# Executive Committee Meeting Minutes
Thursday, November 12, 2026

President Mike Yoder called the meeting to order at 1:19 pm.

**Roll Call** – Brad Bodenmiller

**Members present**: Jim Bischoff, Brad Bodenmiller, Roger Brake, Doug Crabill for Preston Carter, Tyler Bumbalough, Tim Cassady, Wes Dodds, Todd Freyhof, Todd Garrett, Jeff Beard for Ashley Gaver, Connor Devine for Jamie Fink, Greg Iiams, Steve McCall, Wyatt Marshall, Beau Michael, Tammy Noble, Eric Petee, Steve Robinson, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, Ben Vollrath, and Mike Yoder.

**Members absent:** Scott Coleman, Eric Kincaid, Jeff Rea, Ken Rosebrook, and Scott Schmid.

**Guests present:** Patricia Brown, EMHT; Travis Irvan, Logan County Health Department; Alex Nunn, EMHT; Jim Ohlin, R&H; Justin Wollenberg, Terrain Evolution; Joseph Grove, Heather Martin, Aaron Smith, LUC Regional Planning Commission

**Minutes** – Greg Iiams moved a motion to approve the minutes from the October 8, 2026, meeting as written, and Jim Bischoff seconded. All in favor.

**Financial Report –** Todd Freyhof presented the Financial Report for October. Steve McCall 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. Eric Petee reported for District 6.

**RTPO Report**
1. Tyler Bumbalough reported on the RTPO. TCC's report is available on LUC's website.

**New Business:**
1. Review of ERN-10 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
    - Steve McCall moved a motion to accept the recommendation of conditional approval of the ERN-10 Phase 2 Final Plat, and Tim Cassady seconded. All in favor.

2. Review of Lark Ravine Final Plat (Union County) – Staff Report by Brad Bodenmiller
    - Tammy Noble moved a motion to accept the recommendation of conditional approval of the Lark Ravine Final Plat, and Todd Garrett seconded. All in favor.

3. Review of Park Model Paradise at the Lake Preliminary Plat (Logan County) – Staff Report by Brad Bodenmiller
    - Steve McCall moved a motion to remove this item from the table, and Steve Robinson seconded. All in favor.

- Blair Stinson moved a motion to accept the developer's request to table the Park Model Paradise at the Lake Preliminary Plat, and Wes Dodds seconded. All in favor.

4. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
   - Tim Cassady moved a motion to accept the recommendation of approval of the Jerome Township Zoning Text Amendment, and Blair Stinson seconded. All in favor.

5. Review of Lake Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
   - Todd Freyhof moved a motion to accept the recommendation of approval of the Lake Township Zoning Text Amendment, and Jeff Beard seconded. All in favor.

6. Review of Taylor Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
   - Blair Stinson moved a motion to accept the recommendation of approval of the Taylor Township Zoning Text Amendment, and Tim Cassady seconded. All in favor.

7. Review of Washington Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
   - Discussions were held regarding this issue with some members feeling that central water should be required for new development. It was suggested that the zoning code does allow variances and that's how it could be handled, instead of altering the zoning text. The comment from the Zoning & Subdivision Committee, that the district purpose statements guide decision-making like a comprehensive plan on questions of rezoning, was reiterated.
   - Steve McCall moved a motion to accept the recommendation of approval of the Washington Township Zoning Text Amendment, and Wes Dodds seconded. A roll call vote was called resulting in 12 no's (Bischoff, Brake, Bumbalough, Crabill, Freyhof, Beard, Devine, Iiams, Marshall, Smith, Stinson, Vollrath) and 10 yes' (Bodenmiller, Cassady, Dodds, Garrett, McCall, Michael, Noble, Robinson, Sutton, Yoder). This motion failed.
   - Tyler Bumbalough moved a motion to recommend denial of the Washington Township Zoning Text Amendment with inclusion of the discussion and Doug Crabill seconded. This motion was not unanimous with 12 members voting yes (Bischoff, Brake, Bumbalough, Crabill, Freyhof, Beard, Devine, Iiams, Marshall, Smith, Stinson, Vollrath) and 10 members voting no (Bodenmiller, Cassady, Dodds, Garrett, McCall, Michael, Noble, Robinson, Sutton, Yoder).

8. Review of Washington Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
   - The Board discussed this rezoning in regard to the water issue.

- Wes Dodds moved a motion to accept the recommendation of approval of the Washington Township Zoning Parcel Amendment, and Ben Vollrath seconded. All in favor.

9. Nominating Committee – Mike Yoder
   - Mike Yoder reported for the Nominating Committee and read the names for the 2027 Board. Changes include Tammy Noble, President; Blair Stinson, 1st Vice President; Jim Bischoff, 2nd Vice President; Mike Yoder, Immediate Past President; Tom Scheiderer, Logan County Township Representative; Jamie Fink, City Engineer Marysville; TBD, City of Marysville, City Rep; Judy Christian, Township Representative.
   - Steve McCall moved a motion to recommend approval of the Nomination Committee report, and Steve Robinson seconded. All in favor.

10. Budget and Finance Committee Report – Todd Freyhof
    - Service Fees
      - Ben Vollrath moved a motion to approve the updated fee schedule with a change noting it's per sheet for large documents over ledger size and Wes Dodds seconded. All in favor.
    - Subdivision Fees
      - Steve Robinson moved a motion to recommend accepting the Budget & Finance Committee's subdivision fee recommendation and Tim Cassady seconded. All in favor.
    - Staff Performance Appraisal
      - Tim Cassady moved a motion to accept the Budget & Finance Committee's recommendation of a 3.25% increase for Brad Bodenmiller, Heather Martin, and Aaron Smith and a 2% increase for Joseph Grove and Greg Iiams seconded. All in favor.

11. Annual Dinner – Heather Martin
    - The 59th Annual Dinner will be held on November 19, 2026, at 6:30 pm. The dinner will be held at the James A. Rhodes Conference Center.

12. December Luncheon – Heather Martin
    - The December luncheon will be held between the December 10 Zoning & Subdivision and Executive Committee meetings at 12:15 pm. The caterer will be Vic's Country Cookin'. If you know a previous LUC Board President, please invite them to the luncheon. RSVP's will be needed by December 2, 2026.

**Adjourn –** Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 2:23, and Todd Freyhof seconded. All in favor.
**Next Scheduled Meeting**: Thursday, December 10, 2026, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

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President Secretary