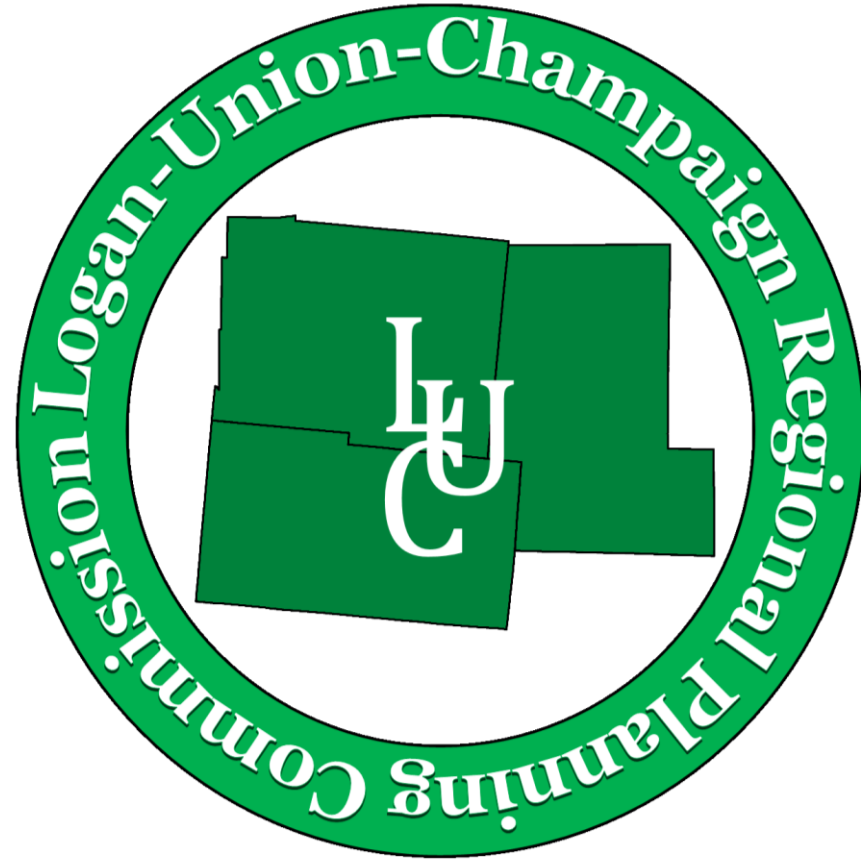


Annual Report

November 2025



Statistics

102 Jurisdiction
meetings attended

11,049 Miles Traveled
(January – October)

26 Zoning Text
Recommendations

7 Rezoning
Recommendations
• 658 Acres

Subdivision Approvals

- 13 Preliminary (254 lots)
- 14 Final (634 lots)
- 549 Total Acres

1,720 Fair Housing
Brochures

Logan County Electric Co-Op
1587 Co Rd 32N
Bellefontaine OH 43311
www.logancounty.coop



Union Rural Electric
15461 St Rt 36
Marysville OH 43040
www.ure.com



Pioneer Electric Cooperative
767 Three Mile Rd
Urbana OH 43078
www.pioneerec.com



Thank You to Our Sponsors

Committees LUC Participates in

APA-OH Legislative Committee

Bellefontaine Land Use Steering Committee

CCAO County Planning Directors

Central Ohio Greenways Board

Central Ohio Regional Housing Coalition

Champaign County Community Collab Meeting

Champaign County Comp Plan Steering Committee

Champaign County Mitigation Plan

Champaign Local Road Safety Plan Committee

C.I.C. (Logan & Union)

Fair Housing/New Horizons Advisory Committee

Land Bank (Logan & Union)

Logan County Infrastructure Committee

Logan County Land Trust

Logan County Long-Term Recovery Committee

Logan County Mayor's Association

Logan County Mitigation Plan

Ohio Association of Regional Councils

Ohio Rural Development Alliance

Southern Union CRA Housing Council

State Transportation Innovation Council (STIC)

Township Associations (Logan, Union, Champaign)

Union County Comp Plan Steering Committee

Union County Housing Task Force

Union County Mitigation Plan

Union County Trails & Greenways

US33 Corridor Group

Advocacy

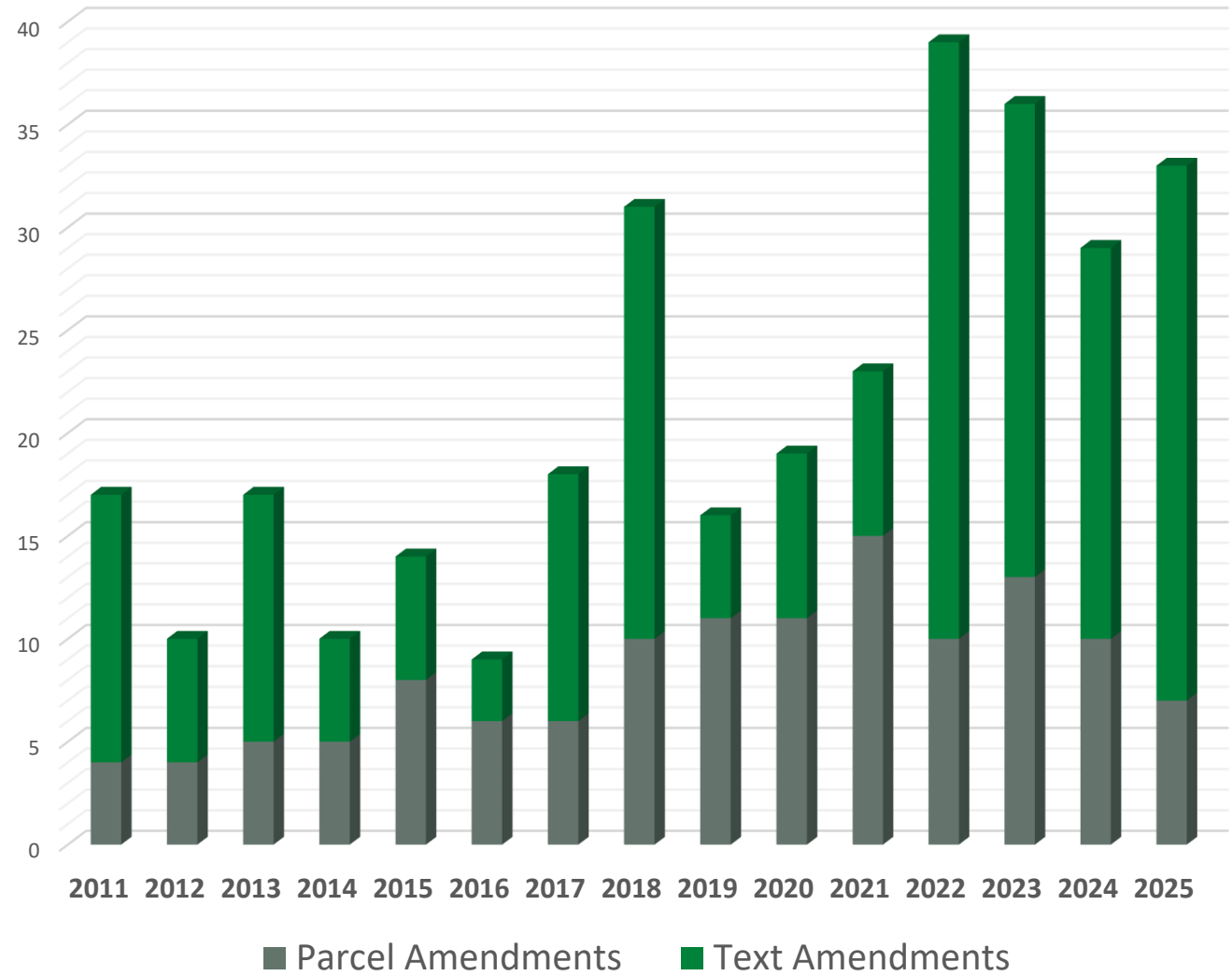
LUC advocates for issues important to member jurisdictions. Examples of these initiatives during 2025 include:

- Big Darby & EPA Water Planning
- CDBG funding
- Comprehensive Plan definition
- Senate Housing Committee (township zoning)
- Senate Transportation Committee (RTPO capital funding)

Zoning Amendment Reviews

2011-2025*

*Data current thru November



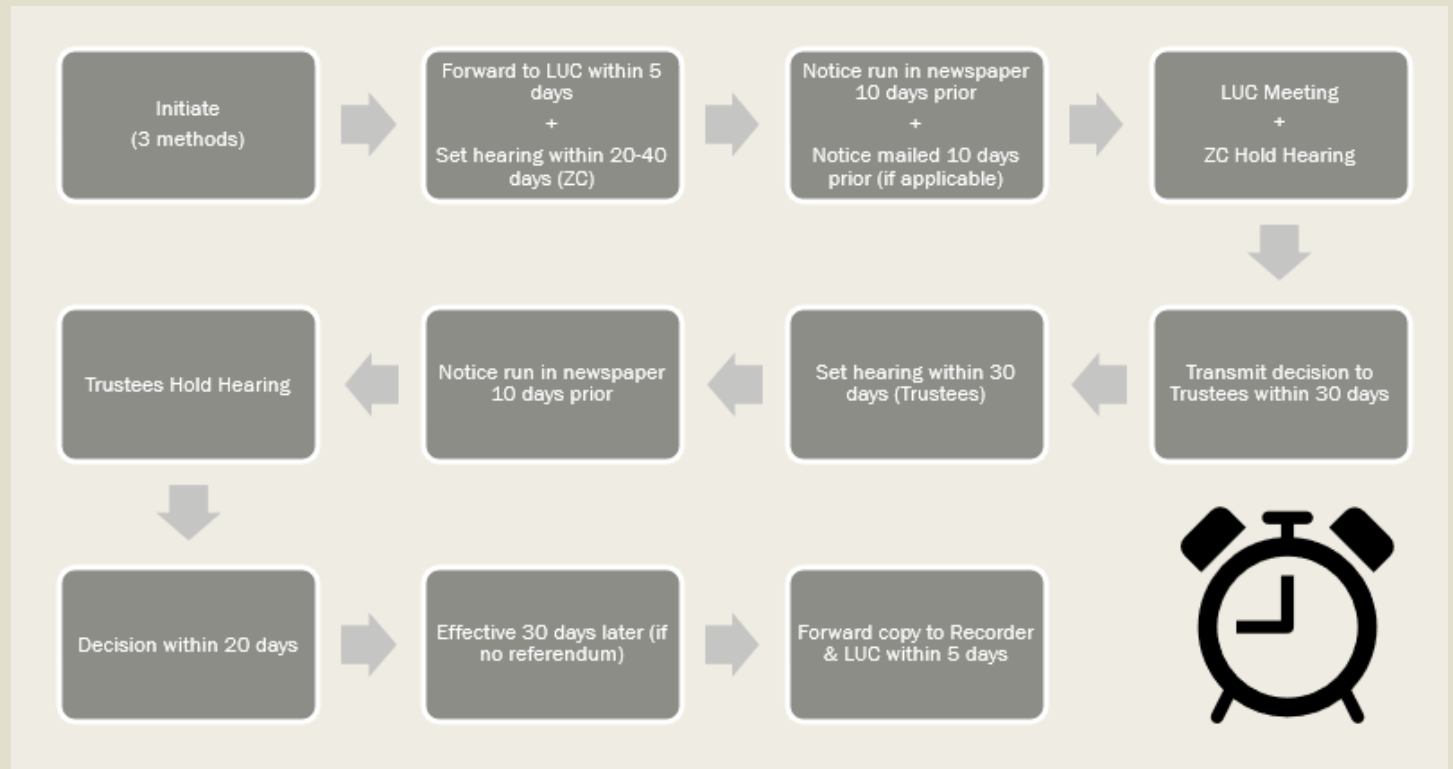
What is a Zoning Amendment

A “Zoning Amendment” is a change to the Zoning Ordinance or Resolution.

There are two types of changes:

- A change to the zoning text
- A change to the zoning map

Zoning Amendment Process (ORC 519.12)



Subdivision Approvals

2019-2025*

*Data current thru November



What is a Subdivision?

A “subdivision” is either of the following:

- The division of any parcel shown on the last preceding general tax list, into two or more parcels, any one of which is less than five acres.
 - Note: Exceptions apply to this rule.
- The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving land for the opening/widening/extending public/private streets or involving the division/allocation of land as open spaces or as easements for public/private sewer, water, storm drainage, or similar facilities.

Zoning Amendment Trends

A closer look at text amendments happening in the LUC region. Topics included:

Adult Use Cannabis/Medical Marijuana

Agritourism

Fences & Walls

Freight Containers

Manufactured/Mobile Homes

Public Notices

Village & Township Rewrite (Entire Code Update)

Zoning Amendment Process

Trainings

Township Fiscal Officers

Municipal BZA

Zoning Inspectors – Agriculture Exemption

Nuisances (Champaign only)



RTPO Update

Capital Program Monies Allocated to LUC (\$508,074)

Functional Class Review Completed

Simon Kenton Trail:

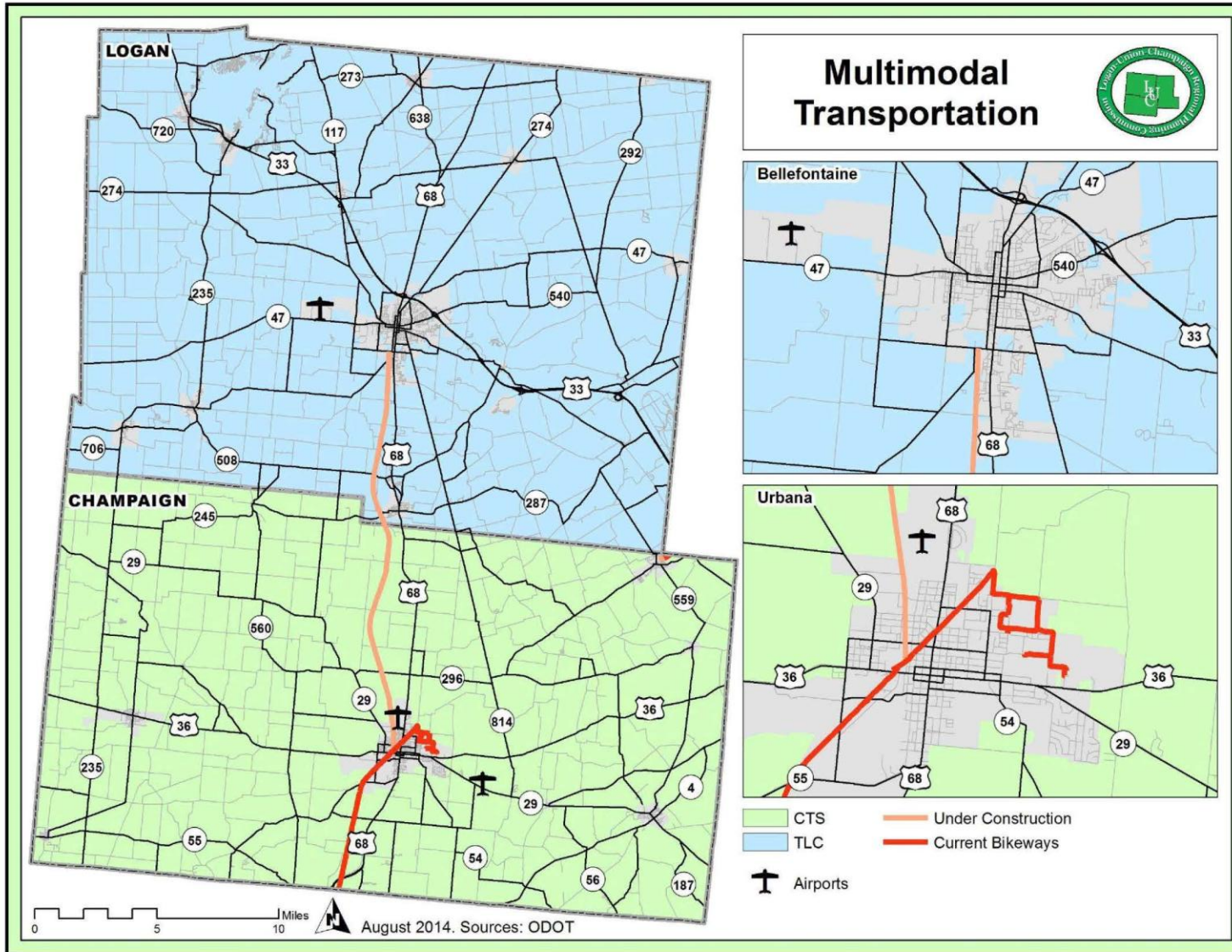
- \$3M awarded for paving for Champaign/Logan trail sections

Completed Planning Studies:

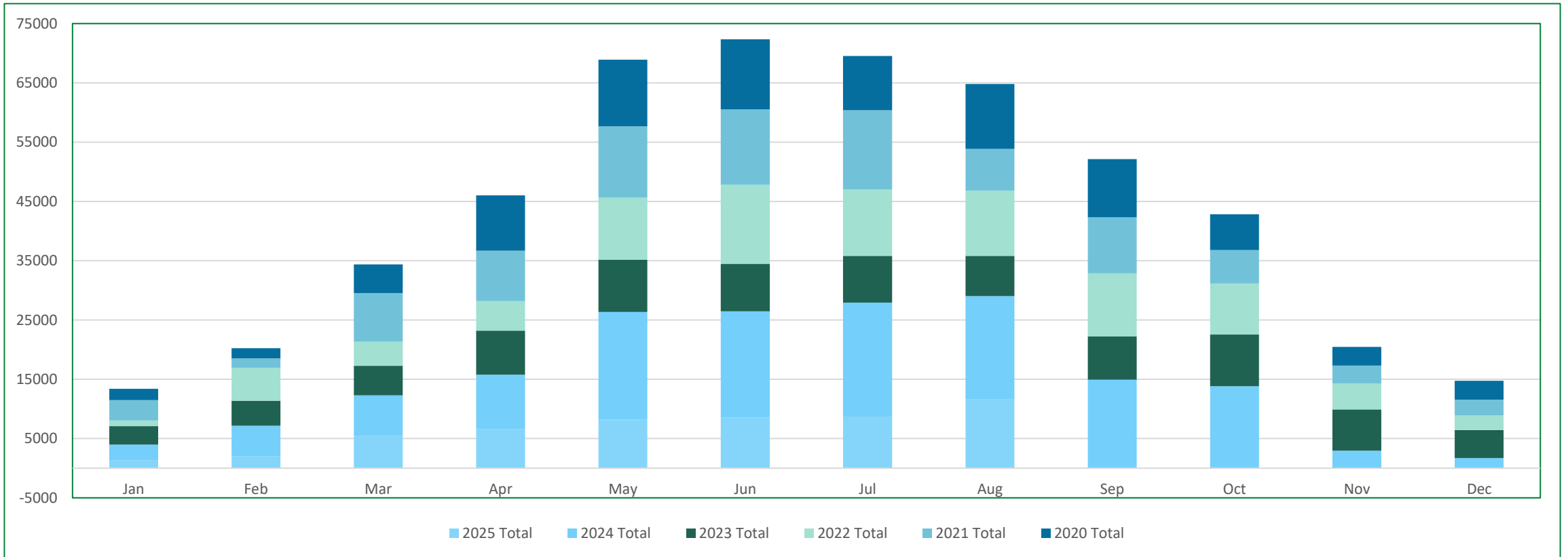
- Logan County Trail Feasibility
- Village of St. Paris Intersection Study

New Studies:

- City of Bellefontaine Signage Inventory



Bellefontaine-Urbana Connector



Total Bike Trail Counts (2025-2017)

What is CDBG?

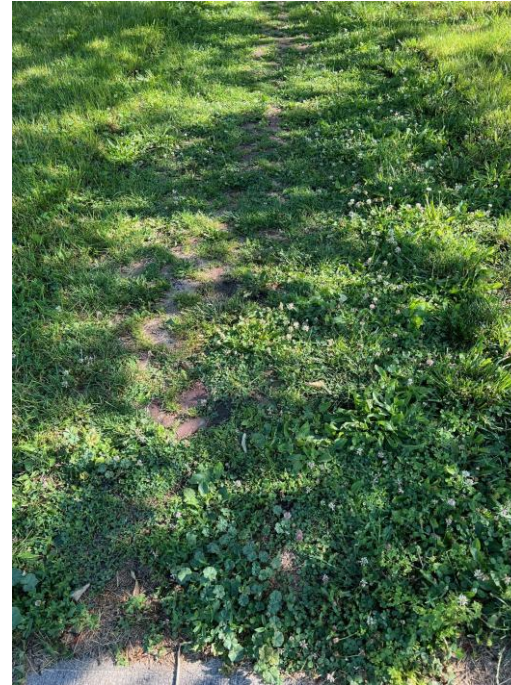
The Community Development Block Grant (CDBG) Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

City of Marysville CDBG

Before/After



Before/After



Special Projects

Union County Comprehensive Plan

Reviewed Jerome Township Comprehensive Plan

Logan + Union County Land Bank

Reviewed Millcreek Township Comprehensive Plan

Logan County Long-term Recovery

Champaign County Comprehensive Plan Amendment

Completed Mapping

Zoning Maps

Land Trust Maps

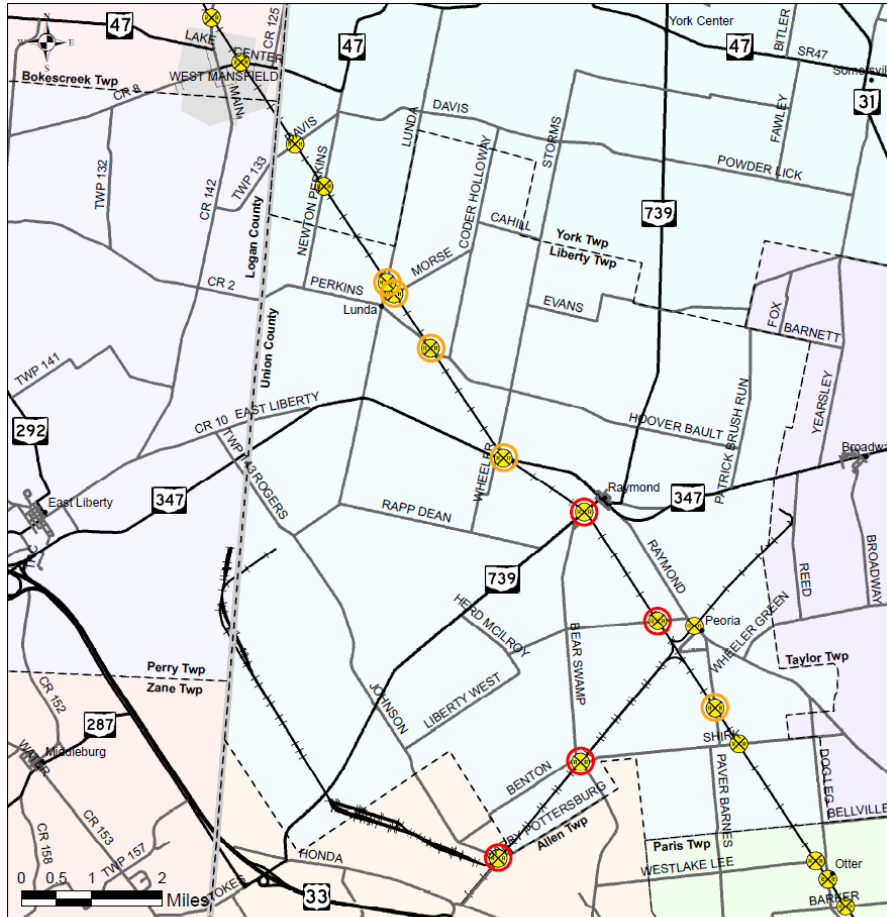
Bike Path Maps

Indian Lake Area
Utilities

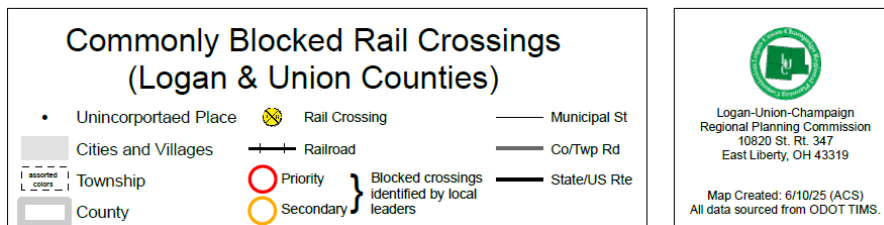
Logan County
Board of
Elections

County
Commissioner
Solar Maps

Indian Lake
Housing
Potential Areas



Map Example



What is a Land Bank?

Land banks are local entities that can acquire, hold, and distribute property in service of community goals. A land bank can benefit communities by facilitating neighborhood revitalization and affordable housing by returning vacant, abandoned, and tax-delinquent properties to productive use.

How is a land bank funded?

A county can elect to increase its delinquent tax and assessment collection (DTAC) fund to provide a land bank with operating income. County treasurers may make special advances of late payments of first-half taxes and/or newly delinquent taxes with the associated penalties and interest allocated to a land bank.

Logan County Land Bank

Logan County Demolition Grant 2024

- Awarded \$701,637
- 35 completed
- 15 more scheduled

Union County Demolition Grant 2024

- Awarded \$202,850
- 6 structures completed

Logan County Land Bank – Brownfield

Before



After



Logan County Land Bank – Brownfield

Before



After



Officers
President - Mike Yoder (Logan County)
1st Vice President - Kyle Hoyng (City of Marysville)
2nd Vice President – Blair Stinson (Urbana Township)
Treasurer - Todd Freyhof (Village of North Lewisburg)
Secretary - Brad Bodenmiller (LUC Director)
Immediate Past President – Tim Cassady (Champaign County)
Ex-Officio ODOT District 6 – Eric Petee
Ex-Officio ODOT District 7 - Scott Schmid

2026 LUC Executive Committee Nominees

Logan County
County Commissioner - Mike Yoder
County Engineer - Scott Coleman
City Engineer - Jim Bischoff
Village Rep. - Greg liams , Village of Russells Point
City Rep. - Wes Dodds , City of Bellefontaine
Township Rep. – Ken Rosebrook , Perry Township
2 Additional County Reps.
1. Ryan Smith (Logan County Cooperative Power & Light) - At Large
2. Ben Vollrath – (Logan County Chamber of Commerce) - At Large

2026 LUC Executive Committee Nominees

Union County
County Commissioner - Steve Robinson
County Engineer - Jeff Stauch
City Engineer Dublin - Tammy Noble
City Engineer Marysville - Kyle Hoyng
Village Rep. – Eric Kincaid , Village of Richwood
City Rep. (Dublin OR Marysville) - Ashley Gaver , City of Marysville
Township Rep. – Jeff Rea , Liberty Township
2 Additional County Reps.
1. Beau Michael (Union Rural Electric) - At Large
2. Wyatt Marshall (Union County Health Dept) – At Large

2026 LUC Executive Committee Nominees

Champaign County
County Commissioner - Tim Cassady
County Engineer - Steve McCall
City Engineer - Tyler Bumbalough
Village Rep. - Todd Freyhof , Village of North Lewisburg
City Rep. - Preston Carter , City of Urbana
Township Rep. - Blair Stinson , Urbana Township
2 Additional County Reps.
1. Todd Garrett (Pioneer Rural Electric) - At Large
2. Roger Brake (Village of Mechanicsburg) - At Large

2026 LUC Executive Committee Nominees

LUC Staff

Brad Bodenmiller – Director, Hired in 2014

Heather Martin – Operations Manager, Hired in 2008

Aaron Smith – Planner II, Hired in 2019

Casey Tuck – Administrative Assistant, Hired in 2025

Joseph Grove – Planner I/GIS Operator, Hired in 2025



Thank You

THANK YOU FOR YOUR CONTINUED SUPPORT OF LUC