



**Executive Committee Meeting Agenda**  
Thursday, July 11, 2024, 1:15 pm

**Call to Order**– Steve Robinson, President

**Roll Call** – Brad Bodenmiller

**Action on Minutes of June 13, 2024**

**Financial Report** - Todd Freyhof, Treasurer

**ODOT Reports**

**RTPO Report** – Tyler Bumbalough

**New Business:**

1. Review of Active Infrastructure – Industrial Parkway Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
2. Review of The Courtyards at White Oaks Phase 1 Final Plat (Union County) – Staff Report by Brad Bodenmiller
3. Review of The Jerome Village Market Final Plat (Union County) – Staff Report by Brad Bodenmiller
4. Review of The Shops at Hawks Landing Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
5. Review of McArthur Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
6. Review of Perry Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
7. Review of Urbana Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith

**Director's Report**

**Comments from Individuals**

**Adjourn**



## 2024 Budget Summary

as of June 30, 2024

### Revenues

		Estimated	Received	Cash Balance	%
450112	Membership Contributions	\$ 246,934.19	\$ 257,234.65	\$10,300.46	104%
450105	Grants	\$ 24,400.00	\$ -	(\$24,400.00)	0%
450105.LUC13	ODOT RTPO Grant	\$ -	\$ -	\$0.00	0%
420107	Charges for Services	\$ 71,396.87	\$ 64,075.82	(\$7,321.05)	90%
420121	Subdivision Plats	\$ 65,000.00	\$ 55,447.32	(\$9,552.68)	85%
420122	Mapping	\$ 350.00	\$ -	(\$350.00)	0%
470101	Interest	\$ 8,000.00	\$ 10,228.19	\$2,228.19	128%
480108	Annual Dinner	\$ 2,950.00	\$ -	(\$2,950.00)	0%
480111	Refund	\$ -	\$ 209.27	\$209.27	
	<b>Estimated Total Revenue</b>	<b>\$ 419,031.06</b>	<b>\$ 387,195.25</b>	<b>(\$31,835.81)</b>	<b>92%</b>

### Expenditures:

		Estimated Budget	Intra-Fund Transfers	Adjusted Budget	Expended	%
510100	Salaries & Wages	\$ 258,000.00		\$ 258,000.00	\$ 128,856.05	50%
510205	PERS	\$ 36,120.00		\$ 36,120.00	\$ 18,039.97	50%
510215	Medicare	\$ 3,741.00		\$ 3,741.00	\$ 1,814.14	48%
510225	Workers Compensation	\$ 1,393.20		\$ 1,393.20	\$ 675.69	48%
510305	Medical	\$ 36,000.00		\$ 36,000.00	\$ 17,499.72	49%
510310	Dental Insurance	\$ 1,550.00		\$ 1,550.00	\$ 767.64	50%
510315	Vision Insurance	\$ 65.00		\$ 65.00	\$ 30.12	46%
510320	Life Insurance	\$ 500.00		\$ 500.00	\$ 210.96	42%
520115	Office Supplies	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 5,694.65	57%
520155	Subscription Fees	\$ 2,500.00		\$ 2,500.00	\$ 1,672.42	67%
520160	Membership & Dues	\$ 5,000.00		\$ 5,000.00	\$ 3,870.00	77%
530100	Contract Services	\$ 13,500.00		\$ 17,605.93	\$ 6,703.17	38%
530110	Tuition Reimbursement	\$ -		\$ -	\$ -	0%
530171	Professional Development	\$ 2,000.00		\$ 2,000.00	\$ 1,126.00	56%
530310	Auditing Services	\$ 3,000.00		\$ 3,000.00	\$ -	0%
530650	Maintenance & Repair	\$ 10,000.00	\$ (10,000.00)	\$ -	\$ -	0%
530702	Annual Dinner	\$ 4,000.00		\$ 4,000.00	\$ -	0%
530800	Building	\$ 35,500.00		\$ 38,671.60	\$ 19,085.87	49%
540100	Equipment	\$ 2,500.00	\$ 5,000.00	\$ 7,500.00	\$ 674.09	9%
550100	Travel & Expense	\$ 10,000.00		\$ 11,055.62	\$ 5,340.17	48%
550305	Contingencies	\$ 7,500.00		\$ 7,730.61	\$ 3,554.39	46%
	<b>Estimated Total Expenditures</b>	<b>\$ 437,869.20</b>		<b>\$ 446,432.96</b>	<b>\$ 215,615.05</b>	<b>48%</b>


### STATEMENT:

Cash Balance January 1, 2024	\$ 530,655.85
Estimated Cash Balance December 31, 2024	\$ 480,308.70
Actual Cash On Hand December 31, 2024	
Estimated Total Revenue	\$ 419,031.06
Actual 2024 Revenue	\$ 387,195.25
Difference (+/Under)	\$ (31,835.81)
Estimated Adjusted Total Expenditures	\$ 446,432.96
Actual 2024 Expenditures	\$ 215,615.05
Difference (+/Under)	\$ 230,817.91

## LUC Regional Planning Commission Treasurer's Report

Beginning Balance on June 1, 2024			\$ 716,785.24
<b>Receipts</b>			
Terrain Evolution	Jerome Village Market Final Plat	\$ 2,484.22	
EC New Vision Ohio, LLC	The Courtyards at White Oaks Phase 1 Final Plat	\$ 3,460.00	
Advanced Civil Design	Industrial Parkway	\$ 10,962.95	
Union County	Interest	\$ 2,132.78	
<b>Total Receipts</b>			<b><u>\$ 19,039.95</u></b>
<b>Total Cash on Hand</b>			<b>\$ 735,825.19</b>
<b>Expenditures</b>			
Employee Salaries	2 Pay Periods	\$ 19,824.01	
PERS	2 Pay Periods	\$ 2,775.38	
Medicare	2 Pay Periods	\$ 278.46	
Worker's Compensation	2 Pay Periods	\$ 103.72	
CEBCO	Health Insurance	\$ 2,916.62	
Dental Insurance	Dental Insurance	\$ 127.94	
VSP	Vision Insurance	\$ 5.02	
Life Insurance	Life Insurance	\$ 35.16	
CRI Digital	Copier Maintenance	\$ 338.37	
Staples	Office Supplies	\$ 798.84	
West Publishing	Planning & Zoning Law Book 2024	\$ 986.00	
TRC	per Lease agreement	\$ 3,171.60	
Wesley Easton	water delivery	\$ 29.27	
Staples	Printer (Martin)	\$ 674.09	
Aaron Smith	Mileage - May 2024	\$ 237.28	
Heather Martin	Mileage - May 2024	\$ 104.98	
Gram Dick	Mileage - May 2024	\$ 78.88	
Brad Bodenmiller	Expense Report - May 2024	\$ 354.87	
Richwood Banking Visa	Miscellaneous Expenses	\$ 748.65	
<b>Total Expenditures</b>			<b><u>\$ 33,589.14</u></b>
<b>Balance on Hand as of June 30, 2024</b>			<b>\$ 702,236.05</b>

Respectfully Submitted,

  
 Todd Freyhof, Treasurer

## Projects in Union County under Construction or to be Sold by 6/30/25

							Report Date:	7/9/2024
Project Name	PID	Primary Work Category	Project Description	Sale Date	Award Date	Estimated End Constr	Estimated Constr Cost or Award Amount	
UNI-38-0.30	118866	Roadway Minor Rehab	Resurfacing on SR 38 in Union County.UNI-38 from 0.30 to 7.61; SR 161 to Marysville Corp LimitResurfacing with minor pavement repairs, upgrading guardrail as needed and miscellaneous items of work.	09/26/24	10/07/24	09/30/25	\$2,573,000	
UNI-33-9.10/11.50 Parts 1, 2 & 3	115675	Bridge Preservation	Part 1: Re-deck twin structures at two locations: US 33 over Raymond Rd & US 33 over Waldo Rd.Part 2: Replace box beams on twin structures: US 33 over SR 245 and Overlay decks and repair abutments on twin structures: US 33 over Northwest ParkwayPart 3: Resurfacing Project on UNI33, UNI-36 and UNI-245. Asphalt Overlay with bridge sealing and guardrail upgrade as needed.Parts 2 & 3 will be designed by District Six In-House Design	01/16/25	01/27/25	10/01/26	\$24,861,863	
UNI/DEL-42-4.92/0.00	111381	Roadway Major Rehab	UNI 42 from 4.92 (PID 107822 end project limit) to 9.88 (Delaware County line) & DEL 42 from 0.00 (Union County line) to 1.41 (PID 108685 start limit).Resurface US 42 to include full depth pavement repairs and shoulder widening (~4'). Installation of cent erline and edge line rumble stripes. Add turn lanes at Jerome Rd.This PID also covers design for PID 109074	05/08/25	05/19/25	10/01/25	\$8,799,944	
<b>Current Projects Under Construction</b>								
UNI US 33 24.870	80748	Roadway Major Rehab	Upgrade interchange of US 33/SR 161/Post Rd to include interchange reconfiguration, ramp relocation, and necessary improvements to adjacent roadways.City of Dublin pursuing funding from various sources.	03/10/22	04/06/22	06/01/25	\$40,335,558	
UNI-245/161-0.03/0.64	112955	Roadway Minor Rehab	Resurfacing Project in Union County on SR 245 and SR 161Asphalt Overlay with minor repairs, bridge sealing and upgrade guardrail as needed. UNI-245-0.03-7.32; Champaign Co Line to US33UNI-161-0.64-0.92; SR 4 to E. Corp limit of Irvin	11/30/2023	12/7/2023	9/15/2024	4,207,724.89	
UNI/DEL-33/VAR-17.95/VAR	115685	Bridge Preservation	This project will replace the superstructure & raise the bridge carrying Beecher Gamble over US 33.Install Pedestrian Hybrid Beacon and sidewalk along SR 750 and extend curb and gutter along SR 257.	1/11/2024	1/19/2024	10/1/2024	2,360,194.23	
UNI-SR31-0.77	114102	Roadway Major Rehab	SR31 widening from Elwood Ave to US33 eastbound ramp intersection, including traffic signal upgrades and pedestrian improvements.	01/31/24	02/01/24	10/31/24	\$3,656,631	
UNI-736-4.06 Part 1 & 2	107000	Bridge Preservation	Part 1: UNI-736-4.06 over Blumenschein Ditch; replace box culvertPart 2: UNI-736-1.16 replace existing superstructure, minor pavement and roadway work. UNI-736-1.99 replace entire structure with minor pavement and roadway work. Design under PID 95776.	05/09/24	05/20/24	10/15/25	\$4,005,751	
UNI-SR47-14.54	117473	Shared Use Path	Install an ADA sidewalk on the north side of SR 47 within the Village of Richwood.	05/09/24	05/20/24	01/10/25	\$94,269	

## Projects in Union County under Construction or to be Sold by 6/30/25

Report Date: 7/9/2024

Project Name	PID	Primary Work Category	Project Description	Sale Date	Award Date	Estimated End Constr	Estimated Constr Cost or Award Amount
D06 SP FY2024 General	108070	Roadway Minor Rehab	Spot paving on various general system routes throughout District Six	5/23/2024	5/31/2024	9/30/2024	\$869,906
UNI-33-8.72	112852	Roadway Minor Rehab	Spot Repair project on US 33 and SR245	2/22/2024	3/1/2024	10/31/2024	\$4,374,922.60



# Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

## Director's Report – July 11, 2024

### Brad's Activities:

6/9	<b>Heather Martin 16-Year Anniversary</b>
6/17	Met with Logan Co (L) EMA Director Urbana Twp (C) Board of Trustees meeting Goshen Twp (C) Zoning Commission public hearing
6/18	ODOT EV Infrastructure Outreach meeting with City of Urbana (C) Union Co (U) Comprehensive Plan Parks, Rec, Cultural, Nat Resources Subcommittee meeting ODOT State Transportation Innovation Council (STIC) meeting
6/20	Logan Co (L) EMA Open House #2
6/21	Union Co (U) Comprehensive Plan Economic Development Subcommittee meeting
6/24	Met with Urbana Twp (C) officials Indian Lake Area RV Waiver meeting
6/25	ODOT State Transportation Innovation Council (STIC) meeting Testified before Senate Select Committee on Housing
6/27	Union Co (U) Comprehensive Plan Steering Committee meeting North Union Active Transportation Plan meeting
7/1	Indian Lake Area CRA meeting
7/2	Union Co (U) Department Head meeting Jerome Twp (U) Board of Trustees meeting
7/3	Union Co (U) Sketch Plan meeting
7/7	<b>Brad Bodenmiller 10-Year Anniversary</b>
7/8	Logan Co (L) GIS meeting
7/9	Met with Union Co (U) Administrator Met with Union Co (U) Asst Administrator RE: Strategic Plan RFP Union Co (U) Comprehensive Plan Parks, Rec, Cultural, Nat Resources Subcommittee meeting
7/10	Logan-Champaign RTPO Transit meeting Met with Logan Co (L) Economic Development regarding Indian Lake Area housing Indian Lake Area Utility Extension meeting
7/11	Union Co (U) Land Bank meeting
Ongoing	Model Text: Adult Entertainment, Adult Use Cannabis, Animals + Fowl/Poultry, Depth:Width Ratio, Drainage, Short-Term Rentals, Signs
Ongoing	Fiscal Officer Training (include Recorders)
Ongoing	Indian Lake – supporting role for local agencies as needed
Ongoing	Union Co (U) Comprehensive Plan: Key leader interviews + Economic Development Subcommittee

### Aaron's Activities:

6/17	Visit with Logan Co (L) EMA to discuss tornado recovery open house Meet with Miami Twp (L) Zoning Inspector for training Miami Twp (L) Trustee meeting
6/18	Liberty Twp (L) Zoning Commission Public Hearing Adams Twp (L) Zoning Commission Public Hearing
7/1	Union Twp (C) Trustees Public Hearing
7/2	Vlg of North Lewisburg (C) Council Public Hearing
7/9	Union Co Comp Plan (U) – Parks & Recreation – Cultural, Historical, and Natural Resources subcommittee meeting

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



# Logan-Union-Champaign Regional Planning Commission

Director: Bradley J. Bodenmiller

Ongoing	Union Co (U) Cardinal Trail; Signs Model Zoning Text;
Mapping	Indian Lake (L) Tornado Recovery Mapping; Vlg of North Lewisburg (C) Zoning Map
Zoning	Vlg of West Mansfield (L); Bloomfield Twp (L); Jefferson Twp (L); McArthur Twp (L); Miami Twp (L); Washington
Support/ Assisting	Twp (L); Zane Twp (L); Darby Twp (U); Vlg of North Lewisburg (C); Vlg of St. Paris (C); Vlg of Woodstock (C); Adams
Jurisdictions	Twp (C); Concord Twp (C); Mad River Twp (C); Stokes Twp (L); Union Twp (C); Urbana Twp (C); Wayne Twp (C);

## Gram's Activities:

6/18	Union Co (U) Parks, Trails, Cultural, and Natural Resources Subcommittee Meeting
6/20	Perry Twp (L) Zoning Commission Meeting
6/21	Union Co (U) Economic Development Subcommittee Meeting
7/9	Union Co (U) Parks, Trails, Cultural, and Natural Resources Subcommittee Meeting

Mapping	Allen Twp (U); Paris Twp (U); Union County Comprehensive Maps
Zoning	Allen Twp (U); Dover Twp (U); Jerome Twp (U); Paris Twp (U); Perry Twp (L); Taylor Twp (U); Washington Twp (U);
Support/ Assisting	Jurisdictions
Ongoing	Union Co (U) Comprehensive Plan; Economic Development Subcommittee; Key Leader Interviews

## Heather's Activities:

6/14	Meeting with Joe Hammergren (TRC)
6/18	Champaign County CDBG Bid Opening
6/20	Unionville Center Fair Housing training
6/20	The Ohio Ethics Law: A Deeper Study Webinar
6/20	EMA Open House #2
6/27	Analysis of Impediments to Fair Housing webinar
7/3	Champaign County Community meeting
7/11	Union County Land Bank meeting
Ongoing	Second Survey for Village of West Liberty
Ongoing	LC Land Bank 24-25 Demolition Program activities
Ongoing	UC Land Bank 24-25 Demolition Program activities
Ongoing	CC CDBG PY23
Ongoing	CoM CDBG PY24

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



Executive Committee Meeting Minutes  
Thursday, July 11, 2024

President Steve Robinson called the meeting to order at 1:15 pm.

**Roll Call** – Brad Bodenmiller

**Members present:** Brad Bodenmiller, Tyler Bumbalough, Doug Crabill for Preston Carter, Nino Vitale for Tim Cassady, Wes Dodds, Todd Freyhof, Todd Garrett, Ashley Gaver, Kyle Hoyng, Greg Iiams, Beau Michael, Spencer Mitchell, Eric Petee, Steve Robinson, Ken Rosebrook, Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, Ben Vollrath and Mike Yoder.

**Members absent:** Jim Bischoff, Matt Chamberlain, Scott Coleman, Steve McCall, Tammy Noble, and Jeff Rea.

**Guests present:** Justin Wollenberg, Terrain Evolution; Ryan Fowler, Advanced Civil Design; Carl Nelson, Active Infrastructure; Kyle Wrentmore, The Mannik & Smith Group; Tom Warner, ACD; Aaron Smith, Gram Dick, and Heather Martin of LUC Regional Planning Commission.

**Minutes** – Mike Yoder moved a motion to approve the minutes from the June 13, 2024, meeting as written, and Beau Michael seconded. All in favor.

**Financial Report** – Todd Freyhof presented the Financial Report for June. Tyler Bumbalough moved a motion to accept the Financial Report and Wes Dodds seconded. All in favor.

**ODOT Reports:**

ODOT Reports are available on LUC's website. Eric Petee reported for ODOT District 6. The Central Office is working on the LPA manual, combining chapters. It should be completed by the end of the year. Scott Schmid reported for ODOT District 7.

**RTPO Report**

1. Tyler Bumbalough reported that there is no report this month from TCC. Brad Bodenmiller reported that next month there will likely be PWP amendments.

**New Business:**

1. Review of Active Infrastructure – Industrial Parkway Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
  - Tyler Bumbalough moved a motion to accept the recommendation of conditional approval of the Active Infrastructure – Industrial Parkway Preliminary Plat with staff comments and Ben Vollrath seconded. All in favor.
2. Review of The Courtyards at White Oaks Phase 1 Final Plat (Union County) – Staff Report by Brad Bodenmiller
  - Brad Bodenmiller reported reviewing agency comments have been incorporated into a revised plat. The Engineer's Office confirmed the bond was approved.





# Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Mike Yoder moved a motion to accept the recommendation of conditional approval of The Courtyards at White Oaks Phase 1 Final Plat with comments and Todd Garrett seconded. All in favor.
- 3. Review of The Jerome Village Market Final Plat (Union County) – Staff Report by Brad Bodenmiller
  - Brad Bodenmiller reported reviewing agency comments have been incorporated into a revised plat. The Engineer's Office confirmed the bond was approved.
  - Todd Freyhof moved a motion to accept the recommendation of conditional approval of The Jerome Village Market Final Plat with staff comments and Spencer Mitchell seconded. All in favor.
- 4. Review of The Shops at Hawks Landing Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
  - Ben Vollrath moved a motion to take this item off the table and bring it to the floor for a vote and Tyler Bumbalough seconded. All in favor.
  - Tyler Bumbalough moved a motion to accept the recommendation of conditional approval of The Shops at Hawks Landing Preliminary with staff comments and Todd Freyhof seconded. All in favor.
- 5. Review of McArthur Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
  - Todd Freyhof moved a motion to accept the recommendation of approval of the McArthur Township Zoning Text Amendment and Todd Garrett seconded. All in favor with Wes Dodds and Mike Yoder who is a resident of the Township abstaining.
- 6. Review of Perry Township Text Amendment (Logan County) – Staff Report by Aaron Smith
  - Tyler Bumbalough moved a motion to accept the recommendation of approval of the Perry Township Zoning Text Amendment and Ken Rosebrook seconded. All in favor with Mike Yoder OPSB member abstaining.
- 7. Review of Urbana Township Zoning Text Amendment (Champaign County) - Staff Report by Aaron Smith
  - Spencer Mitchell moved a motion to accept the recommendation of approval of the Urbana Township Zoning Text Amendment and Todd Freyhof seconded. All in favor with Doug Crabill, Blair Stinson, and Nino Vitale abstaining.

## Director's Report

### Comments from Individuals:

- Medical Marijuana language
  - Nino Vitale asked questions about the draft marijuana zoning text, and he provided the title of a book that provides information on this item that may be helpful to other officials.
  - Doug Crabill asked about what happens if legislators change the language once this happens and Brad Bodenmiller responded. The legislature can change any text in the

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



# Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- ORC and we have to adjust if required. We updated the solar model text based on a change to the ORC. We did not need to make adjustment to medical marijuana text so I think it will be OK.
- Todd Freyhof thanked Heather Martin for her help with the CDBG project and Urbana for stepping aside so the village received the money. He thanked Aaron Smith for attending a council meeting and for his help in diffusing potential issues.
  - Brad Bodenmiller provided information on a Union County Health Department employee who had been funded through a State grant. That grant was not renewed, and he shared that he would hate for Union County to lose her.
  - Ken Rosebrook asked about the land bank demolition program and Heather Martin provided information.

**Adjourn** – Mike Yoder moved a motion to adjourn the LUC Executive Committee Meeting at 1:58 pm and Mike Yoder seconded. All in favor.

**Next Scheduled Meeting:** Thursday, August 8, 2024, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty OH 43319.

---

President

---

Secretary

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)