



Zoning & Subdivision Committee
Thursday, May 14, 2026

The Zoning and Subdivision Committee met in a regular session on Thursday, May 14, 2026, at 12:32 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, Steve McCall, Heather Martin, Aaron Smith, and Luke Sutton for Jeff Stauch.

Absent Members: Wes Dodds, Tammy Noble, Steve Robinson, and Tom Scheiderer.

Guests: Mike Yoder, Logan County Commissioner; Greg Iiams, Village of Russells Point; Brian Smallwood, Woolpert.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from the April 9, 2026, meeting as written, and Todd Freyhof seconded. All in favor.

1. Review of Meijer Jerome Township Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller clarified that the Engineer's Office did approve layout and design of the lots, streets, and other improvements. A typo in the staff report gives the impression it was not approved.
 - Tyler Bumbalough moved a motion to recommend conditional approval of the Meijer Jerome Township Preliminary Plat, and Steve McCall seconded. All in favor.
2. Review of VN-12 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Tyler Bumbalough asked if the access areas to the north would be access easements or open space.
 - Brad Bodenmiller – We discussed that. They can narrow some of the lots to provide 10 feet open space and 10 feet of access easement inside the adjacent lots, if they can't than it will be 10 feet easement on each side of the adjacent lots for a total of 20 feet.
 - Tyler Bumbalough – It's usually the houses within six feet of the property line; it may not work with 10 feet.
 - Brad Bodenmiller – The engineer sent an conceptual drawing, but I didn't measure it. They have some options available to resolve the comment.
 - Tyler Bumbalough moved a motion to recommend conditional approval of the VN-12 Preliminary Plat, and Luke Sutton seconded. All in favor.
3. Review of Claibourne Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Jeff Beard – On the public notice is that only BZA or is it zoning commissions/public commissions?
 - Joseph Grove provided information. It is for BZA, Zoning Commissions, and zoning amendments.
 - Steve McCall moved a motion to recommend approval of the Claibourne Township Zoning Text Amendment, and Jeff Beard seconded. All in favor.
4. Review of Goshen Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Todd Freyhof moved a motion to recommend approval of the Goshen Township Zoning Text Amendment, and Steve McCall seconded. All in favor.
 5. Review of Harrison Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
 - Steve McCall moved a motion to recommend approval of the Harrison Township Zoning Text Amendment, and Tyler Bumbalough seconded. All in favor.
 6. Review of Leesburg Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Steve McCall moved a motion to recommend approval of the Leesburg Township Zoning Text Amendment, and Todd Freyhof seconded. All in favor.
 7. Review of Union Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
 - Todd Freyhof moved a motion to recommend approval of the Union Township Zoning Text Amendment, and Jeff Beard seconded. All in favor.
 - Tyler Bumbalough – After all the townships ban data centers, what recourse do data centers have? Is it legal to zone out a use?
 - Brad Bodenmiller discussed using planning documents and zoning district purpose statements to determine whether to allow or prohibit a use, looking at utility realities, and considering impacts from extension of utilities to service land uses. He noted some communities are moving these from permitted uses to conditional uses.
 - Jeff Beard – We just prohibited it. We have a data processing/call center language, and it was vague. That's how data centers came through under that language. Other ones will be in PUDs. We're looking at making it conditional. I think data centers will evolve over time and not consume as much water.
 8. Review of Washington Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Steve McCall moved a motion to recommend approval of the Washington Township Zoning Text Amendment, and Tyler Bumbalough seconded. All in favor.
 9. Review of York Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Tyler Bumbalough moved a motion to recommend approval of the York Township Zoning Text Amendment, and Todd Freyhof seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:02 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconding. All in favor.

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com