



Zoning & Subdivision Committee
Thursday, November 13, 2025

The Zoning and Subdivision Committee met in a regular session on Thursday, November 13, 2025, at 12:03 pm.

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

Guests: Olyvia Ashbrook Hall, KASS; Greg Iiams, Village of Russells Point; Darryl Menerey, Epcon Communities; Jeremy Van Ostran, CEC; Justin Wollenburg, Terrain Evolution

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Tyler Bumbalough moved a motion to approve the minutes from the October 9, 2025, meeting as written, and Steve Robinson seconded. All in favor.

1. Review of Glacier Pointe Section 4 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was updated to incorporate comments received from reviewing agencies.
 - Tom Scheiderer moved a motion to recommend conditional approval of the Glacier Pointe Section 4 Phase 2 Final Plat, and Steve McCall seconded. All in favor.
2. Review of Lark Ravine Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller reported the developer requested to table.
 - Todd Freyhof moved a motion to accept the developer's request to table the Lark Ravine Preliminary Plat, and Tom Scheiderer seconded. All in favor.
3. Review of The Courtyards at White Oaks AKA The Courtyards at Ryan Parkway Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to recommend conditional approval of The Courtyards at White Oaks AKA The Courtyards at Ryan Parkway Preliminary Plat, and Tyler Bumbalough seconded. All in favor.
4. Review of The Courtyards of Hyland Meadows AKA VN-13 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was updated to incorporate comments received from reviewing agencies.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Tom Scheiderer moved a motion to recommend conditional approval of The Courtyards of Hyland Meadows AKA VN-13 Phase 2 Final Plat, and Steve Robinson seconded. All in favor.
- 5. Review of The Reserve at New California Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Tyler Bumbalough – Are they making progress?
 - Brad Bodenmiller – Yes, there have been two phases and a third is on today's agenda.
 - Steve McCall – Is there a limit to how many times it can be extended?
 - Brad Bodenmiller – This is the first time it's being extended, it has previously expired twice.
 - Steve McCall moved a motion to recommend conditional approval of The Reserve at New California Preliminary Plat Extension, and Luke Sutton seconded. All in favor.
- 6. Review of The Reserve at New California Phase 2A Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was updated to incorporate comments received from reviewing agencies. The Engineer's Office reported the outstanding bond was approved.
 - Tyler Bumbalough moved a motion to recommend conditional approval of The Reserve at New California Phase 2A Final Plat and Steve McCall seconded. All in favor.
- 7. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Steve McCall moved a motion to recommend approval of the Johnson Township Zoning Text Amendment and Todd Freyhof seconded. All in favor.
- 8. Review of Miami Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
 - Tom Scheiderer moved a motion to recommend approval with modifications of the Miami Township Zoning Text Amendment, and Todd Freyhof seconded. All in favor.
- 9. Review of Taylor Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Discussion occurred around the definition of a lot whether "parcel" is included in the definition and it is.
 - Discussion occurred around the depth: width ratio and how many townships have such a requirement. It was determined that several do. Some townships have a minimum width and some townships have a maximum depth.
 - Steve Robinson moved a motion to recommend approval of the Taylor Township Zoning Text Amendment, and Tyler Bumbalough seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:31 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconding. All in favor.

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