



Zoning & Subdivision Committee
Thursday, March 13, 2025

The Zoning and Subdivision Committee met in a regular session on Thursday, March 13, 2025, at 12:30 pm.

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, Steve McCall, Tammy Noble, Steve Robinson, Tom Scheiderer, Aaron Smith and Luke Sutton for Jeff Stauch.

Guests: Mike Yoder, Logan County Commissioner; Greg Iiams, Village of Russells Point; Mel Rotroff, Village of Lakeview; Kevin Kershner, Kimley Horn; Jim Hilz, Pulte.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Tyler Bumbalough moved a motion to approve the minutes from February 13, 2025, meeting as written, and Steve McCall seconded. All in favor.

1. Review of Avondale Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Wes Dodds moved a motion to recommend accepting the developer's request to table the Avondale Preliminary Plat, and Steve Robinson seconded. All in favor.
2. Review of Curry Farms Phase 1 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to recommend accepting the developer's request to table the Curry Farms Phase 1 Final Plat, and Todd Freyhof seconded. All in favor.
3. Review of Curry Farms Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Luke Sutton moved a motion to recommend accepting the developer's request to table the Curry Farms Phase 2 Final Plat, and Tammy Noble seconded. All in favor.
4. Review of Del Webb Jerome Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Tyler Bumbalough moved a motion to recommend conditional approval of the Del Webb Jerome Amended Preliminary Plat with the condition that all the comments from LUC and reviewing agencies, including those from past review periods dating back to 2024, be incorporated into future platting of phases and pods, and Tom Scheiderer seconded. All in favor.
5. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Jeff Beard asked if there is a nonconforming section that would allow something to continue if it was overlooked, and Aaron Smith stated yes.
- Todd Freyhof moved a motion to recommend approval with modifications of the Johnson Township Zoning Text Amendment, and Tyler Bumbalough seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:53 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconding. All in favor.

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