



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Thursday, July 12, 2012 - 1:15 p.m.

Call to Order – Jeff Stauch - President

Roll Call

Action on Minutes of June 14, 2012 – Executive Committee

Financial Report March – Andy Yoder, Treasurer

ODOT Reports

New Business:

1. Jerome Village GPN - 7, Phase 3 Final Plat in Jerome Township, Union County- Staff Report by Jenny Snapp
2. Review of Jerome Township (Union County) Zoning Parcel Amendment for the WAF/H LLC Property of 0.69 Acres at 8185 Business Way (Industrial Parkway & Corporate Blvd.) from M-1 Light Manufacturing District to SR-2 Special Recreation District - Staff Report by Wes Dodds
3. LUC RPC Audit - Jenny

Director's Report

Comments from Individuals

Adjourn

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

BEGINNING BALANCE ON June 1, 2012 **\$ 329,476.44**

RECEIPTS

TOTAL RECEIPTS **\$ -**

TOTAL CASH ON HAND **\$ 329,476.44**

EXPENDITURES

Employee Salaries	2 Pay Periods	\$ 10,614.40
PERS	May-12	\$ 1,486.02
Medicare	2 Pay Periods	\$ 152.52
CEBCO	Health Insurance	\$ 401.15
CEBCO	Dental Insurance	\$ 76.63
Time Warner Cable	Internet/DSL/Phones	\$ 278.29
Dayton Power & Light	Electricity	\$ 455.00
Hubbard Publishing	Bellefontaine Examiner - 52 Week Sub.	\$ 98.80
Jenny Snapp	Mileage - May 2012	\$ 110.50
Weston Dodds	Mileage - May 2012	\$ 320.50
Heather Martin	Mileage - May 2012	\$ 140.50
David Yost	Audit for years 2010 & 2011	\$ 1,271.00

\$ 15,405.31

Bldg.

Tiffany Epps	Office Cleaning/Mowing Yard	\$ 60.00
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\$ 60.00

TOTAL EXPENDITURES **\$ 15,465.31**

BALANCE ON HAND AS OF June 30, 2012 **\$ 314,011.13**

Respectfully Submitted,



Andy Yoder, Treasurer

2012 Budget Summary

As of 7/9/2012

900	REVENUES:	Estimated	To Date	CashBalance
990-2-1	Per Capita Assessments	\$ 173,576.45	\$ 185,453.35	\$ (11,876.90)
990-7	Estimated Interest	\$ 400.00	\$ 107.84	\$ 292.16
990-2	Estimated Other	\$ 2,600.00	\$ -	\$ 2,600.00
990-2-2	Services and Projects	\$ 50,200.00	\$ 10,720.00	\$ 39,480.00
Estimated Total Revenue		\$ 226,776.45	\$ 196,281.19	\$ 30,495.26

990	EXPENDITURES:	Estimated	To Date	
990-1	Salaries & Wages	\$ 145,000.00	\$ 56,809.13	\$ 88,190.87
990-2	Supplies	\$ 5,000.00	\$ 369.99	\$ 4,630.01
990-4	Equipment	\$ 2,000.00	\$ 980.72	\$ 1,019.28
990-3-1	Utilities	\$ 13,000.00	\$ 5,156.29	\$ 7,843.71
990-5-2	Travel	\$ 7,000.00	\$ 1,968.50	\$ 5,031.50
990-3-2	Professional Development	\$ 3,000.00	\$ 3,213.64	\$ (213.64)
990-5-1	Other Expenses	\$ 7,000.00	\$ 1,501.00	\$ 5,499.00
990-10-1	PERS	\$ 20,300.00	\$ 6,280.53	\$ 14,019.47
990-10-2	Workers Compensation	\$ 3,000.00	\$ -	\$ 3,000.00
990-10-3	Medicare	\$ 2,103.00	\$ 814.08	\$ 1,288.92
990-10-4	Hospital / Life Insurance	\$ 6,000.00	\$ 3,206.84	\$ 2,793.16
990-10-5	Contingencies	\$ 5,500.00	\$ -	\$ 5,500.00
990-3-4	Building Fund	\$ 4,000.00	\$ 1,130.67	\$ 2,869.33
990-3-6	Annual Meeting	\$ 3,000.00	\$ -	\$ 3,000.00
Estimated Total Expenditures		\$ 225,903.00	\$ 81,431.39	\$ 144,471.61

STATEMENT:

Cash Balance January 1, 2012	\$ 199,161.33
Estimated Cash Balance December 31, 2012	\$ 107,069.24
Actual Cash On Hand December 31, 2012	
Estimated Total Revenue	\$ 226,776.45
Actual 2012 Revenue	\$ 196,281.19
Difference (+/Under)	\$ (30,495.26)
Estimated Total Expenditures	\$ 225,903.00
Actual 2011 Expenditures	\$ 81,431.39
Difference (+/Under)	\$ 144,471.61

LUC MEETING

July 12, 2012

☐Active Construction Projects

ODOT Project 120047

UNI-US36-6.22, PID Number 83962

Description: Structure replacement.

Location: Union Township. 1.17 miles northeast of Milford Center. US36 over Buck Run.

Maintenance of Traffic: Part width construction. Traffic maintained with signal.

Completion Date: 10/15/2012

Contractor: Double Z Construction Company

Amount: \$990,930.10

Project Status: On schedule.

ODOT Project 120263

UNI-SR4-13.18, PID Number 83972

Description: Structure rehabilitation.

Location: Marysville. SR4 over US33/36.

Maintenance of Traffic: Part width construction. Traffic maintained.

Completion Date: 06/15/2013

Contractor: Shelly and Sands, Inc.

Amount: \$1,828,582.92

Project Status: On schedule.

☐Projects Awarded During Month of June

No projects awarded during June.

☐Upcoming Projects Scheduled for Sale Through Month of July.

No projects scheduled for sale during July.

☐ALL PROJECT INFORMATION CURRENT AS OF July 10, 2012.

CHP/LOG County Projects

08/15/11 thru 09/30/13

07/10/12	Updated				
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
83942	CHP SR 245 0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items. Bridge: 1102419 Remove wearing course surface and waterproof bridge deck with overlay asphalt. Replace polymer joints.Bridge: 1102435 Patch deck and approach joint.Bridge: 1102486 r	03/18/13	
87022	CHP SR 560 02.80	Drainage Improvement	Remove existing concrete box and replace with reinforced concrete pipe. Remove and replace sidewalks, concrete apron, catch basins, and asphalt parking lot.	06/01/12	06/01/12
88768	CHP SR560 1.48/1.56	Bridge Repair	Replace deteriorating wearing surface (2 bridges) with no approach work except approach slabs. Asphalt overlay precluded by legal load rating.	07/22/13	
88532	CHP US 36 14.07	Minor Rehabilitation - Pavement Gnrl Sys	Milling of the existing roadway and resurfacing with asphalt concrete.Urban Paving Program.	04/19/12	04/19/12
91168	CHP US 68 5.65	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	04/22/13	
82454	CHP US 68 6.37	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	07/02/12	
83909	CHP/CLA SR 4 6.93/17.98	Minor Rehabilitation - Pavement Gnrl Sys	Champaign SR 4-Resurface the existing roadway, along with other roadway related items. Clark SR 4 resurface existing park and ride parking lot.	08/06/12	
88422	D07 SRTS CHP Urbana Infrastruct	Add Sidewalks	Replacing crosswalk striping, install school zone flashers, ADA curb ramps, and replacing sidewalks. (South Elementary, North Elementary, and East Elementary Jr High)SRTS Infrastructure project.	02/14/12	02/14/12
89126	LOG CR VAR PM FY12	Pavement Marking	PLACE NEW AND UPGRADE EXISTING PAVEMENT MARKINGS.	05/08/12	05/08/12
86944	LOG SR 235 16.05/17.43	Section Improvement	Improve horizontal alignment of curve at TR 240 and regrade ditch.	12/10/12	
83927	LOG SR 235 8.18	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	07/01/13	
83760	LOG SR 47/292 15.33/0.24	Minor Rehabilitation - Pavement Gnrl Sys	SR 47 and SR 292 Resurface the existing roadway with Asphalt Concrete. SR 638 - Berm stabilization with item 301 asphalt concrete base.	07/03/12	07/03/12
83947	LOG SR 47/706 0.00/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	12/10/12	
19741	LOG SR 708 2.08	Bridge Replacement	REPLACE 88FT STRUCTURE OVER BOAT CHANNEL WITH MINIMAL APPROACH WORK. 3 SPANS.	07/19/12	
89026	LOG TRAFFIC SIGNALS BELLEFON	Signals	REPLACE OBSOLETE TRAFFIC PREEMPTION SYSTEM, INCLUDING 25 SIGNALIZED INTERSECTIONS, EQUIP 20 VEHICLES WITH GPS. REUSE INDICATOR LIGHTS IF POSSIBLE.	02/17/12	02/17/12

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
89213	LOG TRANSPORTATION MUSEUM	Other Modes Related	CONSTRUCT AN ADDITION TO THE EXISTING LOGAN COUNTY MUSEUM, TO BE BUILT SIMILAR TO THE BIG FOUR ROADHOUSE. VARIOUS (EXISTING) TRANSPORTATION EXHIBITS WILL BE DISPLAYED.	01/10/13	
25012	LOG US 33 10.74	Resurfacing, Divided System	RESURFACE THE EXISTING ROADWAY AND OTHER ROADWAY RELATED ITEMS.	07/01/13	
88369	LOG US 68 17.75	Bridge Replacement	LOG 68 17.75 Structure, Carrying Tributary South Fork Miami River. Paving the bottom of the existing steel culvert. Culvert length 80 feet. Existing structure - 108" CMP on skew has deteriorated significantly since last inspection and needs to be repl	01/22/13	
90807	LOG US 68 8.10	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/30/13	
82463	LOG US 68 8.68	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/30/13	
82455	LOG US 68/VAR-8.49/VAR	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/28/12	06/28/12
93471	LOG VAR VAR	Bridge Repair	Rebuild deck edges, patch pier encasements, reface abutments, and seal deck edges.SFN 4603125 LOG 292 0879 Tributary Mill CreekSFN 4603605 LOG 508 0196 Stoney CreekSFN 4603907 LOG 559 0170 Tributary Big Darby CreekSFN 4603966 LOG 559 0245 Tributary Big Da	07/01/13	



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
July 12, 2012

WAF/H LLC – 0.69 ACRES – ZONING AMENDMENT

APPLICANT: WAF/H LLC
8185 Business Way
Plain City, Ohio 43064

REQUEST: Request to re-zone 0.69 Acres out of parcels 1700260150000 and 1500260061000 from M-1 Light Manufacturing District to SR-2 Special Recreation District.
Total Acreage – 0.69Acres
Acreage to be Re-Zoned – 0.69 Acres
Currently Zoned: M-1 Light Manufacturing District
Current Use: Vacant
Proposed Zoning: SR-2 Special Recreation District
Proposed Use: Gymnasium (Volleyball Training Area)

LOCATION: 8185 Business Way (Jerome Township, Union County) in the Corporate Center Phase 1 Subdivision near Industrial Parkway and Corporate Boulevard.

STAFF ANALYSIS: The applicant is applying to re-zone a portion of parcel numbers 1700260150000 and 1500260061000 from M-1 Light Manufacturing to SR-2 Special Recreation District for the purposes of a gymnasium (volleyball training area), which will expand their current business operations on the parcel(s) to the northwest.

The proposed building expansion for the business would put the existing building over (to 37%) the total allowable lot coverage of 30% for the existing business in the SR-2 Special Recreation Business District. The applicant has already applied for, and been denied, a variance for this



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requirement. The applicant would like to combine this 0.69 Acre tract with the existing parcel, and have them both zoned SR-2, so that the proposed expansion will meet the applicable zoning requirements and be consistent with the zoning of their existing business.

STAFF RECOMMENDATIONS:

Staff recommends **APPROVAL** of the proposed zoning amendment to the WAF/H LLC property of 0.69 Acres at 8185 Business Way (parcel numbers 1700260150000 and 1500260061000) from M-1 Light Manufacturing District to SR-2 Special Recreation District. Staff feels that the proposed zoning amendment will be harmonious with both existing, and future land uses.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
July 12, 2012

JEROME VILLAGE GPN-7 PHASE 3 FINAL PLAT

APPLICANT: Jerome Village Company, LLC
c/o Gary Nuss
375 N. Front Street, Suite 200
Columbus, OH 43215
NussG@Nationwide.com

Terrain Evolution, LLC
c/o Thom Ries
720 E. Broad Street, Suite 203
Columbus, OH 43215
TRies@TerrainEvolution.com

REQUEST: Approval of the Jerome Village GPN - 7 Phase 3 Final Plat.

LOCATION: Located on west side of Hyland-Croy Road, north of Brock Road n Jerome Township, Union County.

STAFF ANALYSIS: This Plat is for Phase 3 of the Glacier Park Neighborhood (GPN) Section 7. The Preliminary Plat for GPN - 7 Phases 1-4 was last approved in July of 2011. Phase 3 of Section 7 consists of 49 single family residential lots, situated on 19.097 Acres with 5.565 Acres of open space. The proposed method of supplying water service is through the City of Marysville Public Water System and the proposed method of sanitary waste disposal is through Jerome Village Collection System (Eversole Run Sewer District/AIRVAC collection) and Marysville Treatment. The zoning has been approved as a Planned Unit Development (PUD) through Jerome Township.



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REVIEWING AGENCY COMMENTS:

- **Union County Commissioners**
 - No comments received as of July 6, 2012.
- **Union County Engineer's Office**
 - See Engineer's Letter dated July 3, 2012. The Union County Engineer's Office is waiting for the performance bond from the developer for the improvements shown on the Plat. All other required items have been received (Ditch Maintenance Petition & Developer's Agreement). The Engineer's Office recommends approval as long as the Performance Bond has been submitted and approved prior to the LUC Zoning & Subdivision Committee Meeting.
 - Per an email from the Union County Engineer's Office on July 9, 2012, the Performance Bond has been submitted.
- **Union County Soil & Water Conservation District**
 - No comments received as of July 6, 2012.
- **Union County Health Department**
 - No comments as of July 6, 2012.
- **City of Marysville**
 - Per an email from the City of Marysville received on July 5, 2012, the City of is requesting that the private utility easement referenced near GPN - 7-1 Lots 38-39 and just west of GPN 7-3 Lot 122 be defined as a Waterline Easement to give the City some control over the location of private utilities such as gas, electric, etc.
 - On July 9, 2012, all comments from the City of Marysville were addressed on the Plat by Terrain Evolution.
- **Jerome Township**
 - No comments as of July 6, 2012.
- **ODOT District 6**
 - No comments as of July 6, 2012.



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- **LUC Regional Planning Commission**

- At the time of Plat submittal, LUC required that proof be submitted to show that the performance bond is in the process and will be completed by the LUC Zoning & Subdivision Committee Meeting date. A letter from Nationwide Realty was submitted with the Plat stating that the deadline for surety is July 10, 2012, and if surety is not posted a tabling would be forthcoming.

STAFF RECOMMENDATIONS:

- LUC Staff recommends approval of the Jerome Village GPN - 7, Phase 3 Final Plat as long as the Performance Bond/Surety is submitted and approved by July 12, 2012 prior to the LUC Zoning & Subdivision Committee Meeting.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:



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Executive Committee Meeting Minutes Thursday, July 12, 2012 - 1:15 p.m.

LUC President Jeff Stauch called the meeting to order at 1:15 pm.

Roll Call – Jenny Snapp

Members present: John Bayliss, Brad Bodenmiller, Max Coates, Scott Coleman, Ves DuPree, Charles Hall, Paul Hammersmith, Bill Kelley, Valerie Klingman, Randy Kyte, George Showalter for Bill Nibert, Tim Notestine, Robb Cummins for Matt Parrill, Fereidoun Shokouhi, Jenny Snapp, and Jeff Stauch.

Members absent: Tracy Allen, Paul Blair, Kevin Bruce, Tim Cassady, Greg DeLong, Bill Edwards, Jim Holycross, Doug Miller, Barry Moffett, Ryan Shoffstall, Andy Yoder and Roger Yoder.

Guests present: Joe Sampson, Village of St. Paris; Bryan Dhume, Logan County Engineer's Office; Bill Narducci, Union County Engineer's Office; Joel Kranenberg, Village of Russells Point; Jim Coon, Urbana Township; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes – Scott Coleman made the first motion to approve the minutes from the June 14, 2012 meeting as written. John Bayliss made the second motion to approve the minutes from the June 14, 2012 meeting as written. All in favor.

Financial Report – Jenny Snapp presented the Financial Report for June. Scott Coleman made the first motion to accept the Financial Report. Charles Hall made the second motion to accept the Financial Report. All in favor.

ODOT Reports – ODOT reports were placed on the web. Valerie reported the precon for the Route 4 project is today, should be moving forward pretty soon. Jeff spoke about maintaining traffic on Route 36, completion date is October. Jeff reported street paving is underway in the City of Marysville. Robb reported there were no changes for District 7 from last month. Jeff reported that Congress passed a two year transportation bill that's taken approximately ten years to get approval. It's a short term bill. Scott reported that county paving program has started and the township paving program has finished. He reported they're doing their largest paving project at 3 million dollars. Fereidoun reported they've just finished the chip and seal in the villages and townships. Looking at mid-August to start projects.

Fereidoun reported they're still cleaning up damage from the storm. He reported that they took the plows and pushed the trees and limbs onto the shoulder and now would need to go back and clean up. Scott reported that everything from the storm was removed Friday, the Engineer's facilities received damage, and the Courthouse received damage. Jeff reported that the EMA group in Union County is putting together a grant



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from the State. John reported it's believed that the solid Waste District will be putting the application together for Logan County. Fereidoun reported the Champaign County EMA is also putting the application together for them.

New Business:

1. Jerome Village GPN - 7, Phase 3 Final Plat in Jerome Township, Union County- Staff Report by Jenny Snapp
 - a. Charles Hall made the first motion to table Jerome Village GPN-7, Phase 3 Final Plat. Paul Hammersmith made the second motion to table Jerome Village GPN-7, Phase 3 Final Plat. All in favor.
2. Review of Jerome Township (Union County) Zoning Parcel Amendment for the WAF/H LLC Property of 0.69 Acres at 8185 Business Way (Industrial Parkway & Corporate Blvd.) from M-1 Light Manufacturing District to SR-2 Special Recreation District - Staff Report by Wes Dodds
 - a. Fereidoun Shokouhi made the first motion to accept the recommendation of approval for the Jerome Township Zoning Parcel Amendment for the WAF/H LLC Property of 0.69 Acres at 8185 Business Way from M-1 Light Manufacturing District to SR-2 Special Recreation District. Max Coates made the second motion to accept the recommendation of approval for the Jerome Township Zoning Parcel Amendment for the WAF/H LLC Property of 0.69 Acres at 8185 Business Way from M-1 Light Manufacturing District to SR-2 Special Recreation District. All in favor.
3. LUC RPC Audit - Jenny
 - a. The final audit has been released from the State of Ohio. It was a clean audit, there was no exceptions. We did get a bill for \$1200, and last week we received a bill for \$250 and should be the last bill. Andy and I spoke and decided to waive the post audit as there was no exceptions. He had no suggestions either, everything was fine.

Director's Report

Comments from Individuals

- Discussion was held in regards to the insurance for the LUC building, and which county would cover it. Because the building is located in Logan County, it should be covered by Logan County insurance.
- George reported that Richwood lucked out with the storm, and didn't have much damage due to their trees being trimmed recently.
- Bill reported that DP&L had several hundred thousand outages. For Logan County, and Bellefontaine in particular, it's been the worse damage that it's had

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East Liberty, Ohio 43319

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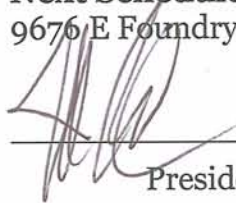
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since the ice storm ten years ago. It was interesting finding crews because the storm hit multiple states.

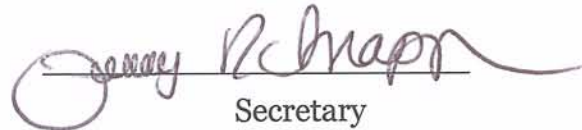
- Randy reported there was more damage from this storm then from the ice storm in their area. During the ice storm they lost six poles, with this storm they lost 60 poles. We got a lot of mutual aid from other areas, once we cleaned up we sent mutual aid to the eastern part of Ohio to help.
- Fereidoun said that the Friday evening he was driving to check out damage and the Pioneer Employees were right on top of things Friday when the storm was hitting.

Adjourn – Fereidoun Shokouhi made the first motion to adjourn the LUC Executive Committee Meeting at 1:41 pm, and Max Coates seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, August 9, 2012, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.



President



Secretary