



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Thursday, April 8, 2010 - 1:15 p.m.

Call to Order – Robert A. Yoder, President

Roll Call - Jenny Snapp, Director

Action on Minutes of February 11, 2010 – Executive Committee

Financial Report February & March – Max Coates, Treasurer

ODOT Reports

New Business:

1. Rex Dickey, ODOT Business Plan
2. Review of Grant Clearance from Union County Board of Commissioners Water & Wastewater Disposal Loans/Grants in the amount of \$2,738,750 from USDA/Rural Development. Grant is required for the Raymond/Peoria Service Area.
3. Review of Grant Clearance from Tri-County Community Action Commission for 40 units of affordable housing in the City of Urbana, Champaign County. The Bradford Senior Villas will be a new construction of elderly housing off of Lippencott Drive. The 40 units will be two bedrooms with attached garages, utility rooms with washer/dryer hookup, community space, an on-site manager, Block watch and resident council implementation plan. The total estimated project cost is \$6,016,188.
4. Review of Jerome Township (Union County) Zoning Text Amendments – Staff Report by Wes Dodds
5. Review of Mad River Township (Champaign County) Zoning Text Amendments – Staff Report by Jenny Snapp
6. Review of Perry Township (Logan County) Zoning Amendment – Staff Report by Jenny Snapp

Director's Report – Jenny Snapp, Director

Comments from Individuals

Adjourn

**Reminder - The
Zoning & Sub
Committee will be
meeting on Tuesday,
April 6 at 1:30 pm**

2010 Budget Summary

As of 3/4/2010

10-800 REVENUES:

	Estimated	To Date	CashBalance
1 Per Capita Assessments	\$ 172,782.00	\$ 120,281.95	\$ 52,500.05
2 Estimated Interest	\$ 4,900.00	\$ -	\$ 4,900.00
3 Estimated Other	\$ 45,000.00	\$ 155.64	\$ 44,844.36
4 Services and Projects	\$ 67,192.00	\$ 2,360.00	
Estimated Total Revenue	\$ 289,874.00	\$ 122,797.59	\$ 167,076.41

10-100 EXPENDITURES:

	Estimated	To Date	
1020 Salaries & Wages	\$ 189,544.00	\$ 28,540.80	\$ 161,003.20
1030 Supplies	\$ 3,000.00	\$ 1,531.38	\$ 1,468.62
1040 Equipment	\$ 1,500.00	\$ -	\$ 1,500.00
1050 Utilities	\$ 11,392.00	\$ 1,971.02	\$ 9,420.98
1060 Travel	\$ 7,000.00	\$ 1,063.72	\$ 5,936.28
1070 Professional Development	\$ 2,000.00	\$ 130.00	\$ 1,870.00
1090 Other Expenses	\$ 6,000.00	\$ 34.34	\$ 5,965.66
1091 PERS	\$ 26,537.00	\$ 3,995.72	\$ 22,541.28
1092 Workers Compensation	\$ 5,687.00	\$ 1,305.54	\$ 4,381.46
1093 Medicare	\$ 2,749.00	\$ 407.88	\$ 2,341.12
1094 Hospital / Life Insurance	\$ 26,567.00	\$ 2,481.80	\$ 24,085.20
1100 Contingencies	\$ 2,000.00	\$ -	\$ 2,000.00
1200 Union County 50% Plat Reimbursement	\$ -	\$ -	\$ -
1300 Building Fund	\$ 5,000.00	\$ 57.00	\$ 4,943.00
1400 Development Projects	\$ -	\$ -	\$ -
Estimated Total Expenditures	\$ 288,976.00	\$ 41,519.20	\$ 247,456.80

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

2010 Budget Summary

As of 4/5/2010

10-800 REVENUES:

	Estimated	To Date	CashBalance
1 Per Capita Assessments	\$ 172,782.00	\$ 167,218.39	\$ 5,563.61
2 Estimated Interest	\$ 4,900.00	\$ -	\$ 4,900.00
3 Estimated Other	\$ 45,000.00	\$ 155.64	\$ 44,844.36
4 Services and Projects	\$ 67,192.00	\$ 28,117.71	
Estimated Total Revenue	\$ 289,874.00	\$ 195,491.74	\$ 94,382.26

10-100 EXPENDITURES:

	Estimated	To Date	
1020 Salaries & Wages	\$ 189,544.00	\$ 43,646.25	\$ 145,897.75
1030 Supplies	\$ 3,000.00	\$ 2,079.61	\$ 920.39
1040 Equipment	\$ 1,500.00	\$ -	\$ 1,500.00
1050 Utilities	\$ 11,392.00	\$ 2,956.17	\$ 8,435.83
1060 Travel	\$ 7,000.00	\$ 1,623.09	\$ 5,376.91
1070 Professional Development	\$ 2,000.00	\$ 155.00	\$ 1,845.00
1090 Other Expenses	\$ 6,000.00	\$ 2,888.89	\$ 3,111.11
1091 PERS	\$ 26,537.00	\$ 5,993.58	\$ 20,543.42
1092 Workers Compensation	\$ 5,687.00	\$ 1,305.54	\$ 4,381.46
1093 Medicare	\$ 2,749.00	\$ 624.37	\$ 2,124.63
1094 Hospital / Life Insurance	\$ 26,567.00	\$ 3,048.24	\$ 23,518.76
1100 Contingencies	\$ 2,000.00	\$ -	\$ 2,000.00
1300 Building Fund	\$ 5,000.00	\$ 74.94	\$ 4,925.06
Estimated Total Expenditures	\$ 288,976.00	\$ 64,395.68	\$ 224,580.32

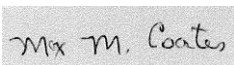
STATEMENT:

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

LUC Regional Planning Commission Treasurer's Report

BEGINNING BALANCE ON March 1, 2010		\$ 215,566.04
RECEIPTS		
Union County	2010 Membership Assessment	\$ 19,289.20
Village of Christianburg (Champ. Co.)	2010 Membership Assessment	\$ 487.50
Rush Twp, Champaign County	2010 Membership Assessment	\$ 604.50
Monroe Twp, Logan County	2010 Membership Assessment	\$ 918.45
Union Twp, Union County	2010 Membership Assessment	\$ 815.10
Urbana Twp, Champaign County	2010 Membership Assessment	\$ 2,228.85
Champaign County	CDBG Final Admin, FY07 & FY08	\$ 13,757.71
City of Marysville (Union County)	2010 Membership Assessment	\$ 8,195.40
Lake Twp, Logan County	2010 Membership Assessment	\$ 487.50
Jefferson Twp, Logan County	2010 Membership Assessment	\$ 1,371.50
Village of Woodstock (Champ. Co.)	2010 Membership Assessment	\$ 487.50
Johnson Twp, Champaign County	2010 Membership Assessment	\$ 1,067.30
Zane Twp, Logan County	2010 Membership Assessment	\$ 670.15
Paris Twp, Union County	2010 Membership Assessment	\$ 1,073.15
City of Bellefontaine (Logan County)	2010 Membership Assessment - Partial	\$ 1,891.44
Washington Twp, Union County	2010 Membership Assessment	\$ 634.40
Leesburg Twp, Union County	2010 Membership Assessment	\$ 919.75
Adams Twp, Champaign County	2010 Membership Assessment	\$ 770.90
Village of Degraff (Logan County)	2010 Membership Assessment	\$ 746.20
York Twp, Union County	2010 Membership Assessment	\$ 984.10
Salem Twp, Champaign County	2010 Membership Assessment	\$ 1,580.80
Village of Valley Hi (Logan County)	2010 Membership Assessment-Partial	\$ 150.15
Harrison Twp, Logan County	2010 Membership Assessment	\$ 1,075.10
Village of Milford Center (Union County)	2010 Membership Assessment	\$ 487.50
Union County	CDBG Final Admin, FY08	\$ 12,000.00
TOTAL RECEIPTS		\$ 72,694.15
TOTAL CASH ON HAND		\$ 288,260.19
EXPENDITURES		
Employee Salaries	2 Pay Periods & Kyle Vacation Pay-Out	\$ 15,105.45
PERS	Feb-10	\$ 1,997.86
Medicare	2 Pay Periods	\$ 216.49
Anthem Life	Life Insurance	\$ 7.20
CEBCO	Health Insurance - 2 months	\$ 559.24
Time Warner Cable	Internet/DSL	\$ 115.95
CenturyLink	Telephone	\$ 310.65
Dayton Power & Light	Electric	\$ 420.00
Verizon Wireless	Cell Phone	\$ 138.55
Jenny Snapp	Mileage - February 2010	\$ 261.50
Heather Martin	Mileage - February 2010	\$ 87.87
Weston Dodds	Mileage - February 2010	\$ 210.00
LUC Regional Planning	Petty Cash	\$ 79.38
Staples	Supplies	\$ 468.85
ESRI	Publisher License	\$ 2,040.00
ESRI	Single Use Maintenance License	\$ 415.00
Logan County Land Trust	Membership Dues 2010	\$ 25.00
Bellefontaine Examiner	Annual State Financial Report Ad	\$ 15.36
Belle Printing	Envelopes	\$ 166.09
BEC	Maintenance Agreement Overage	\$ 218.10
		\$ 22,858.54
Bldg.		
Lowe's	Building Supplies	\$ 17.94
		\$ 17.94
TOTAL EXPENDITURES		\$ 22,876.48
BALANCE ON HAND AS OF March 31, 2010		\$ 265,383.71

Respectfully Submitted,



Max M. Coates, Treasurer

**LUC Regional Planning Commission
Treasurer's Report**

BEGINNING BALANCE ON February 1, 2010 **\$ 154,467.24**

RECEIPTS

Union County	2010 Membership Assessment	\$ 19,289.20
Champaign County	2010 Membership Assessment	\$ 15,860.00
Goshen Twp. (Champaign)	2010 Membership Assessment	\$ 1,134.25
Village of North Lewisburg	2010 Membership Assessment	\$ 1,030.25
Village of Huntsville	2010 Membership Assessment	\$ 487.50
Village of West Liberty	2010 Membership Assessment	\$ 1,123.85
Millcreek Twp. (Union)	2010 Membership Assessment	\$ 966.55
Perry Twp (Logan)	2010 Membership Assessment	\$ 688.35
Stokes Twp (Logan)	2010 Membership Assessment	\$ 2,765.75
Champaign County Engineer	2010 Membership Assessment	\$ 15,860.00
Liberty Twp (Logan)	2010 Membership Assessment	\$ 863.85
Washington Twp (Logan)	2010 Membership Assessment	\$ 1,508.00
Darby Twp (Union)	2010 Membership Assessment	\$ 1,296.75
Pleasant Twp (Logan)	2010 Membership Assessment	\$ 633.10
Bokescreek Twp (Logan)	2010 Membership Assessment	\$ 487.50
Allen Twp (Union)	2010 Membership Assessment	\$ 1,261.00
Village of Lakeview	2010 Membership Assessment	\$ 692.25
Miami Twp (Logan)	2010 Membership Assessment	\$ 487.50
Dover Twp (Union)	2010 Membership Assessment	\$ 1,712.10
Liberty Twp (Union)	2010 Membership Assessment	\$ 1,350.70
City of Dublin	2010 Membership Assessment	\$ 5,000.00
Village of St. Paris	2010 Membership Assessment	\$ 1,277.25
Union Twp (Logan)	2010 Membership Assessment	\$ 557.05
Village of Richwood	2010 Membership Assessment	\$ 1,413.75
Village of Quincy	2010 Membership Assessment	\$ 487.50
Claibourne Twp (Union)	2010 Membership Assessment	\$ 1,055.60
Jackson Twp (Champaign)	2010 Membership Assessment	\$ 1,197.30
McArthur Twp (Logan)	2010 Membership Assessment	\$ 1,032.20
Madriver Twp (Champaign)	2010 Membership Assessment	\$ 1,786.85
Kaspersky	Rebate for Purchase	\$ 30.00

TOTAL RECEIPTS **\$ 83,335.95**

TOTAL CASH ON HAND **\$ 237,803.19**

EXPENDITURES

Employee Salaries	2 Pay Periods	\$ 14,270.40
PERS	Jan-10	\$ 1,997.86
Medicare	2 Pay Periods	\$ 203.94
Anthem Life	Life Insurance - 2 months	\$ 16.80
CEBCO	Health Insurance - 2 months	\$ 2,465.00
Staples	Supplies	\$ 15.80
US Postal Service	Postage	\$ 367.00
US Postal Service	Postal Box Fee	\$ 100.00
Verizon Wireless	Cell Phone	\$ 138.55
DP & L	Electric Service	\$ 420.00
Time Warner	Internet Service	\$ 115.95
CenturyLink	Phone Service	\$ 298.83
Jenny Snapp	Mileage - January 2010	\$ 159.50
Kyle Hanigosky	Mileage - January 2010	\$ 94.25
Heather Martin	Mileage - January 2010	\$ 117.23
Wes Dodds	Mileage - January 2010	\$ 73.50
UC Twp Association	Annual Banquet & Program	\$ 20.00
BWC State Insurance	Workers Comp Prem (45%)	\$ 1,305.54

\$ 22,180.15

Bldg.

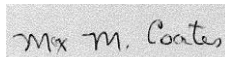
Hague Quality Water	Water Softener Salt	\$ 24.00
Lowe's	Building Supplies (Mouse Traps)	\$ 33.00

\$ 57.00

TOTAL EXPENDITURES **\$ 22,237.15**

BALANCE ON HAND AS OF February 28, 2010 **\$ 215,566.04**

Respectfully Submitted,



Max M. Coates, Treasurer

LUC MEETING
April 8, 2010

☐Active Construction Projects

ODOT Project 100080

UNI-SR347-0.00, PID Number 75881

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

Apparent Low Bidder: Kokosing Construction Company

Amount: \$2,786,713.50

Project Status: Project awarded.

☐Projects Awarded During Month of March

No projects awarded during March.

☐Upcoming Projects Scheduled for Sale Through Month of April

No projects scheduled for sale during April

☐Work by ODOT Maintenance Forces During Month of April

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 April 6, 2010.

CHP/LOG County Projects

08/15/08 thru 09/30/10

03/11/10	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	
25124	CHP SR 161 0.00	Minor Rehabilitation - Pavement Gnrl Sys	RESURFACE THE EXISTING ROADWAY AND OTHER ROADWAY RELATED ITEMS.	10/08/09	10/08/09
80861	CHP SR 29 10.08	Minor Rehabilitation - Pavement Gnrl Sys	Resurfacing of the existing roadway.	03/04/10	03/04/10
77397	CHP SR 55 15.32	Minor Rehabilitation - Pavement Gnrl Sys	SHOULDER STABILIZATION AND RESURFACING OF THE EXISTING ROADWAY WITH ASPHALT CONCRETE.Urban Paving Program.	04/22/10	
82780	CHP SR 559 6.91	Bridge Replacement	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.	06/02/10	
85759	LOG 2 converted vans	Innovative Transit & Light Rail Projects	Purchase 2 converted vans for Logan County, Tri-County CAC	09/01/09	
85758	LOG 4 MMVs	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	
85757	LOG Computers and sched software	Innovative Transit & Light Rail Projects	Purchase 5 computers and scheduling/dispatching software	03/31/10	
85902	LOG Facility purchase	Innovative Transit & Light Rail Projects	Facility purchase for the Tri-County Community Action Commission	05/20/09	
85755	LOG Garage equipment	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	
86060	LOG Rehab/Renovation	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	
19988	LOG SR 235 2.22	Bridge Replacement	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	
77504	LOG SR 273 2.85	Minor Rehabilitation - Pavement Gnrl Sys	PAVEMENT REPAIR, SHOULDER STABILIZATION, AND RESURFACING OF THE EXISTING ROADWAY WITH ASPHALT CONCRETE.	12/23/09	12/23/09
80887	LOG SR 47 20.12	Minor Rehabilitation - Pavement Gnrl Sys	Pavement Planing and Resurfacing of the existing roadway with Asphalt Concrete.	06/02/10	
80880	LOG SR 47 5.23	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	
75472	LOG US 68 5.92	Major Reconstruction	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	04/01/10	



INTERGOVERNMENTAL CLEARINGHOUSE TRANSMITTAL

APPLICANT: Union County Board of Commissioners
233 West 6th Street
Fayette, Ohio 43521

PROJECT NAME: Sewer Collection and Treatment Project for the Raymond/Peoria Area, Union County, Ohio

This form provides notification and the opportunity for your agency to review and comment on this proposed project as required by Executive Order 12372. Please complete and return within 60 days of 3/10/2010.

RETURN TO: USDA, Rural Development
Attn: Olivia K. Binkley, Loan Specialist
7868 C.R. 140, Suite D
Findlay, OH 45840

STATE REVIEWING AGENCIES/COMMISSIONS

WWD

- ☒ Ohio Department of Development
- ☒ Ohio Department of Transportation
- ☒ Ohio Water Well Association
- ☐ Administrative Services (Only if State owned property involved)
- ☒ Ohio EPA
- ☒ Ohio Department of Natural Resources
- ☒ Ohio Department of Agriculture

- ☒ Ohio Department of Health

All Other Programs

- ☐ Ohio Department of Development
- ☐ Ohio Department of Health
- ☐ Ohio Department of Aging
- ☐ Ohio Department of Natural Resources
- ☐ Ohio Department of Transportation
- ☐ Ohio Department of Agriculture
- ☒ Area Clearinghouse
- ☒ Civil Rights

AREA CLEARINGHOUSE
COUNTY:

Logan-Union-Champaign Regional Planning Commission
9676 East Foundry Street, P.O. Box 219
East Liberty, Ohio 43319
Attn: Gregg Harris, Director
COMMENTS:

REVIEWING AGENCY POSITION ON PROJECT (Mark one only)

- ☐ No Comment.
- ☐ Clearance of the project should be granted.
- ☐ Clearance of the project should not be delayed, but applicant should answer the reviewer's questions or concerns. See enclosed comments.
- ☐ Clearance of the project should only be granted on the condition that the applicant use the recommendations in the enclosed comments.
- ☐ Clearance of the project should be delayed until the applicant has satisfactorily addressed the concerns stated in the enclosed comments.

Reviewer's Name (Please Print)

Agency Name

Signature of Authorized Agency Representative

Date

AUG 13 2009
Version 7/03

APPLICATION FOR FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 8-10-2009	Applicant Identifier
<input checked="" type="checkbox"/> Construction		3. DATE RECEIVED BY STATE	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: Union County		Organizational Unit: Department: County Engineer	
Organizational DUNS: 011110384		Division: Environmental Engineer	
Address: Street: 233 W. Sixth Street		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: First Name: Joanna	
City: Marysville		Middle Name	
County: Union		Last Name Pinkerton	
State: Ohio Zip Code 43040-1526		Suffix:	
Country: USA		Email: jpinkerton@co.union.oh.us	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 31-6400067		Phone Number (give area code) 937-645-3165 Fax Number (give area code) 937-645-3181	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) County Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Water & Wastewater Disposal Loans/Grants		9. NAME OF FEDERAL AGENCY: USDA/Rural Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): County - Raymond and Peoria Areas		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Wastewater Treatment and Collection Facilities for Raymond and Peoria Areas	
13. PROPOSED PROJECT Start Date: 7-15-2010 Ending Date: 10-15-2011		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 15th b. Project 15th	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal \$ 2,738,750		a. Yes <input checked="" type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant \$ Gen Fund 731,000		DATE:	
c. State \$ OPWC 300,000		b. No <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local \$ Formula (CDBG) 69,000		<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other \$ CDBG (W&S) 500,000		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
f. Program Income \$		<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL \$ 4,338,750			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix		First Name Thomas Middle Name	
Last Name McCarthy		Suffix	
b. Title President, Union County Board of Commissioners		c. Telephone Number (give area code) 937-645-3012	
d. Signature of Authorized Representative		e. Date Signed 12-1-2009	

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.
4.	Enter Date Received by Federal Agency Federal Identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State Intergovernmental review process.
7.	Select the appropriate letter in the space provided. <div style="display: flex; justify-content: space-between;"> <div> A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School District </div> <div> I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Other (Specify) O. Not for Profit Organization </div> </div>	17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
8.	Select the type from the following list: <ul style="list-style-type: none"> "New" means a new assistance award. "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date. "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: <div style="display: flex; justify-content: space-between;"> <div>A. Increase Award C. Increase Duration</div> <div>B. Decrease Award D. Decrease Duration</div> </div> 	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)
9.	Name of Federal agency from which assistance is being requested with this application.		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.		

BUDGET INFORMATION - Construction Programs

Note: Certain Federal assistance programs require additional computations to arrive at the Federal share of project costs eligible for participation. If such is the case you will be notified.

COST CLASSIFICATION	a. Total Cost (Included in # 4)	b. Costs Not Allowable for Participation	c. Total Allowable Costs (Column a-b)
1. Administrative and legal expenses	\$ (Included in # 4)	\$ 0.00	\$ (Included in # 4)
2. Land, structures, rights-of-way, appraisals, etc.	\$ 50,433.00	\$ 0.00	\$ 50,433.00
3. Relocation expenses and payments	\$ 0.00	\$ 0.00	\$ 0.00
4. Architectural and engineering fees	\$ 366,850.00	\$ 0.00	\$ 366,850.00
5. Other architectural and engineering fees	\$ 0.00	\$ 0.00	\$ 0.00
6. Project inspection fees	\$ (Included in # 4)	\$ 0.00	\$ (Included in # 4)
7. Site work	\$ 0.00	\$ 0.00	\$ 0.00
8. Demolition and removal	\$ 0.00	\$ 0.00	\$ 0.00
9. Construction	\$ 3,610,500.00	\$ 0.00	\$ 3,610,500.00
10. Equipment	\$ (Included in # 9)	\$ 0.00	\$ (Included in # 9)
11. Miscellaneous (Permit Fees/Const. Interest)	\$ 92,200.00	\$ 0.00	\$ 92,200.00
12. SUBTOTAL (sum of lines 1-11)	\$ 0.00	\$ 0.00	\$ 0.00
13. Contingencies	\$ 218,767.00	\$ 0.00	\$ 218,767.00
14. SUBTOTAL	\$ 0.00	\$ 0.00	\$ 0.00
15. Project (program) income	\$ 0.00	\$ 0.00	\$ 0.00
16. TOTAL PROJECT COSTS (Subtract # 15 from # 14)	\$ 4,338,750.00	\$ 0.00	\$ 4,338,750.00
FEDERAL FUNDING			
17. Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage share). Enter the resulting Federal share.	Enter eligible costs from line 16c Multiply X <u>100</u> %		\$ 4,338,750.00

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ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.


As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the

National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		President, Union County Board of Commissioners	
APPLICANT ORGANIZATION		DATE SUBMITTED	
Union County, Ohio		8-10-09	

Project Profile Sheet for Rural Development Funding

Name of Organization: Union County

☐ Non Profit Organization – 501(c)(3) ☐ Faith-Based

☒ **Public Body – county, city, township, etc.**

Organizational Tax ID #: **31-6400087**

DUNS Number (instructions attached): **011110384**

Name of Contact Person: **Joanna Pinkerton, P.E.**

Phone Number: **937-645-3018**

Address of Organization: **Union County Engineer's Office**

233 West Sixth Street, Marysville, OH 43040

Population of Area to be Served by Project: ¹⁶⁹~~129~~ homes (196 EDU's)

MHI of Area to be Served by Project: **\$38,351 - \$43,850 ***

* To be confirmed by ODO based on recent Income Survey

Type of Project:

☐ Water: ☐ New System ☐ Improvements

☒ Sewer: WWTP & Collection System ☒ New System ☐ Improvements

☐ Community Facilities:

☐ New Building ☐ Building Renovation ☐ Equipment Purchase

☐ Rural Business Enterprise Grant:

Total Project Cost (including other funding sources): **\$4,338,750**

Amount of RD Loan Requested: **\$1,643,250**

Amount of RD Grant Requested: **\$1,095,500**

Other Funding Sources and Amounts: **\$1,600,000 ****

Proposed Start Date of Project: **July, 2010**

**** County General Fund - \$731,000; OPWC - \$300,000; CDGB/Formula - \$69,000
CDBG Water/Sewer Comp. Grant – \$500,000 = \$1,600,000**

Project Information Sheet

Applicant (Complete name and address): Union County 233 W. Sixth Street Marysville, OH 43040-1526	
Project Name: Wastewater Treatment and Collection Facilities for Raymond and Peoria Areas	
Project Description (Make project descriptions detailed and specific): Please refer to the attached – Project Description.	
Project Location (Provide a map indicating the project locations. County or city maps or USGS topographical maps are the best to show the exact project location): Please refer to the attached – Project Location Map.	
CFDA Number: 10-760	
Program Title: Water and Wastewater Disposal Loans/Grants	
Proposed Federal Funding (Amount): \$2,738,750	Source: USDA/Rural Development
Proposed Non-Federal Funding (Amount): \$500,000 \$300,000 \$731,000 \$ 69,000	Source: Ohio Dept. of Development (CDBG) Ohio Public Works Commission General Fund Union County CDBG – Formula Grant
Total Project Cost: \$4,338,750	

SEWER SYSTEM USAGE AND FINANCIAL INFORMATION FOR YEAR ENDING 2008NAME OF BORROWER Union County

Total number of sewer customers ⁽²⁾	196 EDU's *	
Total gallons treated ⁽¹⁾ (if not known, please estimate)	100,000 gallons	
Is treatment part of your system or is it contracted?	Yes	
Total actual sewer system revenues	\$239,160	
Total actual sewer system expenses	\$191,556	
O&M Expenses	\$191,556	
⁽³⁾ Debt Service	- 0 -	
Capital Outlay	- 0 -	
* Raymond/Peoria Areas Only		
List (other than residential) commercial, industrial, water users over 25,000 gallons per month.		
<u># of Customers</u>	<u>Gallons per yr.</u>	<u>Total Yr Revenue</u>
Not Applicable		
List commercial, industrial sewer users over 25,000 gallons per month outside village corporation.		
<u># of Customers</u>	<u>Gallons per yr.</u>	<u>Total Yr Revenue</u>
None		
Number of Residential size sewer users in the village ⁽²⁾		
<u># of Customers</u>	<u>Gallons per yr.</u>	<u>Total Yr Revenue</u>
Not Applicable		
Number of Residential size sewer users outside village. ⁽²⁾		
<u># of Customers</u>	<u>Gallons per yr.</u>	<u>Total Yr Revenue</u>
196 EDU's		\$239,160
Notes:		
1) You may use gallons or cu. ft. – specify which unit of measure used.		
2) List apartment units (4 or more) separately with number of units and meters. List trailer courts separately with number of house trailers and meters.		
3) Please list who the debt is with and the details of the loan.		

Please review all items to make sure totals are accurate and attach additional information that may be appropriate.

Please attach a copy of rate schedule in effect for this year.

WASTEWATER TREATMENT AND COLLECTION FACILITIES FOR RAYMOND AND PEORIA AREAS UNION COUNTY, OHIO

PROJECT NARRATIVE

In order to comply with Ohio Environmental Protection Agency (EPA) requirements, the Union County Commissioners and Union County Engineer have completed the planning process as well as the engineering design of new sanitary sewers and a new wastewater treatment facility to serve the unincorporated villages of Raymond and Peoria.

Located in northwestern Union County, the communities are isolated from existing wastewater facilities in the central and southern portions of the County. Residents and businesses are currently served by individual home sewage disposal systems that are failing, due to age, poor soil conditions, and small lot sizes. In some cases, untreated effluent is discharged directly to ditches, which eventually flow to Mill Creek, within the Scioto River Basin. The Mill Creek also serves as the primary water intake for the City of Marysville's drinking water reservoir and water treatment facility.

Since 1995, the EPA has performed testing and documented evidence of unsanitary conditions in the area that pose a health hazard to the public. Test samples from various sites have identified Fecal Coliform present in concentrations 47 to 150 times higher than rates typically permitted by EPA. After years of negotiation with the County, in October 2008, the EPA issued draft Findings & Orders to the County Commissioners, ordering them to rectify the problem on behalf of the villages. The Orders have since been issued as final, and the County has been given 36 months to design, construct and begin operation of a collection system and treatment facility. Concurrently, the Commissioners and the Engineer proceeded with the design of the sewers and treatment facility. The project scope includes approximately:

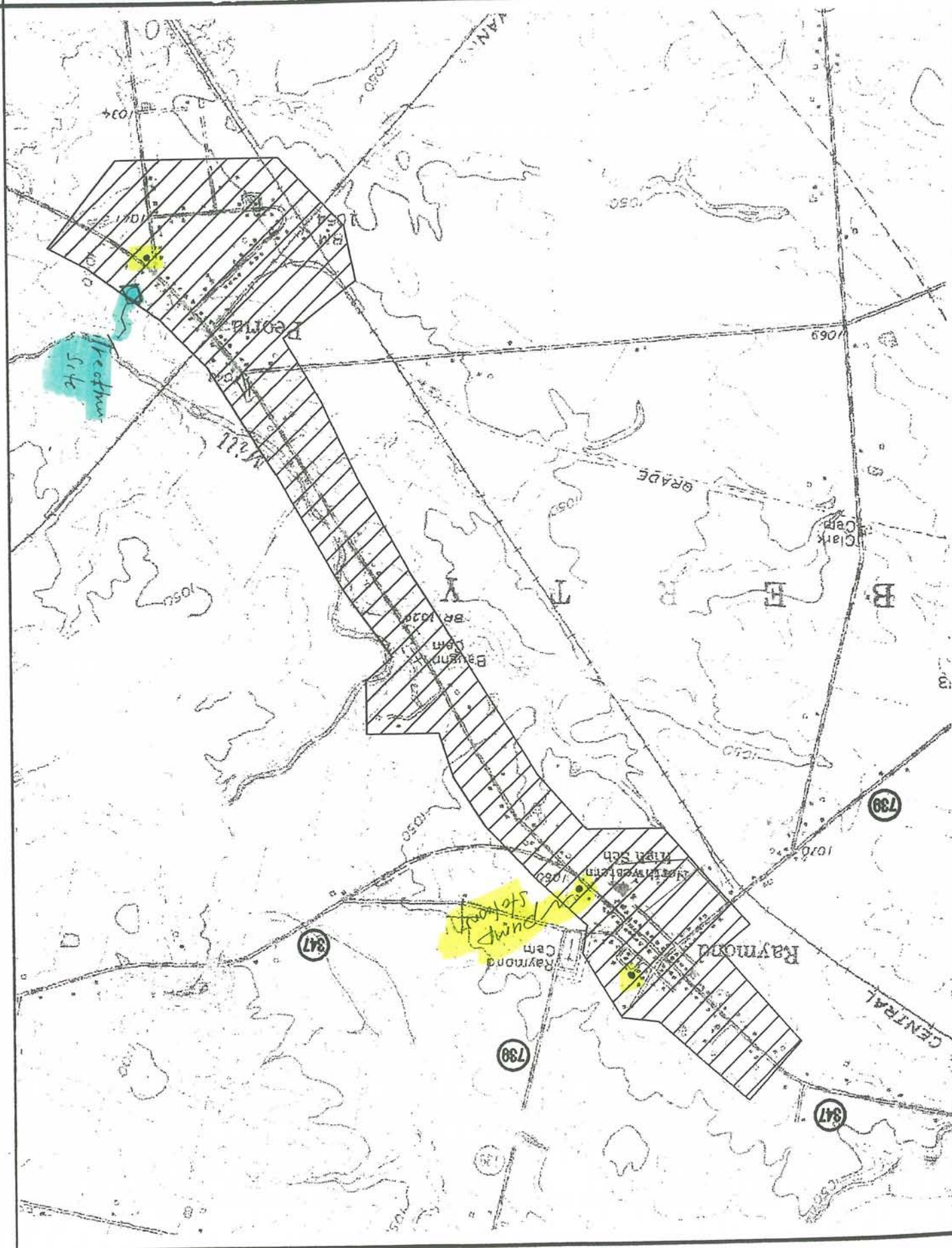
- 14,540 feet, 8" dia gravity sanitary sewer
- 3,000 feet, 6" dia gravity sanitary sewer
- 9,800 feet, 4" dia sanitary force main
- 3 pump stations
- oxidation ditch extended aeration wastewater treatment facility

Land for the treatment facility has already been acquired and construction drawings for both the collection system and treatment facility have been prepared. The Anti-Deg NPDES Permit for the facility was submitted to EPA on June 2, 2009 and is currently under review. The Permit-To-Install was submitted to Ohio EPA on July 31, 2009.

The most critical components of the project are not engineering related, but rather, are financial in nature. Results of a door-to-door income survey in 2008 indicate a high percentage of low-to-moderate income (LMI) residents. Consequently, the County Commissioners are reluctant to proceed with construction of the project considering the economic burden it will place on the residents of Raymond and Peoria.

The cost of construction, plus the cost for normal operation & maintenance of the system, will result in unusually high sewer bills for these low-income areas. Without the assistance of grants to help reduce the construction debt, the sewer bill for each home could be nearly \$100 per month. Considering the high rate of LMI residents, the County finds this situation unacceptable, and has made it a priority to secure grants, intended to reduce part of the construction debt, thus resulting in lower monthly sewer bills. The County also engaged the City of Marysville in negotiations over the past several years, in an effort to determine the feasibility of pumping sewage to the City, in lieu of building a new treatment facility. This option was not economically feasible, as it would have resulted in a bill of almost \$150/month for residents, without grant assistance (or approximately \$100/month with grant assistance).

The award of Rural Development grant/loan funding is essential. Without these funds to defray the cost of construction, monthly sewer bills for this project could escalate to a level that is unaffordable for the low-to-moderate residents of Raymond and Peoria.



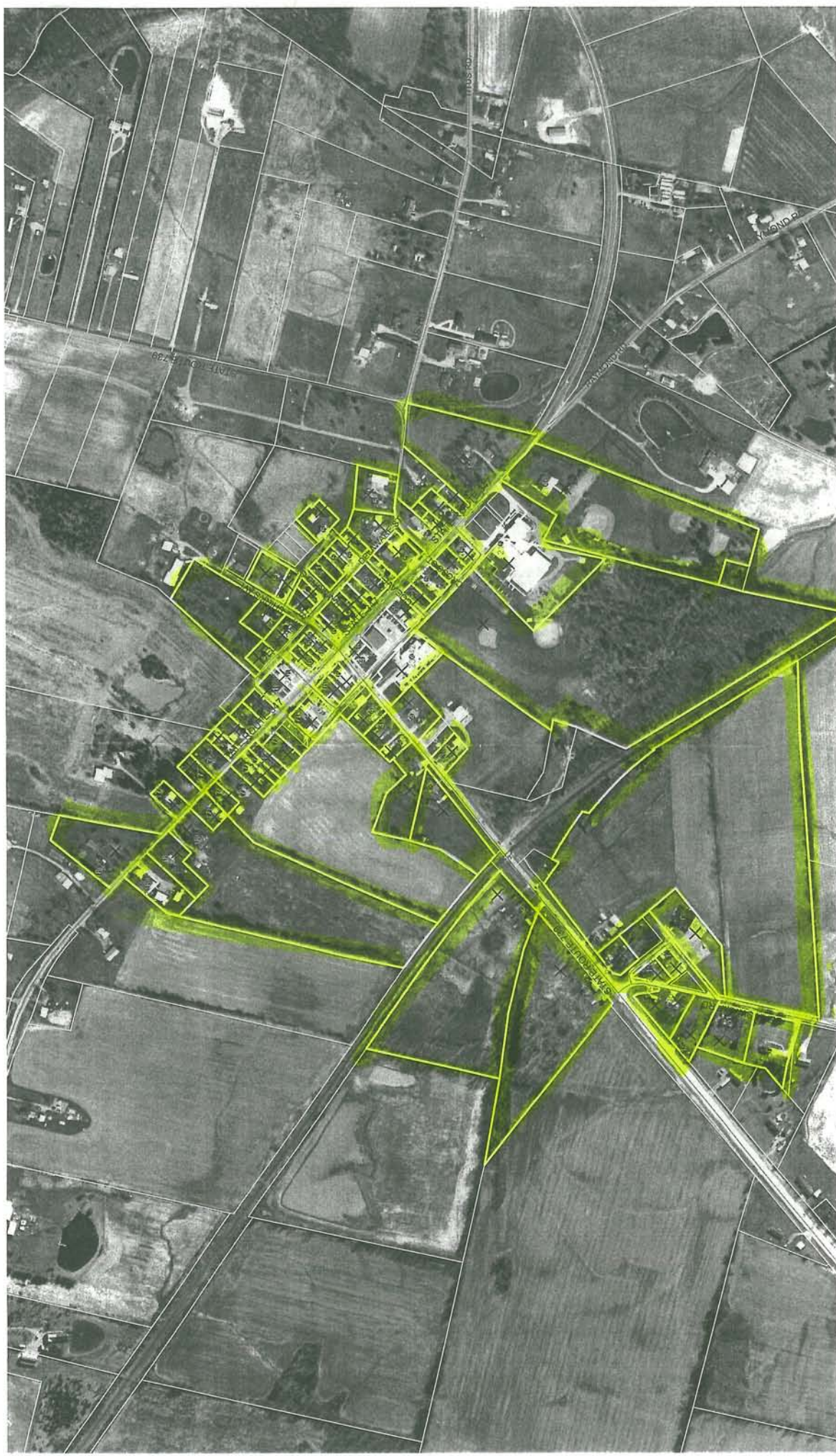


Village of Peoria

Future Sewer Service

Date of Survey:
July 17, 2008 - Oct. 17, 2008

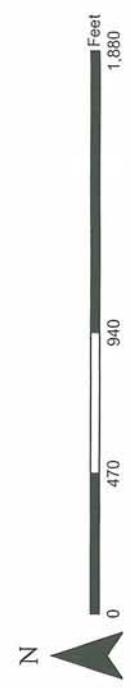
- Legend**
- × Peoria - Surveys Received
 - × Do Not Include - Peoria
 - Peoria Addresses
 - Parcels to be sewer-served



Village of Raymond

Future Sewer Service

Date of Survey:
July 17, 2008 - Oct. 17, 2008



- Legend**
- Raymond - Surveys Received
 - Do Not Include - Raymond
 - Raymond Addresses
 - Parcels to be sewerd

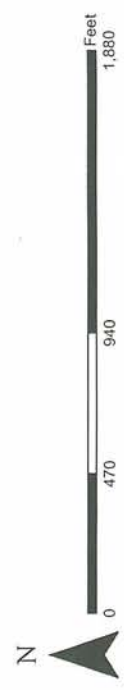


Village of Raymond

Future Sewer Service

Date of Survey:
July 17, 2008 - Oct. 17, 2008

- Legend**
- X Raymond - Surveys Received
 - X Do Not Include - Raymond
 - Raymond Addresses
 - Parcels to be sewerred



L. W. ASSOCIATES, INC.

March 15, 2010

Logan, Union, Champaign Regional Planning Commission
9676 East Foundry Street, P.O. Box 219
East Liberty, Ohio 43319

RE: Bradford Senior Villas, new construction of elderly housing off of Lippencott Drive
in Urbana, Ohio.

To Whom It May Concern:

Enclosed you will find a proposal to develop up to 40 units of affordable housing in the
City of Urbana, Champaign County, Ohio. We intend to use Housing Tax Credits, funds
from the Housing Development Assistance Program and Ohio Housing Finance Agency's
Affordable Housing Loan Program.

The sponsor is:

Tri County Community Action Commission
ATTN: Denise Birt
125 East Patterson Avenue
Bellefontaine, Ohio 43311
Phone (937) 593-0034
Fax (937) 593-0084

Any questions or comments should be directed to either Ms. Birt at Tri County
Community Action Commission or to myself.

Sincerely,



Todd Valentine

Attachments:
Project Description
Site Map

cc: Denise Birt

Bradford Senior Villas

- Construction of Bradford Senior Villas, located off of Lippencott Drive in Urbana, Ohio, Champaign County, to be used as affordable housing for the elderly.
- 40 total two-bedroom units.
- We currently estimate net rents at \$333, \$535, and \$557.
- There will be attached garages, utility rooms with washer/dryer hookup, community space, an on-site manager, Blockwatch and resident council implementation plans.
- Total estimated project cost is \$6,016,188.



Map of 1060 S High St

Urbana, OH 43078-2577

Notes



All rights reserved. Use subject to [License/Copyright](#) [Map Legend](#)

Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)

Project Information

PROJECT INFORMATION

Name: Bradford Senior Villas
Address (be specific): off of Lippencott Drive
City or Township: Urbana (Enter the political jurisdiction where the project is located)
Zip Code: 43078
County: Champaign
Submarket: _____ (if applicable)
Census Tract(s): 105

Located in a Qualified Census Tract? ☐ Yes ☒ No
Lease-purchase development? ☐ Yes ☒ No
Scattered Site? ☐ Yes ☒ No

See 2010 QAP for details.

Briefly describe the project and its location(s), date of original construction (if applicable), project design, project amenities (including security systems and strategies), target population, development team members, financing, and project timeline.

This proposal involves the new construction of 40 two-bedroom units for elderly residents in Urbana, Champaign County.

Describe facets of this project that make it distinctive. The purpose of this section is to give the reviewer a fuller picture of the project that may not be conveyed elsewhere in this application. Be thorough, but succinct. Do not duplicate the information contained in the Competitive Evaluation Narrative. In addition, you may also submit any supporting drawings or details in (Optional) Document 12 (see document list on the instruction page.)

Lifestyle Enrichment and Activity Programming (LEAP):

If any units (identified in this AHFA or anticipated to be included in this development) have been funded previously by any OHFA or ODOD program, describe the funding source(s) and the dates and amounts they received.

NA

OWNERSHIP INFORMATION

Name Of LLC or LLP: Urbana Senior Housing, LLC
c/o: Tri County Community Action Commission
Address: 125 East Patterson Avenue
City: Bellefontaine
State: Ohio
Zip Code: 43311

Type of Entity: LLC Limited Partner Percentage of Ownership: 99.90%
Federal Tax ID #: to be applied for

Contact Person Last Name: Valentine First Name: Todd
Title: Development Director Salutation: _____
Organization: LW Associates
Telephone #: 740-983-4566 (ext) 15 E-mail: tvalentine@lwassociates.net
Fax #: 740-983-2932 Web Page Address: _____

The Contact Person must be able to answer all questions concerning this application.

Authorized Signer Last Name: Birt First Name: Denise
Title: Executive Director Salutation: _____
Organization: Tri County Community Action Commis
Telephone #: 937-593-0034 (ext) 11 E-mail: dbirt@tricityclcs.com
Fax #: 937-593-0084 Web Page Address: www.tricityclcs.com

The Authorized Signer must have the authority to act on behalf of the project ownership.

Project Information

PARTICIPATION OF NON-PROFIT ORGANIZATION(S) if applicable

Primary Non-Profit Organization

Non-Profit Name:
Address:
City:
State:
Zip Code:
State Senate District:
State House District:

Contact Person

Last Name:
First Name:
Title:
Telephone #: (ext)
Fax #:
E-mail:
Web Page Address:

☒ 501 (c) (3) Organization
☐ 501 (c) (4) Organization
☐ Exempt purposes include fostering of Low-Income Housing
☐ Filed in accordance with ORC Section 1702
 Other:

(Please "X" all that apply)

Is this non-profit organization located in or committed to serve the county in which the project is located?

☒ Yes ☐ No

How many years has this non-profit organization continually served the county in which the project is located?

What percentage of the general partner interest will be owned or controlled by this non-profit organization?

Is this organization eligible for and will this organization participate in the non-profit set-aside referenced in Section 42(h)(5) of the Internal Revenue Code?

☒ Yes ☐ No

Is this non-profit organization certified as a Community Housing Development Organization (CHDO) by the State of Ohio?

☐ Yes ☒ No

Secondary Non-Profit Organization

Contact Person

Non-Profit Name:
Address:
City:
State:
Zip Code:
State Senate District:
State House District:

Last Name:
First Name:
Title:
Telephone #: (ext)
Fax #:
E-mail:
Web Page Address:

☐ 501 (c) (3) Organization
☐ 501 (c) (4) Organization
☐ Exempt purposes include fostering of Low-Income Housing
☐ Filed in accordance with ORC Section 1702
 Other:

(Please check all that apply)

Is this non-profit organization located in or committed to serve the county in which the project is located?

☐ Yes ☐ No

How many years has this non-profit organization continually served the county in which the project is located?

What percentage of the general partner interest will be owned or controlled by this non-profit organization?

Is this organization eligible for and will this organization participate in the non-profit set-aside referenced in Section 42(h)(5) of the Internal Revenue Code?

☐ Yes ☐ No

Is this non-profit organization certified as a Community Housing Development Organization (CHDO) by the State of Ohio?

☐ Yes ☐ No

Project Information

Second Owner Information (if applicable)

Name:	LDC Housing Corp II	NP or FP?:	FP
Parent Organization:	LW Associates Inc.	NP or FP?:	
Address:	184 West Main Street	Contact Last Name:	Skomorowski
City:	Ashville	Contact First Name:	David
State:	Ohio	Contact Title:	President
Zip Code:	43103	Telephone #:	740-983-4566 (ext) 11
Parent FTI #:	31-1348710	Fax #:	740-983-2932
Web Page Address:		E-mail:	skomo@lwassociates.net
% of Ownership:	49.00%		
Years of Experience Developing Affordable Housing:	46		
Number of Housing Credit Projects Placed-in-Service:	In Ohio: 51		
	In other states:		
Number of Other Affordable Housing Projects Placed-in-Service:			
Experience with Development Loans and/or HDAP Financing?	x	Yes	No

Please enter all applicable information in the spaces below for each project in which the owner (1) held at least 25% of the general partner interest and (2) was a material participant during the development of the project. All other projects in which the owner held an interest must be entered on the "Other Experience" (other_exp) tab in this application.

Enter the date of approval or allocation of funding and status as follows: PIS (placed-in-service); UC (under construction); or W (withdrawn).
OHFA programs include: Housing Credit; HDAP - Housing Development Assistance Program;
HDLF (Housing Development Loan Program); and MFBP (Multifamily Bond Program).

Project Name	Tracking #	# of Units	Name of GP & Parent Org.	Housing Credit Date/Status	HDAP Date/Status	Other Programs Name/Date/Status
West View	89-496	41	LDC Hous Corp II	8/11/89 PIS	8/11/89 PIS	HDAP 8/11/89
Ohio Heights	90-568	42	LDC Hous Corp II	9/11/91 PIS	9/11/91 PIS	HDAP 9/11/91
Mt. Anderson	91-671	24	LDC Hous Corp II	7/29/92 PIS	7/29/92 PIS	HDAP 7/29/92
Blue Heron	91-607	40	LDC Hous Corp II	9/26/92 PIS	9/26/92 PIS	HDAP 9/26/92
Tiffin Estates	93-0154	40	LDC Hous Corp II	2/1/95 PIS	2/1/95 PIS	HDAP 2/1/95
Eastbrook	93-5100	32	LDC Hous Corp II	1/12/94 PIS	1/12/94 PIS	HDAP 1/12/94
Wilmington Apartments	93-0257	54	LDC Hous Corp II	5/17/95 PIS	5/17/95 PIS	HDAP 5/17/95
London Apartments	93-0153	60	LDC Hous Corp II	5/31/95 PIS	5/31/95 PIS	HDAP 5/31/95
Chelsea Village	93-0152	72	LDC Hous Corp II	4/28/95 PIS	4/28/95 PIS	HDAP 4/28/95
Concord Apartments	94-6123	40	LDC Hous Corp II	8/23/96 PIS	8/23/96 PIS	HDAP 8/23/96
Lincoln Heights	94-0129	20	LDC Hous Corp II	6/28/96 PIS	6/28/96 PIS	HDAP 6/28/96
Crossroads Manor	94-0190	48	LDC Hous Corp II	6/28/96 PIS	6/28/96 PIS	HDAP 6/28/96
Country Lane	94-078	36	LDC Hous Corp II	11/13/96 PIS	11/13/96 PIS	HDAP 11/13/96
Port Clinton Senior	94-0123	40	LDC Hous Corp II	8/23/96 PIS	8/23/96 PIS	HDAP 8/23/96
North Creek	95-0024	40	LDC Hous Corp II	8/5/97 PIS	8/5/97 PIS	HDAP 8/5/97
Highland Heights	95-0061	48	LDC Hous Corp II	8/28/97 PIS	8/28/97 PIS	HDAP 8/28/97
Mayor Estates	95-0062	40	LDC Hous Corp II	10/2/97 PIS	10/2/97 PIS	HDAP 10/2/97
Lincoln Terrace	96-0036	40	LDC Hous Corp II	4/27/98 PIS	4/27/98 PIS	HDAP 4/27/98
Eagle's Nest	96-0039	32	LDC Hous Corp II	6/22/98 PIS	6/22/98 PIS	HDAP 6/22/98
Landings Walker Lake	96-0037	60	LDC Hous Corp II	6/2/98 PIS	6/2/98 PIS	HDAP 6/2/98
Camden Commons	96-0099	14	LDC Hous Corp II	7/31/00 PIS	7/31/00 PIS	HDAP 7/31/00
Willow Place	97-010	60	LDC Hous Corp II	5/14/99 PIS	5/14/99 PIS	HDAP 5/14/99
Tiffin West	97-0015	60	LDC Hous Corp II	7/12/99 PIS	7/12/99 PIS	HDAP 7/12/99
Greenville Manor	97-0010	60	LDC Hous Corp II	5/14/99 PIS	5/14/99 PIS	HDAP 5/14/99
Community Commons	97-0085	56	LDC Hous Corp II	4/27/99 PIS	4/27/99 PIS	HDAP 4/27/99
Centerburg Courts	97-0053	36	LDC Hous Corp II	12/22/99 PIS	12/22/99 PIS	HDAP 12/22/99
Eagle's View	98-0062	80	LDC Hous Corp II	7/31/00 PIS	7/31/00 PIS	HDAP 7/31/00
Bellorian Apartments	99-0060	26	LDC Hous Corp II	7/31/01 PIS	7/31/01 PIS	HDAP 7/31/01

If more space is needed, go to the "Extra Space" (extra_SP) tab in this application

Third Owner Information (if applicable)

Name:			NP or FP?:	
Parent Organization:			NP or FP?:	
Address:				
City:			Contact Last Name:	
State:			Contact First Name:	
Zip Code:			Contact Title:	
FTI #:			Telephone #:	(ext)
Web Page Address:			Fax #:	
% of Ownership:			E-mail:	
Years of Experience Developing Affordable Housing:				
Number of Housing Credit Projects Placed-in-Service:	In Ohio:			
(projects with at least 5 units)	In other states:			
Number of Other Affordable Housing Projects Placed-in-Service:				
Experience with Development Loans and/or HDAP Financing?		Yes		

Enter the date of approval or allocation of funding and status as follows: PIS (placed-in-service); UC (under construction); or W (withdrawn).
OHFA programs include: Housing Credit; HDAP - Housing Development Assistance Program);
HDLP (Housing Development Loan Program); and MFBP (Multifamily Bond Program).

[illegible]

If more space is needed, go to the "Extra Space" (extra_SP) tab in this application

Project Information

DEVELOPMENT TEAM INFORMATION

Developer:	LDC Housing Corp. II	Contact Last Name:	Valentine
Address:	184 West Main Street	Contact First Name:	Todd
City:	Ashville	Contact Title:	Development Director
State:	Ohio	Telephone #:	740-983-4566 (ext) 15
Zip Code:	43103	Fax #:	740-983-2932
# of Residential Projects Placed-in-Service:	51	E-mail:	tvalentine@lwassociates.net
# of Residential Units Placed-in-Service:	2350	Web Page Address:	
# of Years Developing Housing:	47		

General Contractor:	LW Associates	Contact Last Name:	Leatherwood
Address:	184 West Main Street	Contact First Name:	Mark
City:	Ashville	Contact Title:	President
State:	Ohio	Telephone #:	740-983-4566 (ext) 22
Zip Code:	43103	Fax #:	740-983-2932
# of Residential Projects Constructed:	51	E-mail:	mleatherwood@lwassociates.net
# of Residential Units Constructed:	2350	Web Page Address:	
# of Years Constructing Housing:	47		

Project Types: Multi-family, affordable housing, market rate residential, commercial and light industrial.

	Firm	Contact	Phone #	Fax #
ENGINEER	To be determined			
ARCHITECT	Carpico Design	Ryan Carpico	740-743-0055	740-743-0055
CONSULTANT	N/A			
LEGAL	Carlie, Patchen & Murphy	Carol Sheehan	614-228-6135	614-221-0216
TAX ATTORNEY	N/A			

Describe how each organization will be involved in the project with respect to specific areas of responsibility, and how each organization will function as part of the development team, including the roles of the other members of the development team. Identify specifically what staff members will be involved in the project and their roles. Explain how this project will affect staff capacity, and explain how the organization will expand staff capacity if necessary. Briefly describe any "identities of interest" between members of the development team.

Tri County Community Action Commission is a private not for profit organization instituted under the laws of the State of

MANAGEMENT COMPANY

Name:	Community Investment Management Services	Contact Last Name:	Whapham
Address:	184 West Main Street	Contact First Name:	Andrew
City:	Ashville	Title:	CEO
State:	Ohio	Telephone #:	740-983-4566 (ext) 12
Zip Code:	43103	Fax #:	740-983-2932
		E-mail:	awhapham@lwassociates.net
		Web Page Address:	

Summary of Affordable Housing Management Experience

Please indicate the number of affordable housing projects currently under management, and any Housing Credit projects previously managed for at least one year.

Program:	Housing Credit	USDA RD	HUD Section 8	(Other Program)	(Other Program)	(Other Program)	TOTAL
# of Projects:	6	3					9
# of Units:							

Management Company Affordable Housing Experience

Please list information for affordable housing projects currently under management, and any Housing Credit projects previously managed for at least one year. Include all of the affordable housing programs associated with each project, using the following abbreviations: HC (Housing Credit); HDAP (Housing Development Assistance Program); HDLP (Housing Development Loan Program); MFBP (Multifamily Bond Program); RD (U.S. Dept. of Agriculture Rural Development); HUD (U.S. Dept. of Housing & Urban Development).

Eaglesnest (Preble County, Ohio); Camden Commons (Preble County, Ohio); Mulberry Gardens (Clark County, Ohio);

Project Information

PHYSICAL STRUCTURE INFORMATION

Project Type

☒ New Construction

☐ Acquisition and Substantial Rehabilitation

☐ Substantial Rehabilitation

Project Characteristics

	rehabilitation	new construction
# of Residential Buildings:		7
# of Stories of Tallest Building:		1
Total # of Units:		40

of Parking Spaces: 135

Elevator in any buildings? Yes No

Number of Units by Rental Type

	NUMBER	% OF TOTAL UNITS
Low-Income Units:	40	100.00%
Market-Rate Units:		
Employee Units:		
TOTAL:	40	100.00%

Number of Buildings by Building Type

	# of buildings that are 1 Floor	# of buildings that are 2 Floors	# of buildings that are 3 Floors	# of buildings that are 4+ Floors	ELEVATOR in any of the buildings?	# OF TOTAL UNITS
Single-Family Detached:						
Single-Family Townhouse:						
Garden Style Family:	7					40
Triplex:						
Multi-Family (4 or more units):						
Other:	2					
TOTAL:	9					40

Number of Units by Bedroom Number

	SRO	EFFICIENCY	1BR	2BR	3BR	4BR+
Low-Income Units:				40		
Market Rate Units:						
TOTAL:				40		

Detached Non-Residential Community Space

	NUMBER	TOTAL SQUARE FEET
Accessory Buildings:	1	3250
Recreation Facilities:	1	1100
Commercial Facilities:		

Type of Commercial Facilities (if applicable):

Floor Area

Gross floor area of all building(s) (sq. ft.):	40,350	
Commercial floor area (sq. ft.):		
Common space floor area (sq. ft.):	4,350	
Non-low-income floor area (sq. ft.):		
Total Residential Floor Area (sq. ft.):	40,350	Gross floor area minus Commercial floor area
Net Residential Floor Area (sq. ft.):	36,000	Total Res. floor area minus Common Space floor area
Low-Income Floor Area (sq. ft.):	36,000	Net Res. floor area minus Non-Low-Income floor area
Average Net Residential Sq. Ft. per Unit:	900	Total Net Res. Sq. Ft. divided by Total # of Units

Project Information

POPULATIONS SERVED

POPULATION(S) SERVED	% OF UNITS TO BE OCCUPIED BY THIS POPULATION	SUPPORTIVE SERVICES PROVIDED?
NO		
Families/Individuals (seniors may reside there, but not exclusively a senior development)		
YES	100%	YES
Exclusively Senior (at least 1 in household is 55 or older)----->		
SPECIAL NEEDS POPULATION SET-ASIDES Choose YES if the development specifically sets aside units for this population. Otherwise, choose NO		
Persons with Mobility or Sensory Impairment----->		
Persons with Severe/Persistent Mental Illness----->		
Persons with Developmental Disability----->		
Extremely Low Income (>= 35% AMGI) ----->		
Formerly Homeless ----->		

Service Coordinator: Tri County Community Action Commission

Address: 125 East Patterson Avenue

City: Bellefontaine

State: Ohio

Zip Code: 43311

Web Page Address:

Telephone #: 937-593-0034

Fax #: 937-593-0084

E-mail: dbirt@tricitycls.com

For projects seeking Housing Credits and serving a special needs population, service coordinators and a supportive service plan containing specified services are required. Please attach the supportive service plan with the application.

SITE & BUILDING ACQUISITION INFORMATION

Please list all sites under control at time of application. All sites must contain at least one unit, and must have a permanent parcel number listed. Sites that do not have parcel numbers will not be accepted. See the Housing Credit Qualified Allocation Plan for details regarding site control and scattered site projects.

For type of site control, please indicate the following: D = recorded deed; O = executed option; P = purchase contract; L = long term lease. For type of construction, please indicate the following: NC = new construction; R = rehabilitation.

	new construction	rehabilitation		new construction	rehabilitation
# of Sites Under Control:	1		# of Units:	40	
Sites Proposed to Acquire:	1				
% of Sites Under Control:	100.00%				

Site Acquisition Information

Will this project consist of scattered sites? See 2010 QAP for details.

Will the site be subdivided? ☐ Yes ☒ No

Area of Site (Acres): 7.85

Are any of the units currently occupied?

	Yes	x	No
	% of units occupied		

Does this project involve the relocation of any commercial or residential tenants, or will any occupied portion of the project be made vacant?

	Yes		x	No
--	-----	--	---	----

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Project Information

SCHEDULE OF DEVELOPMENT

Activity	Performance Date	
	Goal	Actual
1. Formation of Limited Partnership	08/01/10	
2. Land or Building acquired	12/31/10	
3. Phase I Environmental Review	08/01/10	
4. Zoning permit obtained	12/31/10	
5. 10% completion	12/31/10	
6. Appraisal completed	11/30/10	
7. Building permits obtained	03/01/11	
8. Construction loan committed	11/30/10	
9. Permanent financing committed	11/30/10	
10. Construction contract executed	03/01/11	
11. Construction loan closing	03/01/11	
12. Equity closing	03/01/11	
13. Site preparation and/or demolition begins	03/01/11	
14. Start of construction, contractor's commencement notice	03/01/11	
15. 50% completion	09/01/11	
16. Occupancy approval	03/01/12	
17. Permanent loan closing	03/01/12	
18. Construction completion	03/01/12	

Estimated placed-in-service date:

First building: 03/01/12

Last building: 03/01/12












































STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
April 8, 2010

JEROME TOWNSHIP ZONING AMENDMENT – PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENTS

APPLICANT: Jerome Township Zoning Commission

REQUEST: Approval of the Jerome Township Zoning Amendment – **Addition of Section 606 – *Previously Approved Planned Unit Developments***

STAFF ANALYSIS: The proposed amendments to the Jerome Township Zoning Code, Section 606 include the addition and removal of the following language seen below:

606 – Previously Approved Planned Unit Developments
Article VI of the Zoning Resolution was amended on and the amendment in effect from and after October 31, 2008. Planned unit developments and all associated detailed development plans and supporting documentation adopted and in effect prior to October 31, 2008 shall continue in effect and be considered legally conforming under this Zoning Resolution. These previously approved planned unit developments shall continue to be governed, administered and modified pursuant to the substantive and procedural regulations then in effect for such planned unit developments as contained in the Zoning Resolution immediately prior to October 31, 2008.

LUC has several comments regarding the proposed text as outlined below:

- The first sentence does not make sense. Staff does not feel that this sentence is necessary to the meaning of the text. Staff recommends striking the first sentence.



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Director: Jenny R. Snapp

- Staff recommends changing the second sentence as follows:
"Planned unit developments and all associated detailed development plans and supporting documentation adopted and in effect prior to ~~October 31, 2008~~ the effective date of the these planned unit development regulations, shall continue in effect and be considered legally conforming under this Zoning Resolution". Staff recommends this change so that the amendment will remain accurate even if the township's planned unit development regulations are updated again sometime in the future.
- Staff questions why the township would want to go back in look at old codes for procedural issues in governing planned unit developments, as the last sentence indicates. Staff feels that if a change is implemented that is important enough to amend the zoning, then all planned unit developments should be following the new regulations. Staff also feels that this could become very cumbersome, as there could potentially be multiple variations of the section that must be tracked and referred to. Staff recommends changing the last sentence to read as follows:
"These previously approved planned unit developments shall ~~continue to~~ be governed, administered and modified pursuant to the substantive and procedural regulations in this resolution. ~~then in effect for such planned unit developments as contained in the Zoning Resolution immediately prior to October 31, 2008.~~"

STAFF RECOMMENDATIONS:

Staff Recommends **APPROVAL** of the Jerome Township Zoning Amendment – **Section 606 – Previously Approved Planned Unit Developments**, based on the LUC Staff Analysis and staff comments and recommendations.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

The Zoning and Subdivision Committee recommended **APPROVAL** of the proposed zoning text amendment to the Jerome Township Zoning Resolution. The Committee asked staff to clarify with the Township what the intent of putting the specific dates in the resolution was, as there could be a situation where a PUD from the prior language is still pending.

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



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
April 8, 2010

MAD RIVER TOWNSHIP – ZONING TEXT AMENDMENTS

APPLICANT: Mad River Township Zoning Commission
c/o Jim Cook, email jimcook@main-net.com

REQUEST: Request from the Mad River Township Zoning Commission to review
Zoning Text Amendments to the Mad River Township Zoning Resolution.
This is a complete zoning re-write.

STAFF ANALYSIS: The Mad River Township Zoning Commission has been working for a few
years on updating their zoning regulations. The last amendment to their
zoning was dated 2000. LUC provided the Township with both Salem &
Wayne Township's language as they had recently undertaken a total re-
write of their Zoning Resolutions. In addition, LUC worked closely with
both of those Townships during their amendment processes.

After the Mad River Township Zoning Commission felt they had a good
draft document, Jenny Snapp informally reviewed their regulations and
attended a Zoning Commission Meeting on February 24, 2010.

STAFF RECOMMENDATIONS:

- As LUC has already informally reviewed and provided feedback on the
Mad River Township Zoning Amendments, and has worked with the
Zoning Commission, staff recommends approval. However, LUC staff
is interested in hearing feedback from the committee on a few key
issues that arose:
 1. Section 1002, "Swimming Pools" – The Township would
like to delete the third bullet point reading, "*The
swimming pool or the entire property on which it is
located shall be walled or fenced to prevent*



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Director: Jenny R. Snapp

uncontrolled access by children from adjacent properties. Said fence or wall shall be not less than five (5) feet in height and maintained in good condition with a gate and lock.” At the recent Ohio Township Association Conference, it was indicated that a Township could be liable if the fence/gate requirement was not enforced if an accident occurred in a swimming pool. Jene Gaver of Champaign County Building Regulations indicated that they are not requiring a fence, and are only checking the electrical on private swimming pools. LUC has strong reservations about removing the gate and fence w/ lock requirement. Ultimately, by removing this text, I believe the Township is putting safety at risk and putting them at further litigation for not requiring said fence or gate. We have consulted with the Champaign County Prosecutor’s Office on this issue. We are awaiting a response prior to the LUC Zoning & Subdivision Committee Meeting.

2. Mad River Township wishes to eliminate the M-2 Heavy Manufacturing District and adopt a M-1 Light Manufacturing District. However, there are a group of parcels located near Westville that are zoned M-2. It was believed that these parcels were placed into the M-2 District when the original zoning was adopted in the Township. Given this, LUC staff had reservations about removing the M-2 District which could create a potential future problem with the land owners. Certainly, if the Township wishes to remove the M-2 District, they should work with those land owners in re-zoning their properties. LUC staff then met with Jane Napier of the Champaign County Prosecutor’s Office who indicated that it would not be advisable to remove the M-2 District with parcels still being zoned M-2. She felt that the Township could be restricting the use of the land owners who are zoned M-2 which could be perceived as a “taking”. Therefore, it is LUC’s recommendation that the Township adopts the M-1 Light Manufacturing District and leave in the M-2 Heavy Manufacturing District. The Township could consider amending the language after further evaluation and discussion with those particular property owners.

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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Director: Jenny R. Snapp

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The LUC Zoning & Subdivision Committee recommended approval of the Mad River Township Zoning Text Amendments with the above staff recommendations on Swimming Pools & the M-1 & M-2 Manufacturing Districts.



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
April 8, 2010

JAMES MYERS PROPERTY 135.97 Acres – ZONING AMENDMENT

APPLICANT: James L. Myers
4161 County Road 152
East Liberty, Ohio 43319
Phone 614-657-9599

REQUEST: Request from Perry Township (Logan County) to Review a Zoning
Amendment to the James Myers Property
Parcel # 32-126-00-00-015-000
Acreage: 135.97
Currently Zoned: M-1 Light Manufacturing District
Proposed Zoning: U-1 Rural Undeveloped District
Current & Proposed Use: Agriculture

LOCATION: Located on County Road 152 – Near the Intersection of County Road 152
& County Road 144, just southwest of US 33 in Perry Township, Logan
County. Property is located just north of the Zane Township line.

STAFF ANALYSIS: The applicant, Jim Myers, would like to re-zone his property from M-1 Light
Manufacturing to U-1 Rural Undeveloped. The property is being used as
agriculture just as it always has been. Mr. Myers is applying to the Ohio
Department of Agriculture's Agricultural Easement Purchase Program
(AEPP) to place his farm under a permanent agricultural easement. In
ODA's application process, Mr. Myers discovered that his property was
actually zoned for Light Manufacturing. After researching the Perry
Township files from the inception of zoning in the Township, I believe that
this property was originally zoned M-1 when zoning was originally put into
place.

Although this area of the county has traditionally been a manufacturing



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Director: Jenny R. Snapp

corridor, in recent years, the Nature Conservancy has protected approximately 242 Acres of land adjacent to parcel in question. In addition, the surrounding land uses are all undeveloped, agriculture, and very low density residential. Except for the Transportation Research Center on the other side of US 33, the closest manufacturing use is approximately one mile to Harding Machine.

STAFF RECOMMENDATIONS:

- Given the recent trends to preserve land near the Jim Myers property and the fact that he is taking steps to permanently preserve his land, staff recommends that the zoning amendment from M-1 Light Manufacturing to U-1 Rural Undeveloped be approved.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning & Subdivision Committee recommended approval of the Zoning Amendment to 135.97 Acres of the James Myers Property, Parcel #32-126-00-00-015-000, from M-1 Light Manufacturing District to U-1 Rural Undeveloped District.

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Director's Report – April 8, 2010

Union County Comprehensive Plan Meetings

Meetings

March 15	Utilities Committee – Jenny, Wes & Heather
March 17	Utilities Committee – Jenny, Wes & Heather
March 22	Union County Commissioners Update – Jenny, Wes & Heather
March 24	Infrastructure Committee Meeting (Rail) – Jenny & Heather
March 25	Ag & Natural Resources Committee Meeting – Wes
March 31	Infrastructure Committee Meeting – Jenny & Heather
April 5	Infrastructure Committee Meeting – Jenny & Heather
April 7	Economic Development Committee Meeting (CIC) - Heather

Jenny's Activities:

Meetings, Miscellaneous & Projects

March 11	Ag. Tour Planning Meeting – Logan Soil & Water Conservation District Office
March 12	Met w/ Jeff Stauch, Union County Engineer & Joe Clase, Millcreek Township's new Zoning Inspector
March 16	Dover Township (Union County) Comprehensive Plan Steering Committee Meeting
March 17	Meeting w/ Jeff Stauch & Emily Wierenga, Union County Engineer's Office re: CDBG Water & Sewer Grant
March 19	Meeting with Jane Napier of the Champaign County Prosecutor's Office
March 23	City of Urbana Council Meeting – Council voted unanimously to pay LUC's Assessment for 2010
April 1	Union County Census 2010 Kick-Off
April 5	✓ Doug Reinhart, Auglaize County Engineer – Job Ready Sites (JRS) for District 13 Integrating Committee ✓ Taylor Township (Union County) Zoning Board Meeting
April 6	✓ LUC Zoning & Subdivision Committee Meeting ✓ Darby Township (Union County) Zoning Commission Meeting
Ongoing Projects	✓ JRS/Job Ready Sites Application Review for OPWC District 13 Integrating Committee ✓ Dover Township (Union County) Comprehensive Plan ✓ City of Urbana Comprehensive Plan ✓ Zoning Updates – Mad River (Champaign County) Township, Darby Township (Union County), Taylor Township (Union County), Ag. Tour Planning w/ Logan SWCD ✓ AEPP/Agricultural Easement Purchase Program Applications to Ohio Department of Agriculture – Assisting Champaign County & Logan County SWCD.

Heather's Activities:

Meetings, Miscellaneous & Projects

March 11	Ag. Tour Planning Meeting – Logan Soil & Water Conservation District Office
March 17	Meeting w/ Jeff Stauch & Emily Wierenga, Union County Engineer's Office re: CDBG Water & Sewer Grant
March 18	Village of Magnetic Springs Council Meeting
March 19	Meeting with Champaign County Prosecutor's Office – Jane Napier Project Connect at Stepping Stones Outreach Ministry, Champaign County, Fair Housing Table
March 25	Champaign County Continuum of Care Leadership Committee Meeting C.O.L.C.A.S. Meeting Union County Continuum of Care Committee Meeting
April 1	Logan County Continuum of Care Leadership Meeting Union County Census 2010 Kick-off
April 5	Doug Reinhart, Auglaize County Engineer – Job Ready Sites (JRS) for District 13 Integrating Committee
April 6	LUC Zoning & Subdivision Committee Meeting
In process	Updating sections of Union County Comp Plan, inserting sections into final draft version
In process	Contact database
Completed	Spring Newsletter
Completed	2 nd Billing for Unpaid 2010 Per Capita Assessment



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Wes' Activities:

Miscellaneous

Mar. 11	Ag. Tour Planning Meeting – Logan Soil & Water Conservation District Office
Mar. 15	Attended Johnson Township (Champ. Co.) Trustees meeting to discuss their zoning map
Mar. 16	Champaign County FY2010 CDBG 1 st Public Hearing
Mar. 17	Meeting w/ Jeff Stauch & Emily Wierenga, Union County Engineer's Office re: CDBG Water & Sewer Grant
Mar. 18	Attended West Mansfield Planning Commission Meeting
Mar. 19	Meeting with Champaign County Prosecutor's Office – Jane Napier
Mar. 22	Union County FY2010 CDBG 1 st Public Hearing
Mar. 23	Met with Phil Metz (Jefferson Twp., Logan County) to discuss zoning changes
Mar. 24	Attended Champaign County Township Association Meeting
Mar. 25	Met with Magnetic Springs Village Council to discuss grant funding
Mar. 26	Met with Gary Bias (Washington Twp., Logan County) to discuss zoning changes
Mar. 30	Attended Jefferson Twp. (Logan County) Trustees meeting to discuss comprehensive planning
Mar. 30	Attended West Mansfield Planning Commission Meeting
Mar. 31	Met with Andy Yoder to discuss possible FY2010 CDBG projects
Mar. 31	Attended Wayne Township (Champ. Co.) Zoning Commission Meeting
Apr. 1	Union County Census 2010 Kick-off
Apr. 1	Attended St. Paris Planning Commission Meeting
Apr. 5	Doug Reinhart, Auglaize County Engineer – Job Ready Sites (JRS) for District 13 Integrating Committee Attended Zane Township Trustees Meeting to discuss small wind zoning language and comprehensive planning
Apr. 6	LUC Zoning & Subdivision Committee
Apr. 7	Union County GIS Taskforce

Ongoing Projects

CDBG	FY 2010 Pre-Applications & Letters have been mailed out to all political subdivisions in Union & Champaign Counties
GIS	Village of Mechanicsburg, Goshen Township, Johnson Township,
Comp	Logan County Township Plans: Perry Township – Ongoing; Zane Township; Jefferson Township
Plans	City of Urbana – Ongoing, Union County Update
	Stokes Township – Trustees Public Hearing Pending
Zoning	Wayne Township – Reviewing for next Zoning Commission meeting
Updates	Lake Township – Reviewing for possible changes
	Residential Care Facilities Model Zoning Text

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 – March 11, 2010

Union County Jurisdictional Visits

Discussion over Comprehensive Plan, 2010 Census, Small Wind Energy Zoning, Union County Planner

- Allen Township, Monday, February 1, 7:00 PM – Weston Dodds
- Liberty Township, Monday, February 1, 7:30 PM – Weston Dodds
- Union Township, Monday, February 8, 7:00 PM – Jenny Snapp
- Darby Township, Monday, February 8, 8:00 PM – Jenny Snapp
- York Township, Monday, February 15, 7:30 PM – Weston Dodds
- Taylor Township, Tuesday, February 16, 7:00 PM – Jenny Snapp
- Claibourne Township, Wednesday, February 17, 7:00 PM – Jenny Snapp
- Washington Township, Monday, February 22, 7:00 PM – Jenny Snapp
- Jackson Township, Monday, February 22, 7:30 PM – Jenny Snapp
- Millcreek Township, Monday, March 1, 7:00 PM – Jenny Snapp
- Dover Township, Monday, March 1, 8:00 PM – Jenny Snapp
- Paris Township, Monday, March 1, 7:00 PM – Weston Dodds & Heather Martin
- Jerome Township, Monday, March 1, 7:30 PM – Weston Dodds & Heather Martin
- Village of Richwood, Monday, March 8, 7:00 PM – Weston Dodds
- Village of Plain City, Tuesday, March 8, 7:00 PM – Heather Martin

Union County Comprehensive Plan Meetings

Meetings

February 17	Team Leader Meeting – Jenny, Wes & Heather
February 18	Utilities Committee – Jenny, Wes & Heather Infrastructure Committee Meeting w/ Airport– Jenny, Wes & Heather
February 22	Housing/Community Services Meeting - Heather
February 23	Utilities Committee Meeting – Jenny, Wes & Heather
February 26	Ag & Natural Resources Committee Meeting – Wes & Heather

Jenny's Activities:

Meetings, Miscellaneous & Projects

February 18	✓ Met w/ Melanie Kendrick, City of Urbana re: Urbana Comprehensive Plan
February 24	Mad River Township (Champaign County) Zoning Board re: Zoning Amendments
February 26	Met / John Jones with Ohio Treasurer of State's Office re: Grown Now program with various Champaign County officials
February 27	Union County Engineer Jeff Stauch's Annual Meeting for Union County Townships
March 1	✓ Meeting w/ Joe Clase, new Millcreek Township Zoning Inspector
March 11	IPA/Industrial Parkway Presentation re: Union County Comprehensive Plan Update
Ongoing Projects	✓ 2010 Annual Membership Assessments are coming in ✓ Annual Financial Report to Auditor of State has been completed ✓ Union County Comprehensive Plan Committee Meetings



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Heather's Activities:

Meetings, Miscellaneous & Projects

Feb. 18	Met w/ Melanie Kendrick, City of Urbana re: Urbana Comprehensive Plan
Feb. 25	Champaign County Continuum of Care Leadership Committee Meeting C.O.L.C.A.S. Meeting Union County Continuum of Care Committee Meeting
Feb. 26	Met /John Jones with Ohio Treasurer of State's Office re: Grow Now program with various Champ. Cty officials
Feb. 27	Union County Engineer Jeff Stauch's Annual Meeting for Union County Townships
March 1	Meeting w/ Joe Clase, new Millcreek Township Zoning Inspector
March 2	Champaign County Housing Coalition Meeting
March 3	Champaign County Prevention Committee Meeting
March 4	Logan County Continuum of Care Leadership Committee Meeting
March 9	Union County Complete Count Census Workgroup Committee Meeting
In process	Updating sections of Union County Comp Plan, inserting sections into final draft version
To Do:	Spring Newsletter
In process	Reviewing Budget for areas that can be reduced (CenturyLink, Verizon)
In process	Database of Logan, Union, Champaign township/village contacts

Wes' Activities:

Miscellaneous

Feb. 12	Spoke at Indian Lake Chamber of Commerce 2010 Legislative Luncheon
Feb. 18	Attended Jackson Township (Champ. Co.) Zoning Commission meeting to discuss zoning updates
Feb. 23	Attended Lake Township (Logan Co.) Trustees to discuss model wind zoning text
Jan. 29	Attended Union County Comp Plan Ag/Natural Resources/Arts & Parks Committee Meeting
Feb. 24	Attended Wayne Township (Champ. Co.) Zoning Commission meeting to discuss zoning updates
Feb. 25	Attended Indian Isles (Stokes Twp.) Zoning Commission Public Hearing regarding zoning text re-write
Feb. 26	Met / John Jones with Ohio Treasurer of State's Office re: Grown Now program with various Champaign County officials
Feb. 27	Union County Engineer Jeff Stauch's Annual Meeting for Union County Townships
Mar. 2	Met with ODOT Field Rep. DJ Pasquerillo for Union County FY07 CDBG Grant Monitoring
Mar. 2	Attended Union County GIS Task Force Meeting
Mar. 4	Attended Union County Connect Ohio Meeting
Mar. 4	Attended Union County Township Association Meeting
Mar. 11	IPA/Industrial Parkway Presentation re: Union County Comprehensive Plan Update

Ongoing Projects

CDBG	<ul style="list-style-type: none"> FY 2010 Pre-Applications & Letters have been mailed out to all political subdivisions in Union & Champaign Counties FY 2010 Champaign County 1st Public Hearing Scheduled for March 16th at 9:00 am. FY 2010 Union County 1st Public Hearing Scheduled for March 22nd at 9:00 am.
GIS	Village of Mechanicsburg, Goshen Township, York Township, Washington Township (Union Co.)
Comp Plans	Logan County Township Plans: Perry Township – Ongoing; Jefferson Township City of Urbana – Ongoing, Union County Update Stokes Township – Trustees Public Hearing Pending
Zoning Updates	Wayne Township – Reviewing for next Zoning Commission meeting Lake Township – Reviewing for possible changes Residential Care Facilities Model Zoning Text Solar Panel model Zoning Text

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, April 8, 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, Scott Coleman, Greg DeLong, Ves DuPree, Charles Hall, Paul Hammersmith, Jim Holycross, Valerie Klingman, Randy Kyte, Rex Dickey for Brad Lightle ODOT 7, Doug Miller, Barry Moffett, Tim Notestine, Pat Parish for Ryan Shoffstall, Jenny Snapp, Bill Narducci for Jeff Stauch, Peg Wiley, and Andy Yoder.

Members absent: Tracy Allen, Mike Bow, Bill Edwards, Bill Kelley, Fereidoun Shokouhi, Rick Shortell, Tom Smith, and Tim Tillman.

Guests present: Don Walters, Village of Russells Point; Robb Cummins, Harrison Township; Kathleen Crowley, Jerome Township; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes: Max Coates made the first motion to approve the minutes from the February 9, 2010 meeting as written. John Bayliss made the second motion to approve the minutes from the February 9, 2010 meeting as written. All in favor.

Treasurer's Report: LUC Treasurer Max Coates presented the Financial Report for February. Paul Hammersmith made the first motion to accept the Financial Report. Barry Moffett made the second motion to accept the Financial Report. LUC Treasurer Max Coates presented the Financial Report for March. Paul Hammersmith made the first motion to accept the Financial Report. Tim Notestine made the second motion to accept the Financial Report. All in favor.

ODOT Reports:

ODOT District 6 and 7 were both placed on the web-site, no questions were asked in regards to the reports.

New Business:

1. ODOT Business Plan – Rex Dickey, Director, ODOT District 7
 - The FY10 & FY11 business plan was presented to the Executive Committee. John asked for further explanation on the use of new edge line rumble strips and if this will be used in conjunction with the current reflectors or if it just augments it and where they will be used at. Robb explained this



Logan-Union-Champaign regional planning commission

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- would be in addition on high traffic areas. They will be machined out on the white stripe and the stripe will be painted again. Additionally, the centerline will be treated similarly. Charles asked if there were going to be more flashing light stop signs installed, and at this time none are planned.
- John asked about the 98% saving on herbicide use and asked for the explanation. Rex stated that herbicides were pretty much discontinued. The plan is to target the noxious weed areas instead of just using it everywhere.
 - Doug asked if ODOT maintains the video camera systems? Are there plans to expand it? Rex stated the Dayton area is currently a pilot program with radar detectors in Montgomery County on the main roads. This data will be used to look at travel speeds, and this year it will be expanded into Clark County on I-70. Eventually it'd be great to have those statewide.
2. Review of Grant Clearance from Union County Board of Commissioners Water & Wastewater Disposal Loans/Grants in the amount of \$2,738,750 from USDA/Rural Development. Grant is required for the Raymond/Peoria Service Area.
- John Bayliss made the first motion to grant clearance for Raymond/Peoria Water & Wastewater Disposal Loan/Grant. Tim Notestine made the second motion to grant clearance for Raymond/Peoria Water & Wastewater Disposal Loan/Grant. Bill Narducci offered further explanation on the grant and stated that Emily is working on the funding. All in favor.
3. Review of Grant Clearance from Tri-County Community Action Commission for 40 units of affordable housing in the City of Urbana, Champaign County. The Bradford Senior Villas will be a new construction of elderly housing off of Lippencott Drive. The 40 units will be two bedrooms with attached garages, utility rooms with washer/dryer hookup, community space, an on-site manager, Block watch and resident council implementation plan. The total estimated project cost is \$6,016,188.
- Paul Hammersmith made the first motion to grant clearance for the Bradford Senior Villas and Charles Hall made the second motion to grant clearance for the Bradford Senior Villas. All in favor.
4. Review of Jerome Township (Union County) Zoning Text Amendments – Staff Report by Wes Dodds
- John Bayliss made the first motion to accept the recommendation of the Zoning and Subdivision Subcommittee for approval of the Jerome Township Zoning Amendment with the incorporation of staff comments and recommendations. Paul Hammersmith made the second motion to accept the recommendation of the Zoning and Subdivision Committee for

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approval of the Jerome Township Zoning Amendment with the incorporation of staff comments and recommendations. All in favor.

5. Review of Mad River Township (Champaign County) Zoning Text Amendments – Staff Report by Jenny Snapp
 - Charles Hall made the first motion to accept the recommendation of the Zoning and Subdivision Committee of approval of the Mad River Township Zoning Text Amendment with the recommended changes. Barry Moffett made the second motion to accept the recommendation of the Zoning and Subdivision Committee of approval of the Mad River Township Zoning Text Amendment with the recommended changes. All in favor.
6. Review of Perry Township (Logan County) Zoning Amendment – Staff Report by Jenny Snapp
 - John Bayliss made the first motion to accept the recommendation of the Zoning and Subdivision Committee for approval of the Perry Township Zoning Amendment. Tim Notestine made the second motion to accept the recommendation of the Zoning and Subdivision Committee for approval of the Perry Township Zoning Amendment. All in favor.

Director's Report – Jenny Snapp, Director

- Building issues – ceiling tile in the kitchen caved in due to snow and rain, but it has been fixed.
- The newsletter has been completed and will be placed on the web-site and emailed.
- Buckeye Power Turbines was approved – Max reported 52 turbines will be built. Paulding County is scheduled later this month for 175 turbines hearing. Champaign County construction will begin early next year. Hardin County has already started construction on the two projects that have been approved.
- Annual Per Capita Assessment update was given. The spreadsheet can be found online.

Adjourn: Max Coates made the first motion to adjourn the LUC Executive Committee Meeting at 2:15 pm, and Barry Moffett seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, May 13, 2010, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.

President

Secretary

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