



Executive Committee Meeting Minutes
Thursday, November 13, 2025

President Tim Cassady called the meeting to order at 1:17 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Roger Brake, Tyler Bumbalough, Tim Cassady, Scott Coleman, Todd Freyhof, Todd Garrett, Jeff Beard for Ashley Gaver, Connor Devine for Kyle Hoyng, Greg Iiams, Steve McCall, Wyatt Marshall, Beau Michael, Eric Petee, Steve Robinson, Blake Simpson for Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, Ben Vollrath, and Mike Yoder.

Members absent: Preston Carter, Wes Dodds, Eric Kincaid, Tammy Noble, Jeff Rea, and Ken Rosebrook.

Guests present: Olyvia Ashbrook Hall, KASS; Cole Massie, Columbia Gas; Darryl Menerey, Epcon Communities; Justin Wollenburg, Terrain Evolution; Joseph Grove, Heather Martin, Aaron Smith, and Casey Tuck, LUC Regional Planning Commission.

Minutes – Mike Yoder moved a motion to approve the minutes from the October 9, 2025, meeting as written, and Scott Coleman seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for October. Scott Coleman moved a motion to accept the Financial Report, and Steve McCall seconded. All in favor.

ODOT Reports:

ODOT Reports are available on LUC's website. Eric Petee reported for District 6. Blake Simpson reported for District 7. Steve Robinson questioned Eric Petee if the previous day's work located at Routes 4 & 347 was in preparation for the upcoming roundabout. Eric Petee was unsure but volunteered to find out.

RTPO Report

Tyler Bumbalough reported on the RTPO. TCC's report is available on LUC's website. Capital program project applications are due December 10.

New Business:

1. Review of Glacier Pointe Section 4 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was updated to incorporate comments received from reviewing agencies.
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of the Glacier Pointe Section 4 Phase 2 Final Plat, and Todd Freyhof seconded. All in favor.



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2. Review of Lark Ravine Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the developer requested to table.
 - Scott Coleman moved a motion to accept the recommendation to approve the developer's request to table the Lark Ravine Preliminary Plat, and Steve McCall seconded. All in favor.
3. Review of The Courtyards at White Oaks AKA The Courtyards at Ryan Parkway Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Beau Micheal moved a motion to accept the recommendation of conditional approval of The Courtyards at White Oaks AKA The Courtyards at Ryan Parkway Preliminary Plat, and Steve Robinson seconded. All in favor.
4. Review of The Courtyards of Hyland Meadows AKA VN-13 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was updated to incorporate comments received from reviewing agencies.
 - Mike Yoder moved a motion to accept the recommendation of conditional approval of The Courtyards of Hyland Meadows AKA VN-13 Phase 2 Final Plat, and Jeff Beard seconded. All in favor.
5. Review of The Reserve at New California Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Blair Stinson moved a motion to accept the recommendation of conditional approval of The Reserve at New California Preliminary Plat Extension, and Tyler Bumbalough seconded. All in favor.
6. Review of The Reserve at New California Phase 2A Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was updated to incorporate comments received from reviewing agencies. The Engineer's Office reported the outstanding bond was approved.
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of The Reserve at New California Phase 2A Final Plat, and Steve McCall seconded. All in favor.
7. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Beau Michael moved a motion to accept the recommendation of approval of the Johnson Township Zoning Text Amendment, and Todd Garrett seconded. All in favor.
8. Review of Miami Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith

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- Mike Yoder moved a motion to accept the recommendation of approval with modifications of the Miami Township Zoning Text Amendment, and Ben Vollrath seconded. All in favor.
- 9. Review of Taylor Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Tyler Bumbalough moved a motion to accept the recommendation of approval of the Taylor Township Zoning Text Amendment, and Scott Coleman seconded. All in favor.
- 10. Nominating Committee Report – Tim Cassady
 - Tim Cassady reported for the Nominating Committee and read the names for the 2026 Board. Changes include Mike Yoder as President; Kyle Hoyng as 1st Vice President; Blair Stinson as 2nd Vice President; Roger Brake as the Champaign County, At Large Representative.
 - Steve McCall moved a motion to recommend approval of the Nominating Committee report and Scott Coleman seconded. All in favor.
- 11. Annual Dinner – Casey Tuck
 - The 58th Annual Dinner will be held next Thursday. All ticket sales information needs reported by the end of today.
- 12. December Luncheon (December 11, 2025, 12:15 pm) – Casey Tuck
 - The December Luncheon will be held on December 11 at noon. This will be between the Zoning & Subdivision and Executive Committee meetings. The caterer will be Vic's Country Cookin'. If you know of a previous LUC Board President, please invite them to the luncheon. RSVP's will be needed by December 3.

Director's Report

Comments from Individuals:

- Brad Bodenmiller – Introduced Joseph Grove who will be replacing Gram Dick at LUC.
- Steve McCall – I would like to thank ODOT District 7 for the Safety program held. I appreciate everyone's support.
- Tim Cassady – I echo that. I also want to congratulate Beau Michael for his accomplishment with the NRECA Management Internship Program.

Adjourn – Steve McCall moved a motion to adjourn the LUC Executive Committee Meeting at 1:52 pm, and Tyler Bumbalough seconded. All in favor.

Next Scheduled Meeting: Thursday, December 11, 2025, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

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President

Secretary

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