



Outlook

Re: Copy of Distribution Letter for Gateway Crossing Preliminary Plat

From Johnson, Kayla A. <KaylaJohnson@franklincountyohio.gov>**Date** Thu 7/2/2026 2:57 PM**To** Brad Bodenmiller <bradbodenmiller@lucplanning.com>**Cc** Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>; Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>; Ennist, Tamara J <TamaraEnnist@franklincountyohio.gov>

Understood, thank you!

Kayla Johnson

Planner

150 South Front Street, FSL Suite 10

Columbus, Ohio 43215-7104

Tel: 614-525-4684

Email: kaylajohnson@franklincountyohio.gov[Website](#)**INVOICE SCAM ALERT**

Attention Applicants: Scammers have been emailing invoices to applicants for fees associated with development applications. The Economic Development *Department (EDP)* nor any other Franklin County Board, Commission, or agency **WILL NOT** email or mail invoices for application fees. All application fees are paid at the time of submittal and are coordinated directly with EDP Staff. If you have any questions or concerns, please contact the EDP Staff assigned to your case.

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>**Sent:** Thursday, July 2, 2026 2:54 PM**To:** Johnson, Kayla A. <KaylaJohnson@franklincountyohio.gov>**Cc:** Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>; Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>; Ennist, Tamara J <TamaraEnnist@franklincountyohio.gov>**Subject:** Re: Copy of Distribution Letter for Gateway Crossing Preliminary Plat

That works for me, I'll use what you just sent me at 2:50 PM for the time being. (I'll be working on the staff report over the weekend and will likely issue it Monday morning.)

Our meeting is 07-09, so that will be before 07-15. If you have additional comments, make sure to send them my way before too late 07-08. I won't ignore them just because they were after the deadline for comments, but I sometimes miss them if they come in the day of our meeting.

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: Johnson, Kayla A. <KaylaJohnson@franklincountyohio.gov>**Sent:** Thursday, July 2, 2026 2:50 PM**To:** Brad Bodenmiller <bradbodenmiller@lucplanning.com>**Cc:** Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>;

Joseph Grove <josephgrove@lucplanning.com>; Fitzpatrick, Raimere S

<RaimereFitzpatrick@franklincountyohio.gov>; Ennist, Tamara J

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Subject: Re: Copy of Distribution Letter for Gateway Crossing Preliminary Plat

I provided our county agencies a week to provide comments. At the latest July 15th I will have the Franklin County comments forwarded to you all.

If a comment from Franklin County should be provided prior to then, you can state the following:

"A submittal is required with the Franklin County Planning Department for the preliminary plan within the Franklin County boundaries. Cross-jurisdiction reviews will occur through the applicable agencies. Refer to the Franklin County Subdivision Regulations for submittal requirements.

The decision of the proposed Planned Commercial District (PCD) by the Washington Township (Franklin County) trustees, has not yet been finalized as of June 24th"

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From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Thursday, July 2, 2026 2:37 PM
To: Johnson, Kayla A. <KaylaJohnson@franklincountyohio.gov>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>; Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>; Ennist, Tamara J <TamaraEnnist@franklincountyohio.gov>
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You don't often get email from bradbodenmiller@lucplanning.com. [Learn why this is important](#)

Kayla,

LUC is required to either approve, approve with conditions, or deny within 30 days. However, the developer can request tabling and then we can table it.

At the moment, the staff recommendation will be for denial because there are outstanding variances; we cannot approve a plat with outstanding variances. I also do not have a copy of drafts covenants/restrictions on how the private road/street will function which we previously required for preliminary plats involving a private road/street by easement.

It seems somewhat likely that this will be delayed a month, but I cannot promise that. If there is a variance meeting next Wednesday before our Thursday meeting, would you want to send someone?

If you want, I can use your email as your current comment and summarize it as you all are requesting an additional month for review with the understanding that the developer may not end-up requesting tabling.

Bradley Bodenmiller
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From: Johnson, Kayla A. <KaylaJohnson@franklincountyohio.gov>
Sent: Thursday, July 2, 2026 2:31 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>; Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>; Ennist, Tamara J <TamaraEnnist@franklincountyohio.gov>
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Brad,

Can the county have additional time to review the preliminary plan submittal for this project? We were going to coordinate with other Franklin County departments involved to see how it is best to coordinate with Union County on this project.

Kayla Johnson
Planner

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From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, June 23, 2026 10:48 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>
Subject: Copy of Distribution Letter for Gateway Crossing Preliminary Plat

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Good morning,

I attached a copy of the **Distribution Letter** generated for **Gateway Crossing - Preliminary Plat**. 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.

☐ [2026 Subdivision Reviews - July](#).

Note: This is one of five subdivisions being shared. (Electric providers and townships should only receive an email notification for subdivisions within their territory; you may receive as few as one email.)

Bradley Bodenmiller

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