
Re: Copy of Distribution Letter + Plat for Gateway Crossing Preliminary Plat

From Luke Sutton <lsutton@unioncountyohio.gov>

Date Tue 8/11/2026 7:24 AM

To Brad Bodenmiller <bradbodenmiller@lucplanning.com>

If the R/W callouts are adjusted to 40' minimum, then the layout is approved.

Luke Sutton, PE
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Monday, August 10, 2026 10:33 PM

To: Luke Sutton <lsutton@unioncountyohio.gov>

Subject: Re: Copy of Distribution Letter + Plat for Gateway Crossing Preliminary Plat

I will include this in the comments on the staff report.

With the variances having been approved, is the layout and design of the lots, streets and other improvements approved?

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

From: Luke Sutton <lsutton@unioncountyohio.gov>

Sent: Friday, August 7, 2026 1:33 PM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Subject: Re: Copy of Distribution Letter + Plat for Gateway Crossing Preliminary Plat

Brad,

There are two callouts on sheet 7 for 27' private R/W. This should be 40' minimum.

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From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, July 28, 2026 9:34 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for Gateway Crossing Preliminary Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for + have provided a link to a **digital copy** of the Plat for **Gateway Crossing – Preliminary Plat**. The Plat was **tabled** during July's LUC meeting, and an updated, and an **updated Plat was submitted** for the August meeting. Paper copies are being delivered/mailed. Please note the meeting date/times and call with any questions. Thank you!

With this email, I've included a link (below) where you can download a copy of the proposed plat and a copy of any decision letters associated with the plat. If you scroll-through each decision letter, you will find comments required/submitted by your agency during prior review(s). (This may help expedite your review.)

[2026 Subdivision Reviews - August](#)

Note: This is one of five subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller
Director | LUC Regional Planning Commission
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