



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Thursday, August 12, 2010 - 1:15 p.m.

Call to Order – Robert A. Yoder, President

Roll Call - Jenny Snapp, Director

Action on Minutes of June 10, 2010 – Executive Committee

Financial Report for 7/8 and 8/12 – Max Coates, Treasurer

ODOT Reports

New Business:

1. Review of Darby Braeside Preliminary Plat **Extension**, Darby Township, Union County – Staff Report by Jenny Snapp
2. Review of Jerome Village **Amended** GPN-2 Preliminary Plat, Jerome Township, Union County – Staff Report by Jenny Snapp
3. Review of Jerome Village GPN-6 Preliminary Plat, Jerome Township, Union County – Staff Report by Jenny Snapp
4. Review of Zoning Text Amendment to Jerome Township, Union County Zoning **Resolution regarding Section 804 #2 a) “Monument Signs”** – Staff Report by Wes Dodds
5. Review of Zoning Parcel Amendment in Liberty Township, Logan County of the Shirley Brandt Property, County Road 189 & US 68 from R-1 Low Density Residential District to B-1 Service Business District. The parcel is currently operating under a conditional use permit as a gymnastics business. The applicant wishes to place a Billboard on her property. – Staff Report by Wes Dodds
6. Review of Zoning Text Amendments to the Dover Township, Union County Zoning **Resolution regarding Section 703 “Dwelling (Housing) Manufactured”** – Staff Report by Wes Dodds
7. Annual Dinner – **proposed date Thursday, November 18.** This year’s event will be held in Champaign County.

Director’s Report – Jenny Snapp, Director

Comments from Individuals

Adjourn

**Reminder - The
Zoning & Sub
Committee will be
meeting on Tuesday,
August 10 at 1:30 pm**

2010 Budget Summary

As of 8/5/2010

10-800 REVENUES:

| | Estimated | To Date | CashBalance |
|--------------------------|---------------|---------------|----------------|
| 1 Per Capita Assessments | \$ 172,782.00 | \$ 183,325.35 | \$ (10,543.35) |
| 2 Estimated Interest | \$ 4,900.00 | \$ 2,993.60 | \$ 1,906.40 |
| 3 Estimated Other | \$ 45,000.00 | \$ 1,329.55 | \$ 43,670.45 |
| 4 Services and Projects | \$ 67,192.00 | \$ 41,801.76 | |
| Estimated Total Revenue | \$ 289,874.00 | \$ 229,450.26 | \$ 60,423.74 |

10-100 EXPENDITURES:

| | Estimated | To Date | |
|--------------------------------|---------------|---------------|---------------|
| 1020 Salaries & Wages | \$ 189,544.00 | \$ 90,122.25 | \$ 99,421.75 |
| 1030 Supplies | \$ 3,000.00 | \$ 3,332.72 | \$ (332.72) |
| 1040 Equipment | \$ 1,500.00 | \$ 1,150.00 | \$ 350.00 |
| 1050 Utilities | \$ 11,392.00 | \$ 6,559.97 | \$ 4,832.03 |
| 1060 Travel | \$ 7,000.00 | \$ 4,166.05 | \$ 2,833.95 |
| 1070 Professional Development | \$ 2,000.00 | \$ 728.65 | \$ 1,271.35 |
| 1090 Other Expenses | \$ 6,000.00 | \$ 5,167.33 | \$ 832.67 |
| 1091 PERS | \$ 26,537.00 | \$ 12,638.20 | \$ 13,898.80 |
| 1092 Workers Compensation | \$ 5,687.00 | \$ 1,513.53 | \$ 4,173.47 |
| 1093 Medicare | \$ 2,749.00 | \$ 1,288.13 | \$ 1,460.87 |
| 1094 Hospital / Life Insurance | \$ 26,567.00 | \$ 6,660.52 | \$ 19,906.48 |
| 1100 Contingencies | \$ 2,000.00 | \$ 2,702.11 | \$ (702.11) |
| 1300 Building Fund | \$ 5,000.00 | \$ 472.68 | \$ 4,527.32 |
| Estimated Total Expenditures | \$ 288,976.00 | \$ 136,502.14 | \$ 152,473.86 |

STATEMENT:

| | |
|--|---------------|
| Cash Balance January 1, 2010 | \$ 134,287.65 |
| Estimated Total Revenue | \$ 289,874.00 |
| Estimated Total Expenditures | \$ 288,976.00 |
| Difference | \$ 898.00 |
| Estimated Cash Balance December 31, 2010 | \$ 135,185.65 |

LUC Regional Planning Commission

Treasurer's Report

BEGINNING BALANCE ON July 1, 2010 **\$ 242,718.26**

RECEIPTS

| | | |
|------------------------|---|-------------|
| Jerome Village Corp. | GPN-6 Preliminary Plat Resubmit | \$ 400.00 |
| Jerome Village Corp. | GPN-2 Amended Preliminary Plat | \$ 500.00 |
| Ballentyne Partnership | Darby Braeside Preliminary Plat Extension | 200 |
| Logan County | Interest 2nd Quarter 2010 | \$ 1,252.19 |

TOTAL RECEIPTS **\$ 2,352.19**

TOTAL CASH ON HAND **\$ 245,070.45**

EXPENDITURES

| | | |
|----------------------------|---------------------------------------|--------------|
| Employee Salaries | 2 Pay Periods | \$ 10,328.00 |
| PERS | Jun-10 | \$ 1,445.92 |
| Medicare | 2 Pay Periods | \$ 147.22 |
| CEBCO | Health Insurance | \$ 895.87 |
| Anthem Life | Life Insurance | \$ 7.20 |
| ODJFS | Unemployment - K. Hanigosky | \$ 575.00 |
| Dayton Power & Light | Electricity | \$ 420.00 |
| Time Warner Cable | Internet/Phone Service | \$ 241.73 |
| Treasurer of State | Audit | \$ 669.20 |
| Verizon Wireless | Cell Phone - 2 months | \$ 277.14 |
| Staples | Supplies | \$ 343.10 |
| Jenny Snapp | Mileage - June 2010 | \$ 169.50 |
| Heather Martin | Mileage - June 2010 | \$ 94.12 |
| Weston Dodds | Mileage - June 2010 | \$ 284.00 |
| Urbana Daily Citizen | 52 Week Online Subscription | \$ 114.85 |
| Amazon | Kettle/Board Room Supplies | \$ 35.45 |
| CRI Digital | Copier Ink/Supplies | \$ 1,150.00 |
| Domain Registry of America | Online Web Server | \$ 50.00 |
| Roby Company | Fax Supplies | \$ 73.98 |
| West Company | 2010 Ohio Planning & Zoning Law Books | \$ 356.00 |
| Aplus.net | Web Hosting | \$ 124.40 |

\$ 17,802.68

Bldg.

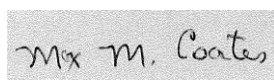
| | | |
|---------------------|---------------|----------|
| Hague Water Quality | Softener Salt | \$ 32.00 |
|---------------------|---------------|----------|

\$ 32.00

TOTAL EXPENDITURES **\$ 17,834.68**

BALANCE ON HAND AS OF July 31, 2010 **\$ 227,235.77**

Respectfully Submitted,



Max M. Coates, Treasurer

2010 Budget Summary

As of 7/8/2010

10-800 REVENUES:

| | Estimated | To Date | CashBalance |
|--------------------------|---------------|---------------|----------------|
| 1 Per Capita Assessments | \$ 172,782.00 | \$ 183,325.35 | \$ (10,543.35) |
| 2 Estimated Interest | \$ 4,900.00 | \$ 1,741.41 | \$ 3,158.59 |
| 3 Estimated Other | \$ 45,000.00 | \$ 1,329.55 | \$ 43,670.45 |
| 4 Services and Projects | \$ 67,192.00 | \$ 40,701.76 | |
| Estimated Total Revenue | \$ 289,874.00 | \$ 227,098.07 | \$ 62,775.93 |

10-100 EXPENDITURES:

| | Estimated | To Date | |
|--------------------------------|---------------|---------------|---------------|
| 1020 Salaries & Wages | \$ 189,544.00 | \$ 79,794.25 | \$ 109,749.75 |
| 1030 Supplies | \$ 3,000.00 | \$ 2,989.62 | \$ 10.38 |
| 1040 Equipment | \$ 1,500.00 | \$ - | \$ 1,500.00 |
| 1050 Utilities | \$ 11,392.00 | \$ 5,621.10 | \$ 5,770.90 |
| 1060 Travel | \$ 7,000.00 | \$ 3,618.43 | \$ 3,381.57 |
| 1070 Professional Development | \$ 2,000.00 | \$ 613.80 | \$ 1,386.20 |
| 1090 Other Expenses | \$ 6,000.00 | \$ 3,858.30 | \$ 2,141.70 |
| 1091 PERS | \$ 26,537.00 | \$ 11,192.28 | \$ 15,344.72 |
| 1092 Workers Compensation | \$ 5,687.00 | \$ 1,513.53 | \$ 4,173.47 |
| 1093 Medicare | \$ 2,749.00 | \$ 1,140.91 | \$ 1,608.09 |
| 1094 Hospital / Life Insurance | \$ 26,567.00 | \$ 5,757.45 | \$ 20,809.55 |
| 1100 Contingencies | \$ 2,000.00 | \$ 2,127.11 | \$ (127.11) |
| 1300 Building Fund | \$ 5,000.00 | \$ 440.68 | \$ 4,559.32 |
| Estimated Total Expenditures | \$ 288,976.00 | \$ 118,667.46 | \$ 170,308.54 |

STATEMENT:

| | |
|--|---------------|
| Cash Balance January 1, 2010 | \$ 134,287.65 |
| Estimated Total Revenue | \$ 289,874.00 |
| Estimated Total Expenditures | \$ 288,976.00 |
| Difference | \$ 898.00 |
| Estimated Cash Balance December 31, 2010 | \$ 135,185.65 |

LUC MEETING

August 12, 2010

☐Active Construction Projects

ODOT Project 100080

UNI-SR347-0.00, PID Number 78307

Description: Two lane resurfacing.

Location: UNI-SR347: Liberty Township. Logan County to SR739 right.

UNI-SR37/739: Washington/Jackson Townships. SR31 right to Marion County.

Maintenance of Traffic: Traffic maintained.

Completion Date: 08/31/2010

Contractor: Kokosing Construction Company

Amount: \$2,786,713.50

Project Status: Construction started 04/06/2010. On schedule.

ODOT Project 100307

UNI-SR161-0.63, PID Number 78307

Description: Two lane resurfacing.

Location: UNI-SR161: Union Township. SR4 Left to SR38 Right

UNI-SR38: Union, Darby Townships. SR161 Left to SR161 Right (Overlap Portion)

UNI-SR161: Darby, Jerome Townships, Plain City. SR38 Left to US42

Maintenance of Traffic: Traffic maintained.

Completion Date: 09/30/2010

Contractor: Shelly Company

Amount: \$1,180,011

Project Status: Construction started 07/12/2010. On schedule.

☐Projects Awarded During Month of July/August

No projects awarded during July/August.

☐Upcoming Projects Scheduled for Sale Through Month of July/August

No projects scheduled for sale through July/August.

☐Work by ODOT Maintenance Forces During Month of August

Guardrail repair – Various locations as needed

Berming – Various locations as needed

Catch Basin Repair – Various locations as needed

Drainage Repair – Various locations as needed

☐ALL PROJECT INFORMATION CURRENT AS OF August 5, 2010.

CHP/LOG County Projects

08/15/08 thru 09/30/10

| 08/09/10 Updated | | | | | | | |
|------------------|----------------------------------|--|--|--|--|--------------------|-------------------|
| PID | COUNTY ROUTE SECTION | | PRIMARY WORK CATEGORY | | DESCRIPTION | AWARD DATE CURRENT | AWARD DATE ACTUAL |
| 85712 | CHP Purchase 1 MMV | | Innovative Transit & Light Rail Projects | | Purchase 1 modified minivan for the Champaign County Commissioners | 09/01/09 | |
| 85713 | CHP Purchase 1 power washer | | Innovative Transit & Light Rail Projects | | Purchase 1 power washer for the Champaign County Commissioners | 09/30/09 | |
| | | | | | Replace a 62-foot structure over Proctor Run with minimal approach work. 3 spans.Originally programmed under PID #19708, CHP-559-1.65; PE remains under PID #19708 -- CO split out under a new PID #82780, CHP-559-6.91. | 05/06/10 | 05/06/10 |
| 82780 | CHP SR 559 6.91 | | Bridge Replacement | | Purchase 2 converted vans for Logan County, Tri-County CAC | 09/01/09 | |
| 85759 | LOG 2 converted vans | | Innovative Transit & Light Rail Projects | | Purchase 4 modified minivans for Logan County CAC. Revised project description to reflect deleted PID#85759 for 2 CVs | 09/01/09 | |
| 85758 | LOG 4 MMVs | | Innovative Transit & Light Rail Projects | | Purchase 5 computers and scheduling/dispatching software | 03/31/10 | |
| 85757 | LOG Computers and sched software | | Innovative Transit & Light Rail Projects | | Facility purchase for the Tri-County Community Action Commission | 05/20/09 | |
| 85902 | LOG Facility purchase | | Innovative Transit & Light Rail Projects | | Purchase garage equipment for Logan County, Tri-County CAC: tool set, tool storage base & cabinet, two post hydraulic lift, battery charger/analyzer, and pneumatic wrench set | 05/20/09 | |
| 85755 | LOG Garage equipment | | Innovative Transit & Light Rail Projects | | Rehabilitation/renovation - to include demolition, renovations (plumbing,HVAC, green items and lighting systems) & bus wash building for Logan County, Tri-County CAC | 08/25/09 | |
| 86060 | LOG Rehab/Renovation | | Innovative Transit & Light Rail Projects | | REPLACE BEAMS, DECK, SUBSTRUCTURE AND WIDEN STRUCTURE OVER GREAT MIAMI RIVER. MINIMAL APPROACH WORK REQUIRED. 3 SPANS, MAX. SPAN = 85FT. PROGRAMMATIC SELECTION 08/13/04. | 03/18/10 | 03/18/10 |
| 19988 | LOG SR 235 2.22 | | Bridge Replacement | | Pavement Planing and Resurfacing of the existing roadway with Asphalt Concrete. | 06/10/10 | 06/10/10 |
| 80887 | LOG SR 47 20.12 | | Minor Rehabilitation - Pavement Gnrl Sys | | | | |
| | | | | | Pavement Planing and Resurfacing of the existing roadway with Asphalt Concrete. Part 1 includes SR 47 and SR 292. Part 2 includes SR 287. PID 80880 and PID 77502 were merged together. Funding is on PID 80880. | 04/22/10 | 04/22/10 |
| 80880 | LOG SR 47 5.23 | | Minor Rehabilitation - Pavement Gnrl Sys | | | | |
| | | | | | RECONSTRUCTION OF US68, WIDEN/ADD LANES, CURB AND GUTTER, DRAINAGE, FULL DEPTH ASPHALT CONCRETE PAVEMENT. (Safety, Small Cities, and Urban Paving Program funds will all be included in this project.)Designer (PE Detail Design) for the City of Bellefontain | | |
| 75472 | LOG US 68 5.92 | | Major Reconstruction | | | 04/01/10 | 04/01/10 |

LUC Regional Planning Commission

Treasurer's Report

BEGINNING BALANCE ON June 1, 2010 **\$ 250,684.50**

RECEIPTS

| | | |
|---------------------------|--|-------------|
| Union County | Reimbursement K. Hanigosky Unemployr | \$ 600.00 |
| Ohio Dept. of Development | JRS Admin, District 13 Integrating Comm. | \$ 3,634.05 |
| Jerome Village | GPN - 6 Preliminary Plat | \$ 3,600.00 |
| CenturyLink | Refund for Telephone Services | \$ 58.91 |

TOTAL RECEIPTS **\$ 7,892.96**

TOTAL CASH ON HAND **\$ 258,577.46**

EXPENDITURES

| | | |
|------------------------|----------------------------------|--------------|
| Employee Salaries | 2 Pay Periods | \$ 10,328.00 |
| PERS | May-10 | \$ 1,445.92 |
| Medicare | 2 Pay Periods | \$ 147.22 |
| CEBCO | Health Insurance | \$ 895.87 |
| Anthem Life | Life Insurance | \$ 7.20 |
| Time Warner Cable | Internet/DSL | \$ 241.04 |
| Treasurer of State | 2010 Audit for 08/09 | \$ 694.41 |
| Dayton Power & Light | Electricity | \$ 420.00 |
| Ohio DJFS | Unemployment - K. Hanigosky | \$ 600.00 |
| Jenny Snapp | Mileage - May 2010 | \$ 251.00 |
| Weston Dodds | Mileage - May 2010 | \$ 237.00 |
| Heather Martin | Mileage - May 2010 | \$ 94.71 |
| Mockingbird Meadows | Logan County Ag Tour Sponsorship | \$ 110.00 |
| Staples | Supplies | \$ 156.03 |
| Bellefontaine Examiner | Yearly Subscription | \$ 98.80 |
| USPS | Postage | \$ 132.00 |

\$ 15,859.20

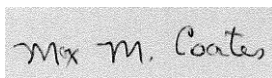
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\$ -

TOTAL EXPENDITURES **\$ 15,859.20**

BALANCE ON HAND AS OF June 30, 2010 **\$ 242,718.26**

Respectfully Submitted,



Max M. Coates, Treasurer



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
August 12, 2010

DARBY BRAESIDE PRELIMINARY PLAT EXTENSION

APPLICANT: Wayne Ballantyne
Ballantyne Family Partnership
1119 Regency Drive
Columbus, Ohio 43220

Dan Samiec
Civil Design Engineering, Inc.
10382 Yellow Locust Lane
Centerville, Ohio 45458

REQUEST: Approval of the Darby Braeside Preliminary Plat Extension. The Plat was originally approved on August 14, 2008.

LOCATION & INFO: Located on State Route 736 between Robinson Road and US 42 (northwest of US 42 and southeast of Robinson Road) in Darby & Jerome Townships.

The Darby Braeside Preliminary Plan encompasses 48 single family lots on approximately 153 Acres. A majority of the proposed subdivision is in Jerome Township – 129.615 Acres. There are 23.338 Acres in Darby Township.

STAFF ANALYSIS: The Darby Braeside Preliminary Plat was originally approved with conditions and comments on August 14, 2008 for 2 years. The Plat expires this month. Therefore, the developer wishes to extend the Darby Braeside Preliminary Plat for a further 2 years.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- **Union County Engineer's Office**
 - See Union County Engineer's Office Review Letter dated August 4, 2010. The Union County Engineer's Office recommends approval of the Plat Extension. All items addressed in the original review letter of August 6, 2008 must be incorporated in the Construction Drawings and Final Plat.
- **Union County Soil & Water Conservation District**
 - As of August 5, 2010, no comments from SWCD.
- **Union County Health Department**
 - As of August 5, 2010, no comments from the Union County Health Department. Please refer to original letter of June 18, 2008.
- **Darby Township**
 - As of August 5, 2010, no comments from Darby Township.
- **Jerome Township**
 - As of August 5, 2010, no comments from Jerome Township.
- **ODOT District 6**
 - As of August 5, 2010, no comments from ODOT District 6.
- **LUC Regional Planning Commission**
 - According to the Union County Subdivision Regulations, Section 401 Conformity with Development Plans and Zoning, the last sentence states, *"In addition, no Final Plat of land within the area in which an existing zoning resolution is in effect shall be approved unless it conforms with such resolution."* Therefore, at the time of Final Plat submittal, letters from Darby and Jerome Township must be included indicating that the lots conform to Township zoning regulations. At this time, the zoning for the portion in Jerome Township continues to be U-1 Rural District which will likely require a zoning amendment. Please contact Jerome Township to confirm.
 - Per sheet 1 of the submitted plat, the total acreage is listed as 154.568. However, on the Township lines, the Darby Township portion is listed as 23.338 and the Jerome Township portion is listed as 129.615 which do not equate to the total acreage listed. Please make sure to correct for Final Plat submittal.
 - Comments from LUC in their review as outlined in the Staff Report of August 14, 2008 should be incorporated into the Final Plat.

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

STAFF RECOMMENDATIONS:

- Staff recommends approval of the Darby Braeside Preliminary Plat Extension for an approval period of 2 years or 24 months. Further, all comments from the reviewing agencies and those addressed in this Staff Report must be incorporated into the Construction Drawings and Final Plat. In addition, all comments from the original review of August 14, 2008 must also be included in the Construction Drawings and Final Plat.
- The developer should ensure that prior to Final Plat submittal all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The LUC Zoning & Subdivision Committee recommended approval of the 2 year extension to the Darby Braeside Preliminary Plat with the condition that all comments from the reviewing agencies and those addressed in this Staff Report must be incorporated into the Construction Drawings/Final Engineering and the Final Plat. In addition, all comments from the original review of August 14, 2008 must also be included. The developer should ensure that prior to Final Plat submittal all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
August 12, 2010

JEROME VILLAGE GPN-2 AMENDED PRELIMINARY PLAT

- APPLICANT:** Jerome Village Company, LLC
Randy Loebig
720 East Broad Street, Suite 200
Columbus, OH 43215
- REQUEST:** Approval of the Jerome Village GPN-2 (Glacier Park Neighborhood)
Amended Preliminary Plat.
- LOCATION:** Located on Wells Road just west of the Jerome Road in Jerome Township,
Union County.
- STAFF ANALYSIS:** This Amended Preliminary Plat is for the Glacier Park Neighborhood (GPN) Section 2 of the Jerome Village Development. The Amended GPN-2 is proposed to have a total of 48.701 Acres and 97 lots. This section will contain 15.391 Acres of open space. The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is through the Jerome Village collection system and Marysville Wastewater Treatment.
- The GPN – 2 Preliminary Plat was originally approved with conditions on June 10, 2010. Following is a summary of changes from the developer:
1. Butternut Court (western cul-de-sac) was eliminated. As a result, a drainage easement for a storm water management basin was also eliminated.
 2. The southern portion of Honeysuckle Way was shifted to the west approximately 10 feet to allow for correction to several lots on Hawthorne Drive that were below the required 130 feet depth.
 3. The southern intersection of Honeysuckle Way and



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Hawthorne Drive was shifted south approximately 200 feet to allow for the recovery of lots eliminated with Butternut Court.

4. Southern 90 degree turn on Honeysuckle Way was reduced to 100 feet to allow for a lot on the interior of the curve to be created.

- **Union County Engineer's Office**

- See Union County Engineer's Office Review Letter dated August 4, 2010. The Union County Engineer's Office recommends approval with modifications. All items addressed in their review should be incorporated in the Final Construction Drawings and Final Plat. Please note, these comments addressed on August 4, 2010 are in addition to their original review letter dated June 4, 2010. The comments from June 4, 2010 must also be incorporated in the Construction Drawings and Final Plat.

- **Union County Soil & Water Conservation District**

- Comments included in the Union County Engineer's Office Review.

- **Union County Health Department**

- As of August 5, 2010, no comments from the Union County Health Department.
- Please refer to the original review letter dated May 24, 2010, the Union County Health Department addressed concerns regarding the expansion of sewer and water that pass by or near existing homes. According to the Union County Health Department, passage of Senate Bill 110 and companion House Bill 141 will require existing homes to connect to sewer if it comes within 300 feet of the foundation of a home. The Health Department questions if provisions are being made to connect these existing homes to central sewer.
- Because GPN – 2 is in the early stages of design, it is too early to determine the proximity of sewer lines to existing homes. However, every effort should be made to ensure compliance with SB 110/HB 141 in the further stages of this development.

- **City of Marysville**

- See City of Marysville's Review Letter dated August 5, 2010 with comments for incorporation. Marysville has a number of comments regarding the water system design which must be

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East Liberty, Ohio 43319

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incorporated into the final engineering plans/construction plans and the Final Plat. Further, Marysville has noted that the signed Developer's Agreement for this project has not yet been received.

- **Jerome Township**
 - As of August 5, 2010, no comments from Jerome Township.
Update: email received stating, "Per Kathleen Crowley, GPN-6 and GPN-2 comply with zoning."
- **ODOT District 6**
 - As of August 5, 2010, no comments from ODOT District 6.
- **LUC Regional Planning Commission**
 - Confirmation of variance approval must be submitted for all items which a variance from the Union County Subdivision Regulations is being requested. Copies of all subdivision regulation variance approvals must be submitted with the Final Plat.
 - Confirmation on the approval of the amendments to the original PUD zoning needs to be forwarded to LUC prior to Final Plat Approval. A letter from Jerome Township confirming that the subdivision conforms to Township zoning should be submitted with the Final Plat.

STAFF RECOMMENDATIONS:

- Staff has concerns about a number of subdivision regulations not being met. As the Union County Engineer's Office review points out, the Union County Subdivision Regulations require a minimum centerline radius of 150 feet on curves, and there are 4 instances in the Amended GPN – 2 where this regulation is not being met. This is in addition to a number of variances that the developer has already requested for GPN – 6. Therefore, staff has strong reservations about the number of variances being requested. Please see below Section 705 from the Union County Subdivision Regulations:
 - **Section 705 Variances and Exceptions:** *The County Commissioners may approve variances and exceptions to these regulations for the following reasons:*
 1. *The existence of exceptional topographic or other physical conditions,*
 2. *Strict application of these regulations would result in extraordinary and unnecessary hardship, or*

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3. *The purpose and intent of these regulations can be equally or better served.*

In granting variances or exceptions, the County Commissioners may require such conditions as it deems necessary to substantially satisfy the purpose and intent of these regulations. A variance or exception may be denied if the variance or exception is merely for the subdivider's convenience, such as when land is not useable or to correct an error or poor judgment of the subdivider, or in instances where the only justification is that compliance to these regulations would add to the development costs. The approval of any variance shall take place prior to any action by the Regional Planning Commission.

As the term "variance" implies, it is an exception to the rule. Staff has concerns that with the increased number of variances that a new standard is being created rather than ensuring that the Union County Subdivision Regulations are being met. Although the County Commissioners act on these variances, it is staff's view that in the case of GPN – 2, they do not necessarily represent an "extraordinary and unnecessary hardship" as outlined in Section 705 of the Union County Subdivision Regulations above. Therefore, staff recommends a *cautionary* approval of the Jerome Village GPN – 2 Amended Preliminary Plat subject to items addressed in this Staff Report and comments by all reviewing agencies. Further, all comments from the reviewing agencies and outlined herein must be incorporated into the Construction Drawings and Final Plat.

- The developer should ensure that prior to Final Plat submittal all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning & Subdivision Committee recommended tabling the Jerome Village GPN – 2 Amended Preliminary Plat at the request of the developer. Confirmation of variance approval must be submitted for all items which a variance from the Union County Subdivision Regulations is being requested *prior* to re-submittal of the GPN – 2 Amended Preliminary Plat. In addition, the developer should ensure that prior to re-submittal that all requirements of the Union County Subdivision Regulations are incorporated and followed.

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STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
August 12, 2010

JEROME VILLAGE GPN-6 PRELIMINARY PLAT

- APPLICANT:** Jerome Village Company, LLC
Randy Loebig
720 East Broad Street, Suite 200
Columbus, OH 43215
- REQUEST:** Approval of the Jerome Village GPN – 6 (Glacier Park Neighborhood)
Preliminary Plat.
- LOCATION:** Located off of Brock Road to the north and east of Jerome Road in Jerome
Township, Union County.
- STAFF ANALYSIS:** This Preliminary Plat is for the Glacier Park Neighborhood (GPN) Section 6
of the Jerome Village Development. GPN-6 is proposed to have a total of
37.723 Acres and 64 lots for single family residential development. In
addition, GPN – 6 will contain 13.407 Acres of open space. The proposed
method of supplying water service is through the City of Marysville Public
Water System, and the proposed method of sanitary waste disposal is
through the Jerome Village collection system and Marysville Wastewater
Treatment.
- The GPN – 6 Preliminary Plat was originally submitted for the July 2010
LUC Meetings. However, changes were made to the plat just prior to the
deadline for reviewing agencies comments. Therefore, it was requested
that the developer resubmit the plat for LUC's August Executive Committee
Agenda.



Logan-Union-Champaign regional planning commission

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- **Union County Engineer's Office**
 - See Union County Engineer's Office Review Letter dated August 4, 2010. The Union County Engineer's Office recommends approval with modifications. All items addressed in their review should be incorporated in the Final Construction Drawings and Final Plat.
- **Union County Soil & Water Conservation District**
 - Comments included in the Union County Engineer's Office Review.
- **Union County Health Department**
 - As of August 5, 2010, no comments from the Union County Health Department.
 - In previous JV Section submittals, the Health Department has expressed concerns regarding the expansion of sewer and water that pass by or near existing homes. According to the Union County Health Department, passage of Senate Bill 110 and companion House Bill 141 will require existing homes to connect to sewer if it comes within 300 feet of the foundation of a home. The Health Department questions if provisions are being made to connect these existing homes to central sewer. Every effort should be made to ensure compliance with SB 110/HB 141 in this development.
- **City of Marysville**
 - See City of Marysville's Review Letter dated August 5, 2010 with comments for incorporation. Marysville has a number of comments regarding the water system design which must be incorporated into the final engineering plans/construction plans and the Final Plat.
- **Jerome Township**
 - As of August 5, 2010, no comments from Jerome Township.
Update: email received stating, "Per Kathleen Crowley, GPN-6 and GPN-2 comply with zoning."
- **ODOT District 6**
 - As of August 5, 2010, no comments from ODOT District 6.
- **LUC Regional Planning Commission**
 - Confirmation of variance approval must be submitted for all items which a variance from the Union County Subdivision Regulations is being requested. Copies of all subdivision regulation variance approvals must be submitted with the Final Plat.

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



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- Confirmation on the approval of the amendments to the original PUD zoning needs to be forwarded to LUC prior to Final Plat Approval. A letter from Jerome Township confirming that the subdivision conforms to Township zoning should be submitted with the Final Plat.

STAFF RECOMMENDATIONS:

- Per the above reviews, there are a number of outstanding engineering issues. Staff continues to have concerns about the number of outstanding items from the Union County Subdivision Regulations not being incorporated and met. Every effort should be made on the part of the developer to ensure that all requirements in the Subdivision Regulations are incorporated in the subdivision plats prior to their submittal and that all regulations are adhered to. Therefore, staff recommends a *cautionary* approval of the Jerome Village GPN – 6 Preliminary Plat subject to items addressed in this Staff Report and comments by all reviewing agencies. Further, all comments from the reviewing agencies and outlined herein must be incorporated into the Construction Drawings and Final Plat.
- The developer should ensure that prior to Final Plat submittal all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- At the Zoning & Subdivision Committee Meeting, it was discovered that there are outstanding variances from the Union County Subdivision Regulations that need to be addressed. The Zoning & Subdivision Committee recommended tabling the Jerome Village GPN – 6 Preliminary Plat at the request of the developer. Confirmation of variance approval must be submitted for all items which a variance from the Union County Subdivision Regulations is being requested *prior* to re-submittal of the GPN – 6 Preliminary Plat. In addition, the developer should ensure that prior to re-submittal that all requirements of the Union County Subdivision Regulations are incorporated and followed.

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STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
August 12, 2010

JEROME TOWNSHIP ZONING AMENDMENT – SECTION 804 #2 (A) – MONUMENT SIGNS

APPLICANT: Jerome Township Zoning Commission

REQUEST: Approval of the Jerome Township Zoning Amendment – **Change to section 804 #2 (a) – Monument Signs**

STAFF ANALYSIS: The proposed amendments to the Jerome Township Zoning Resolution, Section 804 #2 (a) includes the removal of the following language seen below:

Section 804 #2 (a) – Monument Signs

All monument signs shall comply with the following requirements:

- i. Monument signs shall not exceed six (6) feet in height ~~not including the monument base.~~
 - ii. Monument signs shall be setback at least fifteen (15) feet from any right-of-way or lot line.
 - iii. The total display area of all surfaces shall not exceed fifty (50) square feet.
 - iv. Sign bases shall be made of a natural material and shall not exceed four (4) feet above the finished grade.
 - v. When two monument signs are permitted, there shall be no less than 75 feet between the two signs.
- Staff feels that the proposed change to section 804 #2 (a) is appropriate, as it reflects the total height of the sign from the ground level to the top of the sign, which is consistent with the



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definition of sign height from the Jerome Township Zoning Resolution (below):

- Height of Sign, Signage - The vertical distance to the top of the sign structure measured from the adjacent street grade or upper surface of the nearest street curb, exclusive of any elevated roadways. In the event the site is elevated above the adjacent roadway (or upper curb surface), the height shall be determined from the lowest ground elevation point where the sign is mounted to the top of the sign structure, but in no instance shall the maximum height of the permitted sign and the lowest ground elevation point adjustment be allowed to increase more than twelve (12) inches from the street grade or upper curb surface. In the event the sign must be mounted on an earthen mound mandated by township landscaping and screening regulations, and such mound equals or exceeds the district height requirement, a sign may be erected on top of said mound subject to a sign height limitation not to exceed two (2) feet, including any visible structural support above the advertising surface.

STAFF RECOMMENDATIONS:

- ✓ Staff recommends **APPROVAL** of the proposed zoning text amendments to the Jerome Township Zoning Resolution based on the staff analysis and comments.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- ✓ The Zoning and Subdivision Committee recommended **APPROVAL** of the proposed amendments to the Jerome Township Zoning Resolution based on staff analysis and comments.

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STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
August 10, 2010

LIBERTY TOWNSHIP BRANDT PROPERTY 3.5 Acres – ZONING AMENDMENT

APPLICANT: Shirley Brandt.
Phone 937-465-2002

REQUEST: Request from Liberty Township (Logan County) to review a zoning parcel amendment submitted by Shirley Brandt.
Parcel # 191350000113
Total Acreage 3.5
Currently Zoned: R-1 Low Density Residential
Current Use: Gymnastics Business (through a conditional use permit)
Proposed Zoning: B-1 Service Business District
Proposed Use: Advertising (Billboard)

LOCATION: Corner of C.R. 189 & U.S. 68

STAFF ANALYSIS: The property currently has a conditional use permit to operate a gymnastics facility (B-1). In addition to the business, the owner wishes to lease a portion of the land for placement of an advertising structure (billboard). Advertising structures (billboards) are only permitted as a conditional use in the B-1 Service Business District in Liberty Township. If the re-zoning of this parcel is approved, it will still be necessary for the owner to apply to the township for a conditional use permit to erect the billboard.

STAFF RECOMMENDATIONS:

- Given that the parcel has been operating as a business, staff see's no issues in re-zoning the parcel to B-1 Service Business District. Although the B-1 District would allow for other uses, staff feels that those uses would be compatible



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with surrounding development, as this parcel has frontage U.S. Route 68, and there are other businesses on the surrounding parcels. Staff recommends **APPROVAL** of the proposed zoning amendment to parcel 191350000113 from R-1 Low-Density Residential District to B-1 Service Business District.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning and Subdivision Committee recommended **APPROVAL** of the proposed zoning amendment to parcel 191350000113 from R-1 Low-Density Residential District to B-1 Service Business District based on staff analysis and comments. The Committee would also like to remind the township that the applicant will have to apply for a conditional use permit to place a billboard on this parcel after the rezoning is approved.

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STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
August 10, 2010

DOVER TOWNSHIP ZONING AMENDMENT – MOBILE HOMES

APPLICANT: Dover Township Zoning Commission

REQUEST: Review of Zoning Amendment to the Dover Township, Union County, Zoning Resolution regarding **Section 703 Dwelling (Housing), Manufactured.**

STAFF ANALYSIS: The proposed amendment is to *Section 703 Dwelling (Housing), Manufactured*. The amended is to add a fifth (5th) sub-section of 703 that requires an owner to submit a copy of the inspection report required by the *Ohio Manufactured Home Commission* (OMHC) after they have approved it. The Township would like to have a copy of this report to ensure that the owner is complying with the criteria outlined in the report when placing their mobile or manufactured home.

A copy of this staff report and the materials submitted by Dover Township has been sent to the Union County Prosecutors Office for comments. Any comments received from that office will be added to this report.

STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed text amendments to the Dover Township Zoning Resolution. Staff feels that the township should have a copy of this report for compliance purposes.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning and Subdivision Committee recommended **APPROVAL** of the proposed amendments to the Dover Township Zoning Resolution based on staff analysis and comments.



Director's Report – July 8, 2010

Jenny's Activities:

Meetings, Miscellaneous & Projects

| | |
|------------|---|
| June 14 | Darby Township (Union County) Trustees Public Hearing on Zoning Amendments |
| June 17 | Union County Comprehensive Plan – Infrastructure/Transportation Committee Meeting |
| June 21 | Logan County Land Trust Advisor Meeting - SWCD |
| June 22 | Logan County Employee Defensive Driving Course |
| June 24-25 | Logan County Agricultural Tour of Wayne County |
| June 28 | County Planning Director's Association of Ohio Summer Conference at CCAO/Columbus |
| June 29 | Balanced Growth /Best Land Use Practices Statewide Task Force at Darby Battelle Metropark |
| July 1 | City of Urbana Comprehensive Plan Work Session with Brad Bodenmiller |
| July 1 | Ag. Tour Follow-Up Evaluation Meeting at Hi-Point JVS |
| July 5 | Mad River Township (Champaign County) Trustees Public Hearing on Zoning Amendments |
| July 7 | Logan County Land Trust Meeting |

Ongoing Projects

- ✓Dover Township (Union County) Comprehensive Plan
- ✓City of Urbana Comprehensive Plan
- ✓Ag. Tour Planning w/ Logan SWCD
- ✓LUC Audit
- ✓Union County Comp Plan
- ✓Darby Township (Union County) Zoning Amendments
- ✓Mad River Township (Champaign County) Zoning Amendments
- ✓Subdivision Regulations Update



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Wes' Activities:

Miscellaneous

| | |
|------------|---|
| June 11 | Champaign County Senior Center Pre-Bid Conference |
| June 16 | Liberty Township (Union Co.) Zoning Commission Meeting |
| June 17 | Champaign County Senior Center Bid Opening |
| June 21 | Village of West Mansfield Council Meeting to Discuss Group Home |
| June 21 | Dover Township Trustees Meeting to Discuss Mobile Homes |
| June 22 | Logan County Employee Defensive Driving Course |
| June 23 | Magnetic Springs Council Meeting to discuss CDBG Project |
| June 24-25 | Logan County Agricultural Tour of Wayne County |
| June 29 | Logan County Connect Ohio Meeting |
| July 1 | ✓ City of Urbana Comprehensive Plan Work Session with Brad Bodenmiller ✓ Ag. Tour Follow-Up Evaluation Meeting at Hi-Point JVS |
| July 5 | Zane Township Trustees Meeting to discuss Logan County Comp. Plan Phase II & Group Home Zoning Language |
| July 8 | Champaign County Senior Center Pre-Construction Conference |

Ongoing Projects

| | | |
|----------------|---|---|
| CDBG | Union County ✓ FY2009 | o Magnetic Springs – Working with Stantec Consulting to have engineering done. Amendment must be submitted to the state by July 31. |
| | Champaign County ✓ FY2009 | o Senior Citizen Center ADA Ramp Project – Bids Opened June 17 th , 2010. Contract Awarded to Wilcoxon Construction Inc. Start date TBD. |
| | | o Village of Mechanicsburg Water Tower Demolition – Advertising for bids on July 8, July 15 & July 22. Bids to be opened on July 29 2010. |
| | GIS | Johnson Township |
| | Comp Plans | Logan County Township Plans: Perry Township – Ongoing; Zane Township; Jefferson Township City of Urbana – Ongoing, Union County Update |
| Zoning Updates | Lake Township – Reviewing for possible changes Harrison Township – Working with Zoning Commission on updates West Mansfield – Group Home Language | |

Heather's Activities:

Meetings, Miscellaneous & Projects

| | |
|---------|---|
| June 22 | Defensive Driver Course |
| June 24 | C.O.L.C.A.S Union County Continuum of Care Meeting |
| July 1 | Logan County Continuum of Care Meeting Met with Brad Bodenmiller for the Champaign County Comprehensive Plan |
| July 6 | Champaign County Housing Coalition |
| July 7 | Champaign County Prevention Alliance |
| July 8 | Met with Brad Bodenmiller for the Champaign County Comprehensive Plan |

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Director's Report – August 12, 2010

Jenny's Activities:

Meetings, Miscellaneous & Projects

| | |
|------------------|---|
| July 12 | Liberty Township (Logan County) Trustees Meeting |
| July 13 | Meeting w/ Terrain Evolution re: Jerome Village Subdivision Plats w/ Union County Engineer's Office |
| July 15 | Meeting re: US 33/42 TIS w/ Union County Engineer's Office, ODOT, MORPC |
| July 20 | Honda of America Phone Survey of community leaders – Sapperstein Assoc. |
| July 30 | Meeting w/ Bill Narducci/Union County Engineer's Office re: US 33/42 TIS |
| August 6 | Meeting w/ City of Urbana re: Airport planning |
| August 9 | <ul style="list-style-type: none"> ✓ Meeting w/ LUC Executive Committee President, Andy Yoder, & Treasurer, Max Coates, re: 2011 Budget ✓ Logan County Land Trust Meeting re: Grant Applications ✓ Darby Township (Union County) Trustees Meeting |
| August 10 | LUC Zoning & Subdivision Committee Meeting |
| Ongoing Projects | <ul style="list-style-type: none"> ✓ LUC 2011 Budget ✓ Dover Township (Union County) Comprehensive Plan ✓ City of Urbana Comprehensive Plan ✓ Logan County Land Trust Local Foods Dinner Planning ✓ Logan County Land Trust Grant Applications ✓ Union County Comp Plan ✓ Darby Township (Union County) Zoning Amendments ✓ Mad River Township (Champaign County) Zoning Amendments ✓ Liberty Township (Logan County) Zoning Amendments ✓ Subdivision Regulations Update ✓ Jerome Village Subdivision Plat Reviews |



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Wes' Activities:

Miscellaneous

| | |
|---------|--|
| July 13 | Attended Lake Township Trustees Meeting to Discuss Possible Zoning Updates |
| July 20 | Finalized Champaign County Senior Citizen Center CDBG Project Contract |
| July 21 | Attended Adams Township (Champaign County) BZA Meeting to Give Training |
| July 28 | Attended Ag Economic Development Meeting at Logan County Soil and Water Conservation |
| July 29 | Attended Mechanicsburg Water Tower Demolition Bid Opening |
| July 29 | Attended Harrison Township Zoning Commission Meeting to discuss Zoning Changes |
| Aug 9 | Logan County Land Trust Meeting |
| Aug 11 | Attended Ohio Flood Plain Conference |

Ongoing Projects

| | | |
|------|--|---|
| CDBG | Union County ✓ FY2009 | <ul style="list-style-type: none"> Amendment allocating funds to Magnetic Springs Street Resurfacing has been approved. Environmental Review for this project is awaiting clearance from the state. |
| | Champaign County ✓ FY2009 | <ul style="list-style-type: none"> Senior Citizen Center ADA Ramp Project – Contract has been awarded. Approximate Completion Date September 18, 2010. Village of Mechanicsburg Water Tower Demolition – Bid Opening Date July 29. No Bids received. The Village is re-evaluating the scope of the project, and the project will be re-bid. |
| | GIS | Johnson Township |
| | Comp Plans | Logan County Township Plans: Perry Township – Ongoing; Zane Township; City of Urbana – Ongoing, Union County Update |
| | Zoning Updates | Lake Township – Reviewing for possible changes Harrison Township – Working with Zoning Commission on updates |

Heather's Activities:

Meetings, Miscellaneous & Projects

| | |
|----------|---|
| July 8 | Urbana Comp Plan meeting with Brad Bodenmiller |
| July 19 | FH Table at the Caring Kitchen, Urbana |
| July 22 | Union County Continuum of Care Meeting |
| July 28 | Village of DeGraff Fair Housing Training |
| July 29 | Champaign County Continuum of Care Leader Meeting Champaign County Landlord Meeting, FH Training |
| August 2 | Liberty Township, Union County, Fair Housing Training |
| August 3 | Champaign County Housing Options Coalition Meeting |
| August 4 | Champaign County Mainstream Benefits Coalition Meeting |

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Executive Committee Meeting Minutes
Thursday, August 12, 2010

LUC President Robert A. Yoder called the meeting to order at 1:15 pm.

Roll Call - Jenny Snapp, Director

Members present: John Bayliss, Brad Bodenmiller, Max Coates, Greg DeLong, Ves DuPree, Charles Hall, Paul Hammersmith, Jim Holycross, Bill Kelley, Valerie Klingman, Randy Kyte, Brad Lightle, Doug Miller, Barry Moffett, Tim Notestine, Fereidoun Shokouhi, Rick Shortell, Jenny Snapp, Jeff Stauch, Peg Wiley and Andy Yoder.

Members absent: Tracy Allen, Mike Bow, Scott Coleman, Bill Edwards, Ryan Shoffstall, Tom Smith, and Tim Tillman.

Guests present: Robb Cummins, Harrison Township; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes: Max Coates made the first motion to approve the minutes from the June 10, 2010 meeting as written. John Bayliss made the second motion to approve the minutes from the June 10, 2010 meeting as written. All in favor.

Treasurer's Report: LUC Treasurer Max Coates presented the Financial Report for June. Rick Shortell made the first motion to accept the June Financial Report. Charles Hall made the second motion to accept the June Financial Report. All in favor.

LUC Treasurer Max Coates presented the Financial Report for July. Fereidoun Shokouhi made the first motion to accept the July Financial Report. Paul Hammersmith made the second motion to accept the July Financial Report. All in favor.

ODOT Reports:

ODOT District 6 and 7 were both placed on the web-site. Brad Lightle presented information for ODOT 7, TRAC applications have been received and are in Columbus. Brad reported that rumble strips in the Logan County area will be installed beginning in September. Charles Hall reported that State Route 347 resurfacing is coming along and is not far from completion. Paul Hammersmith reported that Frantz road is undergoing resurfacing and US33 is being worked on as well. Jeff Stauch said that centerline stripes are now twice as wide as previous. Valerie Klingman reported that The City of Marysville is working on Scottslawn road to add a third lane. Tim Notestine gave an update on ODOT project on the south end of 68 in Bellefontaine. Traffic will be diverted



to the other side at the end of September. Fereidoun Shokouhi reported there is a joint project between Champaign and Logan County, to repair a bridge at the county line.

New Business:

1. Review of Darby Braeside Preliminary Plat *Extension*, Darby Township, Union County – Staff Report by Jenny Snapp
 - John Bayliss made the first motion to approve the preliminary plat extension for a period of two years to August of 2012 with the condition that all comments from the reviewing agencies and those addressed in the staff report must be incorporated in the Construction Drawings/Final Engineering and the Final Plat. In addition, all comments from the original review of August 14, 2008 must also be included. Doug Miller made the second motion to approve the preliminary plat extension for a period of two years to August of 2012 with the condition that all comments from the reviewing agencies and those addressed in the staff report must be incorporated in the Construction Drawings/Final Engineering and the Final Plat. In addition, all comments from the original review of August 14, 2008 must also be included. All in favor.
2. Review of Jerome Village *Amended* GPN-2 Preliminary Plat, Jerome Township, Union County – Staff Report by Jenny Snapp
 - John Bayliss made the first motion to accept the recommendation of the Zoning and Subdivision Committee to table the GPN-2 Preliminary Plat at the request of the developer. Confirmation of variance approval must be submitted for all items which a variance from the Union County Subdivision Regulations is being required prior to resubmittal of the GPN-2 Preliminary Plat. In addition, the developer should ensure that prior to re-submittal that all requirements of the Union County Subdivision Regulations are incorporated and followed. Charles Hall made the second motion to accept the recommendation of the Zoning and Subdivision Committee to table the GPN-2 Preliminary Plat at the request of the developer. Confirmation of variance approval must be submitted for all items which a variance from the Union County Subdivision Regulations is being required prior to resubmittal of the GPN-2 Preliminary Plat. In addition, the developer should ensure that prior to re-submittal that all requirements of the Union County Subdivision Regulations are incorporated and followed. All in favor.
3. Review of Jerome Village GPN-6 Preliminary Plat, Jerome Township, Union County – Staff Report by Jenny Snapp
 - Paul Hammersmith made the first motion to accept the recommendation of the Zoning and Subdivision Committee to table the GPN-6 Preliminary



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Director: Jenny R. Snapp

Plat at the request of the developer. Confirmation of variance approval must be submitted for all items which a variance from the Union County Subdivision Regulations is being requested prior to resubmittal of the GPN-6 Preliminary Plat. In addition, the developer should ensure that prior to resubmittal that all requirements of the Union County Subdivision Regulations are incorporated and followed. Max Coates made the second motion to accept the recommendation of the Zoning and Subdivision Committee to table the GPN-6 Preliminary Plat at the request of the developer. Confirmation of variance approval must be submitted for all items which a variance from the Union County Subdivision Regulations is being requested prior to resubmittal of the GPN-6 Preliminary Plat. In addition, the developer should ensure that prior to resubmittal that all requirements of the Union County Subdivision Regulations are incorporated and followed. All in favor.

4. Review of Zoning Text Amendment to Jerome Township, Union County Zoning Resolution regarding Section 804 #2 a) "Monument Signs" – Staff Report by Wes Dodds
 - o Charles Hall made the first motion to accept the recommendation of the Zoning and Subdivision Committee to recommend approval the Jerome Township Zoning Text Amendment. Paul Hammersmith made the second motion to accept the recommendation of the Zoning and Subdivision Committee to recommend approval the Jerome Township Zoning Text Amendment. All in favor.
5. Review of Parcel Zoning Amendment in Liberty Township, Logan County of the Shirley Brandt Property, County Road 189 & US 68 from R-1 Low Density Residential District to B-1 Service Business District. The parcel is currently operating under a conditional use permit as a gymnastics business. The applicant wishes to place a Billboard on her property. – Staff Report by Wes Dodds
 - o Rick Shortell made the first motion to accept the recommendation of the Zoning and Subdivision Committee to recommend approval the Liberty Township Parcel Zoning Amendment. Jim Holycross made the second motion to accept the recommendation of the Zoning and Subdivision Committee to recommend approval the Liberty Township Parcel Zoning Amendment. All in favor.
6. Review of Zoning Text Amendment to the Dover Township, Union County Zoning Resolution regarding Section 703 "Dwelling (Housing) Manufactured" – Staff Report by Wes Dodds

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Director: Jenny R. Snapp

- Barry reported that Dover Township has had ongoing problems with a mobile home park. Dover Township will be working on updating the entire article regarding mobile homes over the coming months.
 - Fereidoun Shokouhi made the first motion to accept the recommendation of the Zoning and Subdivision Committee to recommend approval the Dover Township Zoning Text Amendment. Bill Kelley made the second motion to accept the recommendation of the Zoning and Subdivision Committee to recommend approval the Dover Township Zoning Text Amendment. All in favor.
7. Annual Dinner – proposed date Thursday, November 18. This year's event will be held in Champaign County.

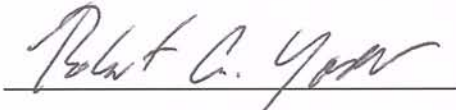
Director's Report – Jenny Snapp, Director

Other

- Jenny asked the committee if they were okay that there were a couple of months that meetings were not held due to a lack of business. The committee feels that is not a problem.
- Paul – The City Manager of Dublin, Terry Foegler, submitted his resignation yesterday to take a position at OSU.
- Jim reported that the City of Bellefontaine has successfully obligated all of the NSP dollars from the Neighborhood Stabilization Program it hosted for the area. The City received a congratulatory letter from the state last week regarding this. John asked if money that was not spent from jurisdictions would be redistributed?

Adjourn: Fereidoun Shokouhi made the first motion to adjourn the LUC Executive Committee Meeting at 1:52 pm, and Max Coates seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, September 9, 2010, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.


President


Secretary