
RE: Copy of Distribution Letter + Plat for Gateway Crossing Preliminary Plat

From Erik M Schaas <eschaas@aep.com>

Date Wed 7/29/2026 12:19 PM

To Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Let me know if there is anything you need from us at this time. It looks like we have a couple junction boxes along the east property line that feeds TJ Maxx and another business strip building that we may be able to come out of to serve your site. Once time is closer to breaking ground, you'll need to have someone call in an order for new service to start our design process.

Thanks,

Erik



ERIK M SCHAAS | CUSTOMER DESIGN MGR

ESCHAAS@AEP.COM | D:614.883.7963 | C:614.314.3355

700 MORRISON ROAD, GAHANNA, OH 43230

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Wednesday, July 29, 2026 11:07 AM

To: Erik M Schaas <eschaas@aep.com>

Subject: [EXTERNAL] Re: Copy of Distribution Letter + Plat for Gateway Crossing Preliminary Plat

No worries. Always glad to talk-through things. I get the electric providers wrong about once every other year, so you never know!

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

From: Erik M Schaas <eschaas@aep.com>

Sent: Wednesday, July 29, 2026 11:05 AM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Subject: RE: Copy of Distribution Letter + Plat for Gateway Crossing Preliminary Plat

Never mind, I was looking at one of the other projects in that folder that you provided in the link. The retail area known as Gateway Crossing, off Weldon Rd, north of SR 161 is in our territory.

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Wednesday, July 29, 2026 10:53 AM
To: Erik M Schaas <eschaas@aep.com>
Subject: [EXTERNAL] Re: Copy of Distribution Letter + Plat for Gateway Crossing Preliminary Plat

Erik,

Good morning! I did **not** know that. The developer is under the impression this will be served by AEP. I'll forward an email I received from the developer's engineering team with a will serve letter. Let me know what I might be confused about and we'll get it figured-out.

Bradley Bodenmiller

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From: Erik M Schaas <eschaas@aep.com>
Sent: Wednesday, July 29, 2026 10:19 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: RE: Copy of Distribution Letter + Plat for Gateway Crossing Preliminary Plat

I'm sure you knew this already but wanted to respond to your email. This is outside of AEP's territory.

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, July 28, 2026 9:35 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>
Subject: [EXTERNAL] Copy of Distribution Letter + Plat for Gateway Crossing Preliminary Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for + have provided a link to a **digital copy** of the Plat for **Gateway Crossing – Preliminary Plat**. The Plat was **tabled** during July's LUC meeting, and an updated, and an **updated Plat was submitted** for the August meeting. Paper copies are being delivered/mailed. Please note the meeting date/times and call with any questions. Thank you!

With this email, I've included a link (below) where you can download a copy of the proposed plat and a copy of any decision letters associated with the plat. If you scroll-through each decision letter, you will find comments required/submitted by your agency during prior review(s). (This may help expedite your review.)

 [2026 Subdivision Reviews - August](#)

Note: This is one of five subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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