



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Thursday, May 13, 2010 - 1:15 p.m.

Call to Order – Robert A. Yoder, President

Roll Call - Jenny Snapp, Director

Action on Minutes of April 13, 2010 – Executive Committee

Financial Report – Max Coates, Treasurer

ODOT Reports

New Business:

1. John Jones with the Ohio Treasurer of State Office, Grow Now Program
2. Review of Washington Township (Logan County) various Zoning Text Amendments, including the addition of language regarding Small Wind Projects Under 5MW – Staff Report by Wes Dodds
3. Review of Washington Township (Logan County) Zoning Map update – Staff Report by Wes Dodds
4. Review of Washington Township (Logan County) Parcel Amendment request to re-zone 0.308 acres from U-1 Rural District to B-1 Service Business District for the purpose of transient lodging – Staff Report by Wes Dodds
5. Review of Darby Township (Union County) Zoning Text Amendments regarding “Ponds” – Staff Report by Jenny Snapp
6. Review of Wayne Township (Champaign County), various Zoning Text Amendments, including the addition of language regarding Small Wind Projects Under 5MW – Staff Report by Wes Dodds

Director’s Report – Jenny Snapp, Director

Comments from Individuals

Adjourn

**Reminder - The
Zoning & Sub
Committee will be
meeting on Tuesday,
May 11 at 1:30 pm**

2010 Budget Summary

As of 5/10/2010

10-800 REVENUES:

	Estimated	To Date	CashBalance
1 Per Capita Assessments	\$ 172,782.00	\$ 181,236.65	\$ (8,454.65)
2 Estimated Interest	\$ 4,900.00	\$ 1,741.41	\$ 3,158.59
3 Estimated Other	\$ 45,000.00	\$ 155.64	\$ 44,844.36
4 Services and Projects	\$ 67,192.00	\$ 28,117.71	
Estimated Total Revenue	\$ 289,874.00	\$ 211,251.41	\$ 78,622.59

10-100 EXPENDITURES:

	Estimated	To Date	
1020 Salaries & Wages	\$ 189,544.00	\$ 59,138.25	\$ 130,405.75
1030 Supplies	\$ 3,000.00	\$ 2,335.58	\$ 664.42
1040 Equipment	\$ 1,500.00	\$ -	\$ 1,500.00
1050 Utilities	\$ 11,392.00	\$ 3,942.22	\$ 7,449.78
1060 Travel	\$ 7,000.00	\$ 2,387.60	\$ 4,612.40
1070 Professional Development	\$ 2,000.00	\$ 155.00	\$ 1,845.00
1090 Other Expenses	\$ 6,000.00	\$ 3,088.89	\$ 2,911.11
1091 PERS	\$ 26,537.00	\$ 7,577.48	\$ 18,959.52
1092 Workers Compensation	\$ 5,687.00	\$ 1,513.53	\$ 4,173.47
1093 Medicare	\$ 2,749.00	\$ 846.47	\$ 1,902.53
1094 Hospital / Life Insurance	\$ 26,567.00	\$ 3,951.31	\$ 22,615.69
1100 Contingencies	\$ 2,000.00	\$ 500.00	\$ 1,500.00
1300 Building Fund	\$ 5,000.00	\$ 114.14	\$ 4,885.86
Estimated Total Expenditures	\$ 288,976.00	\$ 85,550.47	\$ 203,425.53

STATEMENT:

Cash Balance January 1, 2010	\$ 134,287.65
Estimated Total Revenue	\$ 289,874.00
Estimated Total Expenditures	\$ 288,976.00
Difference	\$ 898.00
Estimated Cash Balance December 31, 2010	\$ 135,185.65

LUC Regional Planning Commission Treasurer's Report

BEGINNING BALANCE ON April 1, 2010 **\$ 265,383.71**

RECEIPTS

City of Bellefontaine	2010 Annual Assessment	\$ 3,807.81
Village of West Mansfield (Logan)	2010 Annual Assessment	\$ 487.50
Jerome Twp (Union)	2010 Annual Assessment	\$ 2,311.40
Wayne Twp (Champaign)	2010 Annual Assessment	\$ 1,136.20
City of Urbana	2010 Annual Assessment	\$ 5,148.90
Taylor Twp (Union)	2010 Annual Assessment	\$ 1,126.45
Logan County Auditor	Interest - 4th Qtr 2009 & 1st Qtr 2010	\$ 1,741.41

TOTAL RECEIPTS **\$ 15,759.67**

TOTAL CASH ON HAND **\$ 281,143.38**

EXPENDITURES

Employee Salaries	3 Pay Periods	\$ 15,492.00
PERS	Mar-09	\$ 1,583.90
Medicare	3 Pay Periods	\$ 222.10
CEBCO	Health Insurance	\$ 895.87
Anthem Life	Life Insurance	\$ 7.20
Worker's Compensation	Period for 2009	207.99
Time Warner Cable	Internet/DSL	\$ 115.95
CenturyLink	Telephone	\$ 311.55
Dayton Power & Light	Electricity	\$ 420.00
Verizon Wireless	Cell Phone	\$ 138.55
Jenny Snapp	Mileage - March 2010	\$ 168.50
Weston Dodds	Mileage - March 2010	\$ 392.50
Heather Martin	Mileage - March 2010	\$ 203.51
Staples	Supplies	\$ 255.97
Survey Monkey	Online subscription	\$ 200.00
ODJFS	Unemployment March - Kyle Hanigosky	\$ 500.00

\$ 21,115.59

Bldg.

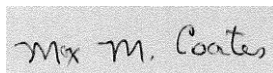
Lowe's Company	Cleaning Supplies	\$ 39.20
----------------	-------------------	----------

\$ 39.20

TOTAL EXPENDITURES **\$ 21,154.79**

BALANCE ON HAND AS OF April 30, 2010 **\$ 259,988.59**

Respectfully Submitted,



Max M. Coates, Treasurer

LUC MEETING

May 13, 2010

☐Active Construction Projects

ODOT Project 100080

UNI-SR347-0.00, PID Number 78307

Description: Two lane resurfacing.

Location: UNI-SR347: Liberty Township. Logan County to SR739 right.

UNI-SR37/739: Washington/Jackson Townships. SR31 right to Marion County.

Maintenance of Traffic: Traffic maintained.

Completion Date: 08/31/2010

Contractor: Kokosing Construction Company

Amount: \$2,786,713.50

Project Status: Project awarded.

☐Projects Awarded During Month of April

No projects awarded during April.

☐Upcoming Projects Scheduled for Sale Through Month of May

ODOT Project 100307

UNI-SR161-0.63, PID Number 78307

Description: Two lane resurfacing.

Location: UNI-SR161: Union Township. SR4 Left to SR38 Right

UNI-SR38: Union, Darby Townships. SR161 Left to SR161 Right (Overlap Portion)

UNI-SR161: Darby, Jerome Townships, Plain City. SR38 Left to US42

Maintenance of Traffic: Traffic maintained.

Completion Date: 09/30/2010

Project Status: To be sold 05/13/2010.

☐Work by ODOT Maintenance Forces During Month of May

Guardrail repair – Various locations as needed

Berming – Various locations as needed

Catch Basin Repair – Various locations as needed

Drainage Repair – Various locations as needed

☐ALL PROJECT INFORMATION CURRENT AS OF May 12, 2010.

CHP/LOG County Projects

08/15/08 thru 09/30/10

05/10/10	Updated				
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
85712	CHP Purchase 1 MMV	Innovative Transit & Light Rail Projects	Purchase 1 modified minivan for the Champaign County Commissioners	09/01/09	
85713	CHP Purchase 1 power washer	Innovative Transit & Light Rail Projects	Purchase 1 power washer for the Champaign County Commissioners	09/30/09	
25124	CHP SR 161 0.00	Minor Rehabilitation - Pavement Gnrl Sys	RESURFACE THE EXISTING ROADWAY AND OTHER ROADWAY RELATED ITEMS.	10/08/09	10/08/09
80861	CHP SR 29 10.08	Minor Rehabilitation - Pavement Gnrl Sys	Resurfacing of the existing roadway.	03/04/10	03/04/10
77397	CHP SR 55 15.32	Minor Rehabilitation - Pavement Gnrl Sys	SHOULDER STABILIZATION AND RESURFACING OF THE EXISTING ROADWAY WITH ASPHALT CONCRETE.Urban Paving Program.	04/22/10	04/22/10
82780	CHP SR 559 6.91	Bridge Replacement	Replace a 62-foot structure over Proctor Run with minimal approach work. 3 spans.Originally programmed under PID #19708, CHP-559-1.65; PE remains under PID #19708 -- CO split out under a new PID #82780, CHP-559-6.91.	05/06/10	05/06/10
85759	LOG 2 converted vans	Innovative Transit & Light Rail Projects	Purchase 2 converted vans for Logan County, Tri-County CAC	09/01/09	
85758	LOG 4 MMVs	Innovative Transit & Light Rail Projects	Purchase 4 modified minivans for Logan County CAC. Revised project description to reflect deleted PID#85759 for 2 CVs	09/01/09	
85757	LOG Computers and sched software	Innovative Transit & Light Rail Projects	Purchase 5 computers and scheduling/dispatching software	03/31/10	
85902	LOG Facility purchase	Innovative Transit & Light Rail Projects	Facility purchase for the Tri-County Community Action Commission	05/20/09	
85755	LOG Garage equipment	Innovative Transit & Light Rail Projects	Purchase garage equipment for Logan County, Tri-County CAC: tool set, tool storage base & cabinet, two post hydraulic lift, battery charger/analyzer, and pneumatic wrench set	05/20/09	
86060	LOG Rehab/Renovation	Innovative Transit & Light Rail Projects	Rehabilitation/renovation - to include demolition, renovations (plumbing,HVAC, green items and lighting systems) & bus wash building for Logan County, Tri-County CAC	08/25/09	
19988	LOG SR 235 2.22	Bridge Replacement	REPLACE BEAMS, DECK, SUBSTRUCTURE AND WIDEN STRUCTURE OVER GREAT MIAMI RIVER. MINIMAL APPROACH WORK REQUIRED. 3 SPANS, MAX. SPAN = 85FT. PROGRAMMATIC SELECTION 08/13/04.	03/18/10	03/18/10
77504	LOG SR 273 2.85	Minor Rehabilitation - Pavement Gnrl Sys	PAVEMENT REPAIR, SHOULDER STABILIZATION, AND RESURFACING OF THE EXISTING ROADWAY WITH ASPHALT CONCRETE.	12/23/09	12/23/09
80887	LOG SR 47 20.12	Minor Rehabilitation - Pavement Gnrl Sys	Pavement Planing and Resurfacing of the existing roadway with Asphalt Concrete.	06/10/10	
80880	LOG SR 47 5.23	Minor Rehabilitation - Pavement Gnrl Sys	Pavement Planing and Resurfacing of the existing roadway with Asphalt Concrete. Part 1 includes SR 47 and SR 292. Part 2 includes SR 287. PID 80880 and PID 77502 were merged together. Funding is on PID 80880.	04/22/10	04/22/10
75472	LOG US 68 5.92	Major Reconstruction	RECONSTRUCTION OF US68, WIDEN/ADD LANES, CURB AND GUTTER, DRAINAGE, FULL DEPTH ASPHALT CONCRETE PAVEMENT. (Safety, Small Cities, and Urban Paving Program funds will all be included in this project.)Designer (PE Detail Design) for the City of Bellefontain	04/01/10	04/01/10



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
May 13, 2010

WASHINGTON TOWNSHIP VARIOUS ZONING TEXT AMENDMENTS

- APPLICANT:** Washington Township Zoning Commission
7464 C.R. 91
Lewistown, OH 43333
- REQUEST:** Review of Various Zoning Text Amendments to the Washington Township Zoning Resolution, including the addition of language for Small Wind Projects Less than 5MW.
- STAFF ANALYSIS:** Last year, Washington Township hired a new Zoning Inspector. The new Zoning Inspector worked through the Washington Township Zoning Resolution and identified areas that were inconsistent, as well as areas he felt needed to be addressed further in the resolution. The Zoning Inspector met with LUC staff several times to address questions he had, and to work on proposed text to present to the Washington Township Zoning Commission. Wes Dodds attended a meeting of the Washington Township Zoning Commission on April 22, 2010. The Zoning Commission voted to send the proposed changes to LUC for review at this meeting.
- STAFF RECOMMENDATIONS:**
- The township has added an exemption for school bus shelters. A definition should be added to clarify what qualifies as a school bus shelter.
 - Many of the changes to the resolution involve changing words to be consistent with terms that are defined within the code.
 - Major changes to the code include the addition of Section 567, Small Wind Projects Less than 5MW & Section 568, Installation of Private Driveways.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- Staff would be particularly interested in hearing comments from the committee regarding Section 568, Private Driveway Installation.
- Given that LUC Staff has worked with the township throughout this process, staff recommends **APPROVAL** of the proposed zoning text amendments.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning and Subdivision Committee recommended **APPROVAL** of the proposed text amendments to the Washington Township Zoning Resolution with the following comments:
 - The front setbacks for primary and accessory structures in the M-1 district are not the same. Is that the intention of the township?
 - In **Section 555 parts 1 & 2** – These sections contradict each other regarding solid fences in front yards. The township should clarify what their intention is.
 - The township should also consider allowing other types of non-solid fences other than chain link in front yards.

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
May 13, 2010

WASHINGTON TOWNSHIP ZONING MAP UPDATE

APPLICANT: Washington Township Zoning Commission
7464 C.R. 91
Lewistown, OH 43333

REQUEST: Review of updated Washington Township Zoning Map

STAFF ANALYSIS: Last year, Washington Township approached LUC about getting an updated zoning map. Staff met with the Washington Township Zoning Inspector to go over the various maps that township had to make sure that the new maps would be correct. As staff and the zoning inspector began to go through the various documents, it became apparent that some maps had been marked as zoning changes occurred, and others had not. It was decided that the township needed to go through all of their records, and have one map that accurately reflected the zoning to date. LUC staff met with the Washington Township Zoning Inspector and the Washington Township Trustees on several occasions to work on putting together an official zoning map for the township. After putting together a draft zoning map, it was presented to the Washington Township Zoning Commission for review. The Zoning Commission concurred that the draft map was accurate. Although there are no actual amendments to any parcels as part of this review, the Township would like a recommendation from LUC, so that they may adopt this as their "Official Zoning Map".

STAFF RECOMMENDATIONS:

- LUC Staff has worked with the township throughout this process, and believes that this map accurately represents the current zoning throughout Washington Township. Staff recommends **APPROVAL** of the Washington Township Zoning Map Update.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning and Subdivision recommended ***APPROVAL*** of the Washington Township Zoning Map as presented, based on the staff analysis and recommendation.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
May 13, 2010

R.E. BECKER PROPERTY 20.05 Acres – ZONING AMENDMENT

APPLICANT: R.E. Becker Builders Inc.
P.O. Box 296
Wapakoneta, OH 45895
Phone 419-302-0130

REQUEST: Request from Washington Township (Logan County) to review a request to re-zone three parcels owned by R.E. Becker Builders Inc.
Parcel #'s 510310806001000, 510310806002000, 510310806002002
Total Acreage – 20.05
Currently Zoned: U-1 Rural Undeveloped District
Current Use: Undeveloped
Proposed Zoning: B-1 Service Business District
Proposed Use: Transient Lodging

LOCATION: East of Township Road 239, between U.S. 33 & S.R. 366 between Russells Point and Lakeview.

STAFF ANALYSIS: The applicant, R.E. Becker Builders Inc., would like to re-zone their property from U-1 Rural Undeveloped District to B-1 Service Business District. The property is currently undeveloped. R.E. Becker Builders Inc. is proposing to put a hotel on this property. In order to comply with Washington Township Zoning Laws, the applicant is requesting these parcels be re-zoned to B-1 Service Business District, as Washington Township allows transient lodging as a permitted use in the B-1 District.

Adjacent on the west side of this property is the Colonial Estates Mobile Home Park, and directly west across Township Road 239 is a residential area. Staff questions how the proposed use of the R.E. Becker property will fit with the existing land uses near these parcels.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Staff also has concerns about this re-zoning, as all three parcels are located entirely within the 100 year flood plain. Although the applicant has submitted a letter from their engineer stating that they understand they will have to demonstrate that the development will not impact flood water storage on the property, staff questions how this can be done. Historically, this area experiences problems with flooding quite often. Staff has consulted with the Logan County Soil and Water Conservation District regarding this issue, and they have advised that they do not advocate any development within a flood plain (SWCD comments attached).

Staff has questions regarding access to this property as well, should it be re-zoned and developed. Staff feels that it would be difficult to get access to this property from Township Road 239, as the only place this property abuts the road is between two intersections, which are only separated by approximately 265 feet. The other options for access to this parcel are from either U.S. 33, or S.R. 366. Staff feels that the applicant may encounter problems in getting access from these roads, due to ODOT standards. Staff is currently awaiting comments from ODOT regarding this issue.

STAFF RECOMMENDATIONS:

- Due to the property being located in the 100 year flood plain, and the potential access issues, staff feels that re-zoning this parcel to the B-1 Service Business District is inappropriate, and could create new or compound existing issues in the area. Staff recommends ***DENIAL*** of the proposed re-zoning of this property based on the staff analysis and comments received.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning and Subdivision Committee recommended ***APPROVAL*** of the proposed re-zoning to the Becker parcels with the following comments?
 - The applicant should work with the County Engineer's Office to have the flood plain elevation that they Engineer's Office has established in the area transferred to this property as well.
 - The applicant should request a Letter of Map Amendment (LOMA) from FEMA to have to this area removed from the floodplain map.

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- The applicant shall work with the Logan County Floodplain Administrator regarding the LOMA.
- The applicant shall be required to show their engineering that the volume of flood water storage capacity will not be reduced.



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
May 13, 2010

DARBY TOWNSHIP TEXT AMENDMENTS

APPLICANT: Darby Township Zoning Commission

REQUEST:

- Review of Zoning Text Amendments to the *Darby Township Zoning Resolution* regarding "Ponds".

PROPOSED AMENDMENT:

- This group of Zoning Text Amendments encompasses the following:
 - ✓ Section 302 "Approval of Zoning Permit"
 - ✓ Section 304 "Expiration of Zoning Permit"
 - ✓ Section 1041 "Ponds"

STAFF ANALYSIS (J. Snapp):

- Darby Township is going through the Zoning Amendment process in response to an ongoing issue with a resident who started to excavate and build a pond but has yet to complete construction of the pond. This has created a situation in which the owner has large mounds of dirt spread throughout his property. The Township hopes to avoid a similar nuisance type situation in the future by implementing these zoning amendments. As it stands, if the Township does not differentiate permits on ponds from other zoning permits, then a resident would have a year and a half (1.5 years) to complete work on a pond.

The Darby Township Zoning Commission met on April 6, 2010, to discuss and draft the zoning text with input from LUC and the Union Soil & Water Conservation District who were both in attendance.

- **Section 302 "Approval of Zoning Permit"** – The Township is adding a sentence to clarify that there is a separate regulation and permit for "Ponds" that differentiates from other zoning permits. The additional



Logan-Union-Champaign Regional Planning Commission

sentence refers the reader to Section 1041 "Ponds" which states that work must commence on a pond within 6 months from the date that the pond permit is issued and that drainage tiles shall be identified and clearly marked.

- **Section 304 "Expiration of Zoning Permit"** - The Township is adding a sentence to clarify that there is a separate regulation for "Ponds" that differentiates from other zoning permits. The additional sentence refers the reader to Section 1041 "Ponds" which specifically states that construction of a pond must be completed within 60 days from the date that construction began on such pond and that if the permit expires before work has begun, the excavated land shall be returned to its original state.
- **Section 1041 "Ponds"** –
 - ✓ Bullet points 1, 2, and 4 include grammatical changes and clean-up to the words "must" to "shall".
 - ✓ Bullet point #3 requires that the Township Zoning Inspector be included in the site inspections with the Union Soil & Water Conservation District.
 - ✓ Bullet point #8 adds language requiring seeding on disturbed soil from pond construction and that such seeding shall meet OEPA & NRCS standards and specifications.
 - ✓ The last changed bullet point, #9, lays out the permit regulations. The construction of a pond will require a zoning permit in which work shall begin within 6 months of the issuance of the pond zoning permit, and drainage tiles will need to be identified and marked. In addition, ponds will be required to be completed 60 days from the date that construction on the pond begins. If the permit expires before work on the pond is complete, the excavated land must be returned to its original state.

STAFF RECOMMENDATIONS:

- Given that LUC Staff worked in conjunction with the Township and Union SWCD in the process, staff recommends that the Darby Township Zoning Text Amendments be **approved** with the following recommendation for consideration:
 - ✓ **Section 1041 "Ponds", Bullet Point #8** – This sentence seems awkward as it reads. Is the sentence requiring seeding on disturbed soil or just that the seeding if done meet the OEPA & NRCS Standards? Suggest changing to read, *"Disturbed soil shall be seeded and such seeding shall meet*



Logan-Union-Champaign Regional Planning Commission

Ohio EPA Regulations and NRCS Standards and Specifications."

- ✓ LUC has requested that Bob Scheiderer from Union SWCD review the zoning text amendments one last time and offer any suggestions.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning & Subdivision Committee recommended approval with the following recommendations:
 - ✓ **From Staff: Section 1041 "Ponds", Bullet Point #8** – This sentence seems awkward as it reads. Is the sentence requiring seeding on disturbed soil or just that the seeding if done meet the OEPA & NRCS Standards? Suggest changing to read, *"Disturbed soil shall be seeded and such seeding shall meet Ohio EPA Regulations and NRCS Standards and Specifications."*
 - ✓ **Section 1041 "Ponds", Bullet Point #9** – To address comments by the Union Soil & Water Conservation District, it is suggested that the second sentence be changed to read as follows, "Prior to issuance of a zoning permit, **every effort shall be made on the part of the landowner to locate all drainage tiles** ~~all drainage tiles shall be identified and clearly marked.~~"
 - ✓ **Section 1041 "Ponds", Bullet Point #9** – To be consistent with bullet point #8 that requires seeding, the last sentence of #9 should be amended to read as follows, "Should the permit expire before work on the ponds is complete, all excavated land shall be returned to its original state **and seeded.**"
 - ✓ **Section 1041 "Ponds", Bullet Point #9** – The Committee questioned if Darby Township would like to add a sentence allowing for an extension on the zoning permits for ponds similar to what is written in Section 304 "Expiration of Zoning Permit" except with a shorter extension period.



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
May 13, 2010

WAYNE TOWNSHIP – ZONING TEXT AMENDMENTS

APPLICANT: Wayne Township Zoning Commission

REQUEST: Request from the Wayne Township Zoning Commission to review Zoning Text Amendments to the Wayne Township Zoning Resolution. The major changes to the existing resolution include the addition of language for Small Wind Projects Less than 5MW, and several changes to the Schedule of Regulations.

STAFF ANALYSIS: The Wayne Township Zoning Commission has been working over the last year updating their zoning regulations based on recommendations from their zoning inspector. The Township's Zoning Resolution was last updated in 2005. In addition, LUC attended several Zoning Commission work sessions to go through the update process with the township.

After the Wayne Township Zoning Commission was satisfied with the changes they made, Wes Dodds informally reviewed their regulations and attended a Zoning Commission Meeting on March 31, 2010.

STAFF RECOMMENDATIONS:

- As LUC has already informally reviewed and provided feedback on the Wayne Township Zoning Amendments, and has worked with the Zoning Commission, staff recommends **APPROVAL**. However, LUC staff is interested in hearing feedback from the committee on the following:
 - The township has questions about the definition of lot. The definition of lot reads as follows:
 - Lot. For purposes of this Resolution, a lot is a parcel of land of at least sufficient size to meet minimum



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

zoning requirements for use, coverage, and area for one principal building together with its accessory building and which provides such yards and other open spaces are herein required. Such lot shall have frontage on an improved public street or road, and may consist of:

1. A single lot of record;
2. A portion of a lot of record;
3. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

The township questioned staff as to why the definition of lot included all of these different references. After researching and speaking with the prosecutor's office, staff feels that this was most likely written with subdivision lots in mind. Staff would like to know if the committee could offer any further insight into this.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning and Subdivision Committee recommended **APPROVAL** of the proposed zoning text amendments to the Wayne Township Zoning Resolution, based on the staff analysis and the following comments:
 - The term "PODS" should be removed from the definition of "Semitrailer/Intermodal Containers", as "PODS" is a brand name. The committee recommends replacing "PODS" with "Portable Storage Containers".
 - **Section 511** – The committee feels that the text being added to this section should be placed in a new section entitled "Zoning Board Created".
 - **Section 511, #3** – The committee pointed out that this language does not reference readers to the correct section. This language should also read that the Zoning Board is to make recommendations to the Township Trustees rather than the Board of Zoning Appeals. The committee recommended that this language read as follows: *Review all planned unit developments (PUD's) and make recommendations to the Board of Township Trustees as provided in Article 14.*

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Director's Report – May 13, 2010

Union County Comprehensive Plan Meetings

Meetings

April 14	Infrastructure Committee Meeting – Jenny
April 19	Parks & Rec – Wes
April 20	Infrastructure Committee Meeting – Wes & Heather
April 22	Ag & Natural Resources Committee Meeting – Wes
April 29	Infrastructure Committee Meeting – Heather
May 5	Infrastructure Committee Meeting – Jenny & Heather

Jenny's Activities:

Meetings, Miscellaneous & Projects

April 12	Meeting w/ Chester Jourdan, Director of MORPC
April 13	✓ Meeting w/ Brad Bodenmiller & Melanie Kendrick of City of Urbana re: Comp Plan ✓ Unionville Center Council Meeting
April 16	County Planning Director's Association of Ohio Officer's Meeting at Delaware Co. Regional Planning
April 19	✓ Bob Scheiderer of Union SWCD & Bill Narducci of Union County Engineer's Office re: Subdivision Plat ROW issue ✓ Emily Wieringa & Jeff Stauch at Union County Engineer's Office re: CDBG/grant issues ✓ Attended Union County Commissioners Session re: CDBG/grant issues
April 23	Met w/ Ben Weiner of Franklin County Regional Planning Commission
May 3	Ohio Department of Development to drop off DPWIC 13 JRS Grant Applications & Review
May 4	Met w/ Ann Patton of the Ohio Auditor of State's Office in preparation for LUC Audit
May 5	Work Session w/ Brad Bodenmiller & Melanie Kendrick on City of Urbana Comp Plan
May 6	Ag. Tour Planning Meeting at Logan SWCD
May 10	City of Urbana Planning Commission
May 11	LUC Zoning & Subdivision Committee
Ongoing Projects	✓ JRS/Job Ready Sites Application Review for OPWC District 13 Integrating Committee ✓ Dover Township (Union County) Comprehensive Plan ✓ City of Urbana Comprehensive Plan ✓ Ag. Tour Planning w/ Logan SWCD ✓ AEPP/Agricultural Easement Purchase Program Applications to Ohio Department of Agriculture – Assisting Champaign County & Logan County SWCD. ✓ LUC is undergoing its Audit which occurs every 2 years



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Wes' Activities:

Miscellaneous

Apr. 8	Attended Perry Township Zoning Commission Public Hearing for James Myer Rezoning
Apr. 9	Met with the Village of Mechanicsburg to discuss FY2010 CDBG Funding
Apr. 12	Attended Stokes Township Trustees Public Hearing for Indian Isles Zoning Amendments
Apr. 13	Attended Salem Township Trustees Meeting to discuss FY2010 CDBG Funding
Apr. 14	Attended FY2010 CDBG Application Training from ODOH/OHCP in Reynoldsburg
Apr. 19	<ul style="list-style-type: none"> ✓ Emily Wieringa & Jeff Stauch at Union County Engineer's Office re: CDBG/grant issues ✓ Attended Union County Commissioners Session re: CDBG/grant issues ✓ Attended Liberty Township (Union County) Zoning Meeting to discuss possible amendments
Apr. 21	Attended Perry Township Trustees Meeting for James Myer Rezoning
Apr. 22	Attended Washington Township (Logan County) Zoning Commission Meeting to discuss text & map updates
Apr. 26	Attended Stokes Township Trustees 2 nd Public Hearing for Indian Isles Zoning Amendments
Apr. 30	Met with Gary Bias (Washington Twp., Logan County) to discuss zoning changes
May 3	Attended Johnson Township Trustees Meeting to give them updated zoning maps
May 5	Work Session w/ Brad Bodenmiller & Melanie Kendrick on City of Urbana Comp Plan
May 6	<ul style="list-style-type: none"> ✓ Attended Union County Connect Ohio Meeting ✓ Ag. Tour Planning Meeting at Logan SWCD
May 10	Attended West Mansfield Village Council Meeting to discuss zoning for group homes
May 11	<ul style="list-style-type: none"> ✓ Met with Logan County Commissioners & Various Logan County Agencies about Integrating GIS ✓ LUC Zoning & Subdivision Committee Meeting
May 12	Attended Union County GIS Task Force

Ongoing Projects

CDBG	Amending Union County FY2009 CDBG Application Champaign County FY2009 Bid Documents Reviewing FY2010 Pre-Applications for CDBG FY2010
GIS	Village of Mechanicsburg, Goshen Township,
Comp Plans	Logan County Township Plans: Perry Township – Ongoing; Zane Township; Jefferson Township City of Urbana – Ongoing, Union County Update
Zoning Updates	Wayne Township – Reviewing for next Zoning Commission meeting Lake Township – Reviewing for possible changes

Heather's Activities:

Meetings, Miscellaneous & Projects

April 12	Phone system switched from Century Link to Time Warner. Will save approximately \$2,400 a year
April 13	Meeting w/ Brad Bodenmiller & Melanie Kendrick of City of Urbana re: Comp Plan
April 14	CDBG Application Training, Reynoldsburg
April 22	Champaign County Continuum of Care Leadership Committee Meeting Union County Continuum of Care Stakeholder's Meeting
May 4	Champaign County Housing Coalition Met w/ Ann Patton of the Ohio Auditor of State's Office in preparation for LUC Audit
May 5	Urbana Comprehensive Plan Meeting with Melanie & Brad
May 6	Logan County Continuum of Care Leadership Meeting
May 11	LUC Zoning & Subdivision Committee Meeting
On going	<ul style="list-style-type: none"> • Updating sections of Union County Comp Plan, inserting sections into final draft version • Contact database • Power Point presentation for the Champaign County Continuum of Care annual breakfast

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Minutes Thursday, May 13, 2010

LUC President Robert A. Yoder called the meeting to order at 1:17 pm.

Roll Call - Jenny Snapp, Director

Members present: John Bayliss, Mike Bow, Max Coates, Scott Coleman, Greg DeLong, Ves DuPree, Charles Hall, Paul Hammersmith, Jim Holycross, Bill Kelley, Valerie Klingman, Randy Kyte, Brad Lightle, Tim Notestine, Ryan Shoffstall, Fereidoun Shokouhi, Rick Shortell, Jenny Snapp, Jeff Stauch, Peg Wiley, and Andy Yoder.

Members absent: Tracy Allen, Brad Bodenmiller, Bill Edwards, Doug Miller, Barry Moffett, Tom Smith, and Tim Tillman.

Guests present: Robb Cummins, Harrison Township; John Jones, Treasurer of State Office; Gary Lee and Tom McCarthy, Union County Commissioners; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes: Max Coates made the first motion to approve the minutes from the April 11, 2010 meeting as written. Charles Hall made the second motion to approve the minutes from the April 11, 2010 meeting as written. All in favor.

Treasurer's Report: LUC Treasurer Max Coates presented the Financial Report for April. John Bayliss made the first motion to accept the Financial Report. Charles Hall made the second motion to accept the Financial Report. All in favor.

ODOT Reports:

ODOT District 6 and 7 were both placed on the web-site; Robb presented information District 7 for Brad Lightle. Mike asked for an update on South Main Street in Bellefontaine. Robb reported they are moving in equipment this week but won't begin tearing it up until after Memorial Day. The project will be managed by ODOT and will take a year for completion.

New Business:

1. John Jones with the Ohio Treasurer of State Office, Grow Now Program
 - o Spoke about the Economic Development model, Grow Now Program. Scott asked what the approval rate was. John said there was a very low rejection rate, if they meet all the requirements and qualify, they are generally approved. John asked for examples of businesses. John passed out an example, another example is WebCorps which makes replacement

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

material wind turbine blades that is lighter and has a better use life.

Another example is a podiatrist office that used it to buy equipment for his office. Rick asked if the business person needs to ask for the Grow Now loan. John always recommends they take the pamphlet with them, but he also talks to banks about it. Jim is there any restrictions on banks. John said you can only work with Federal depository bank.

2. Review of Washington Township (Logan County) various Zoning Text Amendments, including the addition of language regarding Small Wind Projects Under 5MW – Staff Report by Wes Dodds
 - John Bayliss made the first motion to accept the recommendation of the Zoning and Subdivision Committee for approval of the Washington Township Zoning Text Amendments with the recommended changes and Fereidoun Shokouhi made the second motion to accept the recommendation of the Zoning and Subdivision Committee for approval of the Washington Township Zoning Text Amendments with the recommended changes. All in favor.
3. Review of Washington Township (Logan County) Zoning Map update – Staff Report by Wes Dodds
 - Charles Hall made the first motion to accept the recommendation of the Zoning and Subdivision Committee for approval of the Washington Township Zoning Map update and Mike Bow made the second motion to accept the recommendation of the Zoning and Subdivision Committee for approval of the Washington Township Zoning Map update. All in favor.
4. Review of Washington Township (Logan County) Parcel Amendment request to re-zone 20.05 acres from U-1 Rural District to B-1 Service Business District for the purpose of transient lodging – Staff Report by Wes Dodds
 - John Bayliss made the first motion to accept the recommendation of the Zoning and Subdivision Committee recommendation for approval of the Washington Township Parcel Amendment and Paul Hammersmith made the second motion to accept the recommendation of the committee for approval of the Washington Township Parcel Amendment. The committee also reiterated that the applicant should pursue a LOMA for the parcels, and work with the County Engineer regarding flood plain elevations. Mike Bow abstained from voting. All in favor.
5. Review of Darby Township (Union County) Zoning Text Amendments regarding “Ponds” – Staff Report by Jenny Snapp
 - Charles Hall made the first motion to accept the recommendation of the Zoning and Subdivision Committee for approval of the Darby Township Zoning Amendments regarding “Ponds” with recommended changes and

9676 E. Foundry St, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Max Coates made the second motion to accept the recommendation of the Zoning and Subdivision Committee for approval of the Darby Township Zoning Text amendments regarding "Ponds" with recommended changes. All in favor.

6. Review of Wayne Township (Champaign County), various Zoning Text Amendments, including the addition of language regarding Small Wind Projects Under 5MW – Staff Report by Wes Dodds
 - Mike Bow made the first motion to accept the recommendation of the Zoning and Subdivision Committee for approval of the Wayne Township Zoning Amendments with recommendations and Bill Kelley made the second motion to accept the recommendation of the Zoning and Subdivision Committee for approval of the Wayne Township Zoning Text amendments with recommendations. All in favor.

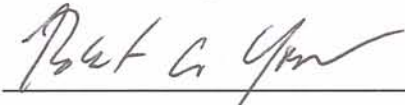
Director's Report – Jenny Snapp, Director

Other

- Bill - DP&L spoke about an Economic Development incentive that was introduced recently, any new business that comes into service area if they agree to create 25 jobs over the next 36 months they'll receive a 10% reduction in their electric bill for the next 36 months. Additionally for any expanding business that creates 25 jobs over the next 36 months will receive a 20% reduction in their incremental billing. There is also an incentive for businesses that support green energy, 10 positions over the next 36 months, etc. Contact Bill or check out the web-site.
- Mike - would like to see the LUC do research into the status of the flood plain study of the Indian Lake area.

Adjourn: Fereidoun Shokouhi made the first motion to adjourn the LUC Executive Committee Meeting at 2:21 pm, and Max Coates seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, June 10, 2010, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.



President



Secretary

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com