



Executive Committee Meeting Minutes
Thursday, July 9, 2026

President Mike Yoder called the meeting to order at 1:16 pm.

Roll Call – Brad Bodenmiller

Members present: Jim Bischoff, Brad Bodenmiller, Tyler Bumbalough, Tim Cassady, Scott Coleman, Wes Dodds, Todd Freyhof, Ashley Gaver, Jamie Fink, Greg Iams, Steve McCall, Wyatt Marshall, Beau Michael, Tammy Noble, Steve Robinson, Scott Schmid, Ryan Smith, Luke Sutton for Jeff Stauch, Blair Stinson, Ben Vollrath, and Mike Yoder

Members absent: Roger Brake, Preston Carter, Todd Garrett, Eric Kincaid, Eric Petee, Jeff Rea, and Ken Rosebrook.

Guests present: Bart Barok, Rockford Homes; Judy Christian, York Township; Ryan Fowler, Advanced Civil Design; Adele Evans, ODOT; Catherine Rolnicki, City of Marysville; Dennis and Miriam Versteeg, Weldon Road Residents; Justin Wollenberg, Terrain Evolution; Joseph Grove, Heather Martin, and Casey Tuck, LUC Regional Planning Commission

Minutes – Greg Iams moved a motion to approve the minutes from the May 14, 2026, meeting as written, and Scott Coleman seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for May. Tim Cassady moved a motion to accept the Financial Report, and Scott Coleman seconded. All in favor.

Financial Report – Todd Freyhof presented the Financial Report for June. Steve Robinson moved a motion to accept the Financial Report, and Tim Cassady seconded. All in favor.

ODOT Reports:

ODOT Reports are available on LUC's website. Scott Schmid reported for District 7.

RTPO Report

1. Tyler Bumbalough reported on the RTPO. TCC's report is available on LUC's website.

New Business:

1. Review of Active Infrastructure - Industrial Parkway Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - o Blair Stinson moved a motion to accept the recommendation of approval with conditions of the Active Infrastructure - Industrial Parkway Preliminary Plat Extension, and Steve McCall seconded. All in favor.



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2. Review of ERN-7 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Scott Coleman moved a motion to accept the recommendation of conditional approval of the ERN-7 Final Plat, and Tim Cassady seconded. All in favor.
3. Review of ERN-9 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Beau Michael moved a motion to accept the recommendation of conditional approval of the ERN-9 Final Plat, and Scott Coleman seconded. All in favor.
4. Review of Gateway Crossing Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to accept the developer's request to table the Gateway Crossing Preliminary Plat, and Blair Stinson seconded. All in favor.
5. Review of Jerome Professional Park Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Ryan Smith moved a motion to accept the developer's request to table the Jerome Professional Park Phase 2 Final Plat, and Steve Robinson seconded. All in favor.
6. Review of Allen Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Scott Coleman moved a motion to accept the recommendation of approval with modifications of the Allen Township Zoning Text Amendment, and Greg Iams seconded. All in favor.
7. Review of Bloomfield Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove
 - Tim Cassady moved a motion to accept the recommendation of approval with modifications of the Bloomfield Township Zoning Text Amendment, and Todd Freyhof seconded. All in favor.
8. Review of Dover Township Zoning Text Amendment (Union County) – Staff Report by Joseph Grove
 - Todd Freyhof moved a motion to accept the recommendation of approval of the Dover Township Zoning Text Amendment, and Steve Robinson seconded. All in favor.
9. Review of Jefferson Township Zoning Text Amendment (Logan County) – Staff Report by Brad Bodenmiller
 - Tim Cassady moved a motion to accept the recommendation of approval of the Jefferson Township Zoning Text Amendment, and Tyler Bumbalough seconded. All in favor.
10. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Joseph Grove
 - Tyler Bumbalough moved a motion to accept the recommendation of approval of the Jerome Township Zoning Parcel Amendment but encouraging the Township

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to carefully consider whether COM District makes more sense than the ORM District and noting the potential deficiency on the application, and Scott Coleman seconded.

- Tyler Bumbalough – Is Mitchell-Dewitt Road heavy-duty enough to support commerce?
 - Luke Sutton – No, it is not very well built up. We typically require them to improve the roads accordingly to be able to handle the traffic flow.
 - Tyler Bumbalough – So, it would possibly be more truck traffic than just more traffic.
- Tammy Noble – Would they only have to improve the property frontage?
 - Luke Sutton – No, we would require more.
- Tyler Bumbalough – Wouldn't that be considered a conditional use then?
 - Brad Bodenmiller – I will pull up some examples in the Zoning Resolution for the District. A conditional use is a use that can be more intense. Brad provided examples of permitted and conditional uses in the COM District.
 - Tyler Bumbalough asked a clarifying question. I want to change my motion. I want to remove the note to encourage the Township to carefully consider whether COM District makes more sense than the ORM District. I'd still like to recommend approval but that it should stay the ORM District, not Commerce District. Scott Coleman – I will not second that.
- Steve Robinson – In order to go with Robert's Rules of Order, I think we need to move on the original motion.
 - Mike Yoder – We can do that, if you'd like.
- Tyler Bumbalough moved a motion to amend the motion on the table to recommend approval of the Jerome Township Zoning Parcel Amendment noting the potential deficiency on the application, and Steve McCall seconded. The vote was not unanimous with Scott Coleman and Ben Vollrath voting no.
- Mike Yoder called for a vote on the amended motion to recommend approval of the Jerome Township Zoning Parcel Amendment noting the potential deficiency on the application. All in favor, except Scott Coleman and Ben Vollrath who voted against the motion.

11. Review of Miami Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove

- Tim Cassady moved a motion to accept the recommendation of approval of the Miami Township Zoning Text Amendment, and Blair Stinson seconded. All in favor.

12. Review of Richland Township Zoning Text Amendment (Logan County) – Staff Report by Joseph Grove

- Scott Coleman moved a motion to accept the recommendation of approval of the Richland Township Zoning Text Amendment, and Todd Freyhof seconded. All in favor.

13. Review of LUC Cybersecurity Policy

- Todd Freyhof – Have you had any consideration for endpoint detection?

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- Brad Bodenmiller – No, not yet. We can always change the policy once it is adopted.
- Heather Martin – Union County has added us to their trainings. Scott Coleman – Did the Cybersecurity Policy come from Heather Martin or from Union County?
 - Heather Martin – I used four different entities' examples to create this one for the LUC.
 - Scott Coleman – Can you pan through it?
 - Heather Martin gave a summary and stated the policy would be on the LUC website for the rest of the month.
- Scott Coleman moved a motion to adopt the LUC Cybersecurity Policy, and Greg Iiams seconded. All in favor.

Director's Report

Comments from Individuals:

- Tammy Noble – I wanted to announce that Paul Hammersmith is retiring if anyone would like to send well wishes.
- Tim Cassady – I would like to congratulate the LUC staff on all of their work anniversaries and thank them for the work that they do.

Adjourn – Blair Stinson moved a motion to adjourn the LUC Executive Committee Meeting at 1:53 pm, and Todd Freyhof seconded. All in favor.

Next Scheduled Meeting: Thursday, August 13, 2026, 1:15 pm at 10820 St Rt 347, James A. Rhodes Conference Center, East Liberty, OH 43319.

President

Secretary

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