD are consistent with the previous zoning resolution.
- **SECTION 7303** – The conditional uses listed for the PCD are consistent with the previous zoning resolution.

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- **SECTION 7304** – New section added specifying prohibited uses in the PCD.
- **SECTION 7305** - Section added regarding Initial Discussions and Concept Stage of Planned Commercial District.
 - This section is encouraging a potential developer to engage in “informal” conversations with both the Township Zoning Commission and the Township Trustees before submitting a development plan and zoning amendment request. Staff would urge the township to be cautious in this process, as if there is a quorum of any board present during these discussions and a public meeting had not been advertised, the Township could be in violation of Sunshine laws. Staff would prefer to see a more formal meeting process outlined for this situation.
- **SECTION 7306 – PCD DEVELOPMENT STANDARDS**
 - Establishes minimum development size of 10 acres.
- **SECTION 7309** – Title of this section should be changed to “*Effect of PCD Zoning*”.
- **SECTION 7310 – PCD PRELIMINARY DEVELOPMENT PLAN**
 - This section appears to be asking for the same information that is requested in Section 7212 for PRD’s. However, the wording and order of this Section is different. Staff feels that if it is the intent of the Township to ask for the same information, this Section should be consistent with Section 7212.
 - Letter (P) is a duplicate of letter (B), and should be removed.
- **SECTION 7311 – PCD FINAL DEVELOPMENT PLAN**
 - It appears that much of this Section is asking for the same information as Section 7213, with some additions. However, the language is inconsistent. Staff feels that common information being requested as part of the Final Development Plan for both PRD’s and PCD’s should have consistent language.
 - This section requests only 7 copies of the plan. An applicant is required to submit 15 copies for the PRD’s. Staff questions why the difference in numbers?
 - Section 7311 states that the Zoning Commission is the review authority for PCD Final Development Plan. No such statement is made for PRD’s. Staff questions why the review process for PCD’s is different.
 - (2) – Requirement to show environmentally sensitive areas. Staff doesn’t have a problem with this requirement, but questions why it was not included in the Final Development

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- Plan requirements for PRD's.
- (7) – Staff questions why this stipulation regarding lighting is listed separately, rather than being included as part the exterior lighting plan as required in number 18 of this section?
- (9) - Replace the words “competent engineer” with “registered professional engineer”.
- (13) – Staff recommends removal, as this is a duplicate of number 11 of this section. Requirements should be renumbered accordingly.
- (19) - Staff questions what specific information is required to be submitted as part of the “Economic Impact Statement”.
- (21) – Staff has no issues with the township requiring a bond for PCD's, but questions why it is not a requirement of PRD's as well.
- (22) – Typo, the word “final” needs to be inserted before the words “development plan”.
- (C) – Staff questions how the trustees will have the authority to require supplemental conditions or safeguards when this section only provides for the Zoning Commission to review Final Development Plans for PCD's.
- **SECTION 7312 FINAL DEVELOPMENT PLAN APPROVAL**
 - (A) – should be corrected as follows: *“Approval Period- The approval of a final development plan shall be effective for a period of three (3) years, or for such other period as approved per plan, in order to allow for the filing and recording of a final subdivision plat, if platting is required by applicable law, and the commencement of construction of improvements on the site. No zoning amendment passed during the established approval period shall affect the terms under which approval of the final development was granted. If the required final subdivision has not been approved and recorded, and construction commenced within the established approval period, then the final development plan shall expire unless the Zoning Commission has approved an extension of this time limit. Absent such an extension, no use shall be established or changed and no building, structure or improvement shall be constructed until a new final development has been filed with and approved by the Township, and such application for approval, shall be subject to the same procedures and conditions as an original application.~~for preliminary and final development plan approval.~~ This new*

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application shall comply with the terms of the Zoning Resolution then in effect at the time of filing, including, without limitation, any zoning amendments enacted from and after the date of the initial request to include the property within the PCD ~~District.~~"

- (3) – Why is this language not included in the approval text for PRD's? Staff feels the text should be as consistent as possible from section to the other.
- (F) – The township should make sure this section is worded the same as in previous uses in the document.
- **SECTION 7402 – PLANNED INDUSTRIAL DISTRICT PERMITTED USES**
 - Permitted uses from the M-1 district to be removed from the zoning resolution now appear as permitted uses in the PID text. Billboards and Outdoor Advertising are the only uses not reflected from the M-1 district.
- **SECTION 7403 – PLANNED INDUSTRIAL DISTRICT PERMITTED USES**
 - Conditional uses from the M-1 district to be removed from the zoning resolution now appear as conditional uses in the PID text. Accessory uses is the only item not reflected from the conditional uses in the previous M-1 District.
- **SECTION 7405 - INITIAL DISCUSSIONS**
 - This section is encouraging a potential developer to engage in "informal" conversations with both the Township Zoning Commission and the Township Trustees before submitting a development plan and zoning amendment request. Staff would urge the township to be cautious in this process, if there is a quorum of any board present during these discussions and a public meeting had not been advertised, the Township could be in violation of Sunshine laws. Staff would prefer to see a more formal meeting process outlined for this situation.
- **SECTION 7406 REQUIRED PID STANDARDS**
 - (M) – Staff recommends this portion be removed, as it is a duplication of letter (D)
- **SECTION 7407 REQUIRED FINDINGS FOR PID APPROVAL**
 - Consistent with language used in previous sections.
- **SECTION 7408 PROCESS FOR AMENDMENT**
 - *"Following the filing of an application for a PID, the Zoning Commission may schedule a walkabout on the site with*

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the applicant to familiarize all parties with the lay of the land, and the general design intent of the applicant. If a majority of the Zoning Commission is present, the meeting must be advertised in accordance with Ohio law, and minutes kept.” – This language is not located in previous sections of this document. Staff feel that it is important to include this clause previous sections of this proposed amendment whenever a “walkabout” or “informal conversations/discussions” are encouraged or required.

- **SECTION 7410 PRELIMINARY DEVELOPMENT PLAN (PID)**
 - This language is identical to Section 7310. Please see comments regarding Section 7310 above.
- **SECTION 7411 PRELIMINARY DEVELOPMENT PLAN (PID)**
 - This language is identical to Section 7311. Please see comments regarding Section 7311 above.
- **SECTION 7412 PRELIMINARY DEVELOPMENT PLAN (PID)**
 - This language is identical to Section 7312. Please see comments regarding Section 7312 above.
- **SECTION 7500 – Renamed from “Planned Mixed Use Development District” to Planned Town Center District**
- **SECTIONS 7501 THROUGH 7511**
 - The text in these Sections mirrors Sections 7401-7411. Please see comments for those sections above. Again, staff feels the Township should ensure this language is consistent from section to section.
- **ARTICLE 8000 – PLANNED UNIT DEVELOPMENT TYPE B**
 - The zoning amendment proposes to remove this article from the Millcreek Township Zoning Resolution. Staff has no problem with this, as the other planned districts cover the permitted uses from this district.
- **SECTION 9002 – RESIDENTIAL DESIGN STANDARDS APPLICABILITY**
 - Word changes to match the new district names (PRD’s and PTCD’s).
- **SECTION 9510 – COMMERCIAL DESIGN STANDARDS APPLICABILITY**
 - Word changes to match the new district names (PCD’s, PID’s and PTCD’s).
- **SECTION 10023 – HOME OCCUPATIONS AS PERMITTED USE**
 - This section is added to provide stipulations for permitted

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- home occupations.
- (I) – Staff feels this section should be re-written as follows:
“Traffic generated by the home occupation shall in no case be in a greater volume than would normally be expected in a residential neighborhood.”
- **SECTION 10024 – HOME OCCUPATIONS AS A CONDITIONAL USE**
 - This section is added to provide stipulations for home occupations permitted as a conditional use.
 - (K) – This section states that the county must have done a “recent” inspection on the property and structure. Staff feels the township should replace “recent” with a more specific time period.
- **SECTION 10040 – SIDE AND REAR YARD REQUIREMENTS FOR NONRESIDENTIAL USES ABUTTING RESIDENTIAL DISTRICTS.**
 - Minor word change.
- **ARTICLE 11000 SIGNS AND ADVERTISING**
 - Formatting/order changes only throughout this article.
- **SECTION 12010 GENERAL REQUIREMENTS FOR OFF STREET PARKING – RESIDENTIAL USE**
 - Section name changed from “General Requirements”.
 - The following text has been added: *“Off-street parking shall be required on any lot with a dwelling unit. Off-street parking in this section is meant to include driveways and other areas used or designated as parking spaces”.*
 - The following text has been added to the end of the section: *“A valid driveway permit issued by the Union County Engineer is required for the installation of any driveway or off-street parking and/or loading area.*
 - Text at the end of the section regarding construction materials and standards has been removed and inserted in new section 12011.
- **SECTIONS 12011 THROUGH 12014**
 - Provide construction standards for parking areas in different types of settings.
- **SECTION 12020 PARKING AND STORAGE OF INOPERABLE VEHICLES**
 - Section re-named from “Parking and Storage of Certain Vehicles”.
 - This section has been changed to explicitly prohibit

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- o inoperable vehicles from being parked or stored in any area of the Township.
- o Staff has concerns that the criteria listed for disabled vehicles is not consistent with language in the Ohio Revised Code. The Township should ensure this regulation is compatible with the ORC.
- **SECTIONS 12030 THROUGH 12033**
 - o These sections are an expansion of section 12030 from the previous regulations. These sections more explicitly explain the rules for the parking and storage of commercial vehicles.
- **SECTIONS 12210 THROUGH 12250**
 - o These sections are regulations regarding size and construction of parking areas and driveways.
- **SECTIONS 12261 THROUGH 12310**
 - o These sections state requirements for calculating parking spaces when there are multiple uses on a property, as well as requirements for loading areas and when they are required to be used.
- **SECTIONS 13001 THROUGH 13006**
 - o These sections are regarding landscaping in Millcreek Township. These sections expand upon the text to be replaced.
 - o 13001 Purpose – Staff recommends replacing the word “promise” with “promote”.
 - o 13003(A)(i) – Staff recommends inserting the word “the” between “adjoining” and “street”.
- **ARTICLES 14, 15, 16**
 - o No major changes
- **DEFINITIONS**
 - o Staff has no issues with changes.

STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed zoning text amendments to the Millcreek Township Zoning Resolution based on the staff analysis and comments. Staff feels that the intent of the proposed text is fine; the Township needs to ensure that the language is consistent from section to section.

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ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

The Zoning and Subdivision Committee had the following comments regarding the proposed zoning text amendments:

- **SECTION 6210 AND 6220** – These sections list regulations for home occupations both as permitted and conditional uses. The committee feels this could create a loophole for an applicant. The committee suggests having one set of regulations for home occupations, and then listing them either as a permitted or conditional use in each district.
- **SECTIONS 6231 and 6237** – The committee feels that these changes could create an issue with road frontage requirements in the districts. By increasing the minimum lot size, the minimum frontage would have to be increased as well in order to meet the 3:1 ratio. The township should look at the required frontages to ensure they are in compliance.
- **SECTION 6535** – The township should clarify this section. The committee feels it may be simpler if it was changed to one number such as “a maximum of 75% of the lot may be covered”.
- **SECTION 7203** – The definitions for “Attached Single Family Units” and “Multi Family Units” seem like they are in conflict with each other. “Attached Single Family Units” allow up to four connected units, and “Multi- Family Units” are defined as any structure or structures accommodating three or more families. The township should clarify these definitions.
- **SECTION 7201** – This section allows a home owner’s association to own open space. However, there is no mention that a commercial or industrial association can own open space. The Township might want to consider allowing this.
- **SECTION 7208** – This section doesn’t list a required caliber for street trees. The township might want to consider inserting minimum caliber here.
- **SECTION 7509 (C)(1)** – This section lists setbacks from different types of uses. However, no setback from a Planned Industrial Area is listed. The Committee feels the township should address this.
- The Committee feels the township should add a definition for “Recreational Open Space”. This term is referred to throughout the districts, but is not defined.
- The committee felt that several items listed under “prohibited uses” are not actually uses. Some examples include trash, junk and different types of vehicles. The committee feels that



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

township may be better off to regulate these items under
"supplementary district regulations".

The Zoning and Subdivision Committee recommends
APPROVAL of the proposed zoning text amendments to the
Millcreek Township Zoning Resolution provided that they
township incorporate both staff and committee comments, as
well as any comments that may be received from the Union
County Prosecutor's Office.



Director's Report – January 13, 2011

Jenny's Activities:

Meetings, Miscellaneous & Projects

Heather's Activities:

Meetings, Miscellaneous & Projects

Dec 16	Champaign County CoC Leadership Meeting – Preparation for P-I-T Count
Dec/Jan	Preparations for the 2011 Point-in-Time Count
Jan 4	Champaign County Housing Coalition
Jan 5	Champaign County Prevention Alliance
Jan 6	Logan County Continuum of Care Leadership Team

Ben's Activities:

Meetings, Miscellaneous & Projects

Dec 16	Union County GIS Task Force Meeting – sewer systems, common issues
Ongoing Projects	Tabulate and Create Graphs for Land Use – Richwood Village & Milford Center – using spatial analyst extension Integrate Summaries into Union County Comp. Plan Update
Completed Projects	Review Union County Comprehensive Plans: Allen, Darby, Liberty Townships Draft Summaries of Twp. Comp. Plans under Land Use Chapter Richwood Village & Milford Center Zoning and Land Use maps

Wes' Activities:

Miscellaneous

Dec. 13	Attended Village of West Mansfield Council Meeting
Dec. 16	Attended Logan County Ag Council Meeting
Dec. 16	Attended Union County GIS Meeting
Dec. 14	Attended Honda Transmission Manufacturing Ground Breaking and Open House
Dec. 28	Attended Lake Township Trustees Public Hearing on Zoning Text Amendments
Dec. 30	Attended Harrison Township Trustees Public Hearing on Zoning Text Amendments
Dec. 11	Attended Urbana City Council Meeting
Dec. 13	LUC Zoning and Subdivision Committee Meeting

Ongoing Projects

CDBG	FY2009 – Extensions granted for both Champaign and Union County Projects FY2010 – Pre-Applications to be mailed to jurisdictions in February
GIS	Village of Mechanicsburg, Jefferson Township Sign Inventory, Logan County Sheriff's Office, Searchable Maps for Zoning Inspectors and LUC Website.
Comp Plans	Logan County Township Plans: Perry Township – Ongoing; Zane Township; City of Urbana – Ongoing, Union County Update
Zoning Updates	Lake Township – Formally adopted by Township Trustees Harrison Township – Formally adopted by Township Trustees Stokes Township – Next Meeting 01/24/2011
Other	Upper Scioto Watershed Balanced Growth Plan Steering Committee



Executive Committee Meeting Minutes
Thursday, January 13, 2011

LUC President John Bayliss called the meeting to order at 1:15 pm.

Roll Call – Weston Dodds

Members present: John Bayliss, Brad Bodenmiller, Max Coates, Scott Coleman, Greg DeLong, Charles Hall, Paul Hammersmith, Jim Holycross, Valerie Klingman, Randy Kyte, Brad Lightle, Doug Miller, Tim Notestine, Fereidoun Shokouhi, Jeff Stauch, and Andy Yoder.

Members absent: Tracy Allen, Kevin Bruce, Ves DuPree, Bill Edwards, Bill Kelley, Barry Moffett, Bill Nibert, Ryan Shoffstall, Tom Smith, Jenny Snapp, Tim Tillman, Roger Yoder.

Guests present: Wes Dodds, Ben Willson, and Heather Martin of LUC Regional Planning Commission; Robb Cummins, Harrison Township; Nate Smith, Bellefontaine Examiner.

Minutes – Max Coates made the first motion to approve the minutes from the December 9, 2010 meeting as written. Charles Hall made the second motion to approve the minutes from the December 9, 2010 meeting as written. All in favor.

Financial Report October & November – Andy Yoder presented the Financial Report for December. Fereidoun Shokouhi made the first motion to accept the December Financial Report. Randy Kyte made the second motion to accept the December Financial Report. All in favor.

ODOT Reports - ODOT District 6 and 7 were both placed on the web-site. Brad reported there were no new projects in District 7. There is a new acting District Deputy Director, Matt Parrill. There have also been changes at Central Office, the new administration has hit the road running, and have done a good job of putting the team together. District 6's new Director is Ferzan Ahmed.

New Business:

1. Review of Various Zoning Text Amendments, Millcreek Township, Union County
– Staff Report by Wes Dodds
 - o Max Coates made the first motion to accept the Zoning and Subdivision and Staff recommendation of approval of the Millcreek Township Zoning Text Amendments with staff comments, as well as, Zoning and Subdivision Committee comments. Valerie Klingman made the second motion to accept the Zoning and Subdivision and Staff recommendation of approval



of the Millcreek Township Zoning Text Amendment with staff comments, as well as, Zoning and Subdivision Committee comments. All in favor.

2. Zoning & Subdivision Committee Appointments
 - Fereidoun Shokouhi made the first motion to accept the Zoning & Subdivision Committee appointments, and Paul Hammersmith made the second motion to accept the Zoning & Subdivision Committee appointments. All in favor.
 - 2011 Zoning & Subdivision Committee Members are:
 - Scott Coleman (Chair)
 - Greg DeLong (Vice-Chair)
 - Brad Bodenmiller
 - Charles Hall
 - Paul Hammersmith
 - Fereidoun Shokouhi
 - Jenny Snapp
 - Jeff Stauch
 - Andy Yoder
3. Budget & Finance Committee Appointments
 - Doug Miller made the first motion to accept the Budget & Finance Committee appointments and Scott Coleman made the second motion to accept the Budget & Finance Committee appointments. All in favor.
 - 2011 Budget & Finance Committee Members are:
 - Andy Yoder (Chair)
 - Max Coates
 - John Bayliss
 - Scott Coleman
 - Greg DeLong
 - Charles Hall
 - Paul Hammersmith
 - Tim Notestine
 - Fereidoun Shokouhi
 - Jenny Snapp
 - Jeff Stauch
4. Staff Annual Performance Appraisals and Increases – Andy Yoder & Max Coates
 - Andy Yoder made the first motion at 1:31 pm to enter Executive Session to discuss personnel and staff performance appraisals. Charles Hall made the second motion to enter Executive Session. Executive Session ended at 1:47 pm.
 - The Budget and Finance Committee met and approved performance appraisals of 2.75% for submission to the board. Max Coates made the



first motion to approve the appraisals as submitted by the Budget and Finance Committee and Scott Coleman made the second motion to approve the appraisals as submitted by the Budget and Finance Committee. All in favor.

Director's Report – Wes Dodds

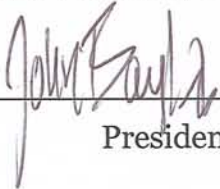
- An update was given on Jenny's status.

Comments from Individuals

- Charles reported that Plain City met Tuesday and decided not to join LUC again this year. Jeff also made note that in the article, someone at Plain City stated they could just use the services for free through Union County.

Adjourn – Fereidoun Shokouhi made the first motion to adjourn the LUC Executive Committee Meeting at 1:56 pm, and Paul Hammersmith seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, February 10, 2011, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.



President

3/10/2011



Secretary