



Outlook

RE: VN-12 Preliminary Plat - Layout & Design

From Luke Sutton <lsutton@unioncountyohio.gov>

Date Wed 5/13/2026 7:27 AM

To Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Justin Wollenberg <jwollenberg@terrinevolution.com>

Yes, the new layout is approved.

Thanks,

Luke Sutton, PE
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Tuesday, May 12, 2026 6:47 PM

To: Justin Wollenberg <jwollenberg@terrinevolution.com>; Luke Sutton <lsutton@unioncountyohio.gov>

Subject: Re: VN-12 Preliminary Plat - Layout & Design

Luke,

I would propose we include a condition on any Preliminary Plat approval, that reads:

- The Final Plat shall include two drainage easements (in separate locations) that run north-south between the lots along the north side of Oakshade Way. Said easements may be located in open space areas approximately 10-20' wide, the across the lots, or located in a combination of open space areas and lots. At a minimum, the easements shall each be 20' wide.

In that case, would you consider the layout and design of the lots, streets, and other improvements for Village Neighborhood, Section 12 (VN-12) – Preliminary Plat approved?

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: Justin Wollenberg <jwollenberg@terraisevolution.com>
Sent: Tuesday, May 12, 2026 3:55 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Luke Sutton <lsutton@unioncountyohio.gov>
Subject: RE: VN-12 Preliminary Plat - Layout & Design

Brad & Luke,

Please see the attached exhibit to the access locations. We split it up into 1/3rds with 10' of open space and then the total easement width will be 20'. Let me know if that will suffice for the Layout approval.

Sincerely,

Justin Wollenberg, PE, CPESC

Principal

720 East Broad Street, Suite 203

Columbus, OH 43215

Main: 614-385-1090 x102

Direct: 614-385-1092

Fax: 614-385-1085

terraisevolution.com

Please consider supporting my ride for [ONE GOAL: END CANCER](#)

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, May 12, 2026 2:52 PM
To: Justin Wollenberg <jwollenberg@terraisevolution.com>
Subject: Fw: VN-12 Preliminary Plat - Layout & Design

See email exchange that follows.

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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From: Luke Sutton <lsutton@unioncountyohio.gov>
Sent: Tuesday, May 12, 2026 7:36 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: RE: VN-12 Preliminary Plat - Layout & Design

The variances were approved by the commissioners.

I think easements are enough to cover access to the northern storm infrastructure, assuming they are at least 20' wide.

Thanks,

Luke Sutton, PE

Union County Engineer

233 West Sixth Street

Marysville, OH 43040

Ph: (937) 645-3168

lsutton@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Monday, May 11, 2026 11:49 PM
To: Luke Sutton <lsutton@unioncountyohio.gov>
Subject: Re: VN-12 Preliminary Plat - Layout & Design

I have two follow-up questions for about the Plat. I bolded them in this email for you.

The Subdivision Regulations read, "The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval" (pp. 10). That means I need an approval from you all before LUC can approve the Preliminary Plat.

Are you OK with: 1) Requiring two drainage easements (in separate locations) that run north-south between the lots along the north side of Oakshade Way; or, 2) Requiring two narrow open space strips (in separate locations) that run north-south between the lots along the north side of Oakshade Way? The second option would require an Amended Preliminary Plat submitted for LUC's June meeting.

If you are OK with option 1), I think a conditional approval is possible. When the Final Plat is submitted, we'll make sure the two easements are reflected. It is OK if a decision is made to shift/narrow some of the lots so there are two narrow open space strips within which those easements are located. I don't require an Amended Preliminary Plat unless lots are added/removed or the right-of-way is adjusted, so lot lines can move and open space acreage can increase.

I am also wondering whether the three variances submitted were approved by the Union Co (U) Commissioners. **Do you know if the Commissioners approved those three variances or if the decision is still pending?**

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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From: Luke Sutton <lsutton@unioncountyohio.gov>
Sent: Friday, May 8, 2026 9:16 AM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Subject: RE: VN-12 Preliminary Plat - Layout & Design

It is not approved until they create the open areas for drainage maintenance between the northern lots.

Luke Sutton, PE

Union County Engineer

233 West Sixth Street

Marysville, OH 43040

Ph: (937) 645-3168

lsutton@unioncountyohio.gov

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Thursday, May 7, 2026 8:48 PM

To: Luke Sutton <lsutton@unioncountyohio.gov>

Subject: VN-12 Preliminary Plat - Layout & Design

Luke,

Is the layout and design of the lots, streets, and other improvements for **Village Neighborhood, Section 12 (VN-12) – Preliminary Plat** approved?

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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