



Zoning & Subdivision Committee
Thursday, February 12, 2026

The Zoning and Subdivision Committee met in a regular session on Thursday, February 12, 2026, at 12:32 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Todd Freyhof, Jeff Beard for Ashley Gaver, Joseph Grove, Steve McCall, Heather Martin, Tammy Noble, Steve Robinson, Aaron Smith, Luke Sutton for Jeff Stauch, and Casey Tuck.

Absent Members: Wes Dodds, Tom Scheiderer.

Guests: Jay Bohman, Advanced Civil Design; Aaron Freedman, Union County Health Department; Greg Iiams, Village of Russells Point; Brian Smallwood, Woolpert; Aaron Underhill, Underhill & Hodge, LLC; Justin Wollenburg, Terrain Evolution.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from the January 8, 2026, meeting as written, and Steve Robinson seconded. All in favor.

1. Review of Jerome Village Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to recommend conditional approval, including all comments/modifications from prior review periods, of the Jerome Village Preliminary Plat Extension and Tammy Noble seconded. All in favor.
2. Review of The Reserve at New California Phase 2B Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller reported that the developer has requested to table as the bond has not been approved.
 - Steve Robinson moved a motion to recommend accepting the developer's request to table The Reserve at New California Phase 2B Final Plat, and Steve McCall seconded. All in favor.
3. Review of The Reserve at New California Phase 4 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller reported that the developer has requested to table as the bond has not been approved.
 - Steve McCall moved a motion to recommend accepting the developer's request to table The Reserve at New California Phase 4 Final Plat, and Todd Freyhof seconded. All in favor.



4. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Joseph Grove
 - Tammy Noble – When the outparcels develop, will they have to come back to LUC?
 - Brad Bodenmiller – No, amending the PUD is a rezoning and amends the existing regulation text for the property; that is what is proposed now. As outlots develop, they will be processed as detailed development plans which is an administrative process that is reviewed and acted on by the zoning commission after the zoning amendment is effective. Essentially, it is a site plan review and the proposal is required to be in conformance with the PUD regulation text.
 - Jeff Beard - The PUD development Plan drawings say that's what has to be constructed and that's what they have to follow.
 - Brad Bodenmiller – Sometimes, that is true. The drawings should be considered conceptual and unless the regulation text states otherwise. The drawings in a PUD are typically illustrating what the site design might look like based on the regulation text proposed.
 - Tyler Bumbalough – On the photometrics, the previous text says zero foot candle trespass, and I want to call attention to the .3 foot candles proposed. Urbana code is different than .3, they have 1. Has ODOT weighed in on the setbacks?
 - Brad Bodenmiller – No, ODOT has not weighed in on setbacks to my knowledge. As for the light trespass, we are only pointing-out to the Township that the existing text is a 0 foot trespass and the amended text could allow for .3 trespass which is an increase.
 - Tammy Noble – Is the square area really 800 square feet?
 - Joseph Grove – We are pointing-out that the Township may want to look at the text more closely. It reads as if each sign can be 800 square feet.
 - Brian Smallwood – The main letters of the logo for the grocery store is 800 square feet; everything else is directional. That is why we proposed 800 square feet.
 - Tyler Bumbalough asked for clarification on the staff recommendation, item three. He stated he wanted to call attention that the previous text said zero foot candle trespass.
 - Tyler Bumbalough moved a motion to recommend approval with modifications of the Jerome Township Zoning Parcel Amendment including everything in staff comments except to call attention to the previous foot candle trespass being 0.0 in previous text, and Steve McCall seconded. The modifications are those listed in the staff report, except the last staff recommendation regarding light trespass is struck. The updated recommendation is for LUC staff to call attention to the difference between the existing and proposed text light trespass threshold. Vote was not unanimous with Tammy Noble voting against the motion because it deviates from Dublin's Community Plan.
5. Review of Taylor Township Zoning Amendment (Union County) – Staff Report by Joseph Grove
 - Tammy Noble moved a motion to recommend approval with modifications of the Taylor Township Zoning Amendment, and Steve Robinson seconded. All in favor.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

6. Review of Review of Agritourism Model Text – Staff Report by Aaron Smith
 - Tammy Noble – Asked a question about township limitations associated with regulating the building materials.
 - Aaron Smith stated that the ORC does say they can't regulate building materials. For agritourism, you can except for parking base and drainage improvements.
 - Jeff Beard – Asked about a line in the proposed model text requiring a decision within thirty days once a public hearing is closed. What if a public hearing is continued multiple times?
 - Brad Bodenmiller – We could replace that with text requiring a public hearing to be concluded and adjourned within so many days once it is opened.
 - Steve Robinbson moved a motion to recommend approval of the Agritourism Model Text with Jeff Beard's additional comment to conclude and adjourn a public hearing within a certain timeframe, and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:11 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconding. All in favor.