



Zoning & Subdivision Committee
Thursday, June 13, 2024

The Zoning and Subdivision Committee met in a regular session on Thursday, June 13, 2024, at 11:30 am.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Gram Dick, Wes Dodds, Todd Freyhof, Jeff Beard for Ashley Gaver, Heather Martin, Steve McCall, Tammy Noble, Steve Robinson, Tom Scheiderer, Aaron Smith, and Luke Sutton for Jeff Stauch.

Guests: Glen Duggar, Smith & Hale; Kyle Wrentmore, The Mannik & Smith Group; Greg Iiams, Village of Russells Point; Justin Wollenberg, Terrain Evolution.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to accept the minutes as presented and Steve Robinson seconded. All in favor.

1. Review of The Shops at Hawks Landing Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Kyle Wrentmore – One clarification item. For the Marysville comments on easement requirements, we labeled a 15-foot easement on the north property line. The City is asking for a 30-foot sanitary sewer easement. LUC comments mention a 20-foot easement. Which is it? Brad Bodenmiller explained 20' is the minimum width; the City is requiring more than the minimum.
 - Kyle Wrentmore – We plan for this to be a public road and to build it to public specs. We can update the specifications on the plans.
 - Discussed occurred around a variance for a through lot.
 - Kyle Wrentmore – We would like to request to table this while we take care of the variance.
 - Tyler Bumbalough moved a motion to recommend tabling of The Shops at Hawks Landing Preliminary Plat and Steve McCall seconded. All in favor.

2. Review of Jerome Professional Park Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller reported reviewing agency comments have been incorporated into a revised plat. The comment from Jerome Township regarding Lot 1 is a reminder that an additional Detailed Development Plan is required for buildings, structures, etc. The Engineer's Office confirmed the bond was approved.
 - Steve McCall asked if there was a reason for the variation in width on the Sycamore Trace roadway and Brad Bodenmiller explained there is a variance for 50' width. It goes from 50' to 60', so it widens.



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- Justin Wollenberg explained that the intersection is the reason for narrowing the right of way.
 - Luke Sutton moved a motion to recommend conditional approval of the Jerome Professional Park Final Plat with staff comments and Wes Dodds seconded. All in favor.
3. Review of The Jerome Village Market Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- Steve McCall moved a motion to recommend conditional approval of The Jerome Village Market Amended Preliminary with staff comments and Todd Freyhof seconded. All in favor.
4. Review of Village Neighborhood Section 10 Final Plat (Union County) – Staff Report by Brad Bodenmiller
- Brad Bodenmiller reported reviewing agency comments have been incorporated into a revised plat. He is still waiting on confirmation from the Engineer's Office Map Room. The Engineer's Office confirmed the bond was approved.
 - Brad Bodenmiller stated changing the density calculations is fine for future subdivisions, but we need to get this figured-out for the next review.
 - Tammy Noble – Do you know how many units are in Jerome Village? Justin Wollenberg stated it's around 2,500 with more units to come.
 - Todd Freyhof moved a motion to recommend conditional approval of the Village Neighborhood Section 10 Final Plat incorporating the comments map room final review and the staff's comments and Steve Robinson seconded. All in favor.
5. Review of Adams Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
- Todd Freyhof asked if there's an active project and Aaron Smith stated there is a large project that wouldn't be affected by this because it's over 50 megawatts.
 - Todd Freyhof moved a motion to recommend approval of the Adams Township Zoning Text Amendment and Steve McCall seconded. All in favor.
6. Review of Allen Township Parcel Amendment (Union County) – Staff Report by Gram Dick
- Tammy Noble asked if the townships could require a traffic analysis and Brad Bodenmiller reported he did not believe there is a provision for a strict rezoning and provided further information about how it is incorporated in requirements for applications when rezoning to PUD. What will help is if they look at their commercial uses; they are talking about updating their comprehensive plan and they could rethink the uses by intensity.
 - Discussion happened further regarding options for the Township.
 - Tyler Bumbalough stated he believes ODOT requires Traffic studies on state routes.
 - Todd Freyhof asked if there's an existing repair shop at that intersection and Gram Dick and Brad Bodenmiller provided further information.

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- Scott Coleman – They'll have to go through the amendment review process to update the uses.
 - Steve McCall – The application is just trying to update the one parcel?
 - Tyler Bumbalough – It says there's a demand for this use, where else would support these uses? Brad Bodenmiller provided further information.
 - Jeff Beard asked for clarification regarding this.
 - Tyler Bumbalough asked if the Township has any districts for what they wanted to do, and Brad Bodenmiller provided further information. It is complicated because this business is only allowed in the B-3 District rather than a Local Business District.
 - Tammy Noble moved a motion to recommend denial of the Allen Township Parcel Amendment per the staff report and Steve McCall seconded. All in favor.
7. Review of Goshen Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
- Jeff Beard asked if this language would affect shipping containers for a construction project and if they use one to house their tools, will that be prohibited? Aaron Smith stated in their temporary uses this is covered so it shouldn't interfere.
 - Tammy Noble – If they're using shipping containers and using buildings or accessories, do these need to be permanently affixed or is it assumed? Aaron Smith stated anything foundation-wise should be covered by the building code.
 - Tammy Noble – Would shipping containers be allowed in residential and commercial? Aaron Smith – Any lot.
 - A discussion happened regarding how this amendment came about.
 - Tyler Bumbalough – In the discontinued section; this didn't talk about grandfathered nonconforming uses and Aaron Smith stated no.
 - Tyler Bumbalough moved a motion to recommend approval with modifications per the staff report of the Goshen Township Zoning Text Amendment and Todd Freyhof seconded. All in favor.
8. Review of Jerome Township Parcel Amendment (Union County) – Staff Report by Gram Dick
- Steve Robinson moved a motion to recommend approval of the Jerome Township Zoning Parcel Amendment and Todd Freyhof seconded. All in favor.
9. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
- Tyler Bumbalough asked since it includes Kiser Lake, does that involve RV's and will it be affected? Aaron Smith provided information.
 - Todd Freyhof said if you pay for a 60-day stay, would that be covered?
 - Brad – I think it's a good point to include something, but if it requires a single-family dwelling and there is a use for campgrounds it probably doesn't apply. We can include a comment regarding it.

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- Tyler Bumbalough – Are we prohibiting people from staying at Kiser Lake? Aaron Smith stated he doesn't believe so, but we can take a second look at it to verify.
 - Tyler Bumbalough moved a motion to recommend approval with modifications of the Johnson Township Zoning Text Amendment including clarifying how this affects campground stays and Todd Freyhof seconded. All in favor.
10. Review of Liberty Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
- Tom Scheiderer moved a motion to recommend approval of the Liberty Township Zoning Text Amendment and Wes Dodds seconded. All in favor.
11. Adult Use Cannabis – Brad Bodenmiller
- Brad Bodenmiller provided information on this language; this item will be on the agenda next month. At the moment, we've created model text definitions and intend to use the model text conditions for medical marijuana. The definitions for adult use cannabis are the more complicated part because the definitions don't overlap exactly between adult use cannabis and medical marijuana. In the meantime, we have text that local governments can use to get started.
 - Tammy Noble asked if this could be classified as an agricultural product? Brad stated for municipalities they can state it's not agriculture, but for the townships, they cannot regulate agriculture. Unfortunately, the adult use cannabis initiative did not amend the township ORC section in the same way medical marijuana did. When medical marijuana provisions were added, it was made clear cultivation was not agriculture.
 - Scott Coleman – Didn't the attorney general say that trustees have the authority to say what is agricultural use? Brad Bodenmiller – to a point but they have to follow the information in the ORC. They have to look at it on a case-by-case basis.

The Zoning and Subdivision Committee adjourned at 12:56 pm with Steve McCall moving a motion to adjourn and Tom Scheiderer seconded. All in favor.