



Staff Report – Bloomfield Township (L) Zoning Amendment

Applicant:	Bloomfield Township Zoning Commission c/o Cody Kelly 5726 Co Rd 21 Lewistown, OH 43333 cody_kelly1322@hotmail.com
Request:	The Bloomfield Township (L) Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Section 101 Use of Land or Buildings for Agricultural Purposes Not affected, Article II Definitions by adding “Small Off-Site Battery Energy Storage System”, “Data Center”, “Fence or Wall”, and amending “Agritourism related definitions”, and “Public Service Facility”. It also amends the timelines and public notice requirements in Article V Administration, the zoning amendment process specified in Article VI Amendment, Section 900 Compliance with Regulations, Section 1013 Fences, Walls, and Hedges, and Section 1041 Agritourism.
Location:	Bloomfield Township is in western Logan County, sharing a border with Shelby County, and contains the unincorporated area of Bloom Center.
Staff Analysis:	Agritourism The Township adopted a previous iteration of the LUC Model Text for Agritourism. This text amendment incorporates recent LUC Model Text updates. Fences and Walls The Township proposes to adopt the LUC Fences and Walls Model Text. This establishes a definition of “Fence or Wall” in Article II, and creates amends Section 1013 Fences, Walls, and Hedges which lays out the development standards for fences and walls. Small Off-Site Battery Energy Storage System The Township is proposing to adopt a definition for “Small Off-Site Battery Energy Storage System”, which has been used in several recent township zoning amendments. The Township is electing not to list it as a permitted or conditional use in any zoning district, meaning it is not a permissible use in the Township and is effectively prohibited. Data Center The Township is proposing to adopt a definition for “Data Center”, which was provided by LUC Staff. The Township is electing not to list it as a permitted or conditional use in any zoning district, meaning it is not a permissible use in the Township and is effectively prohibited.



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Public Service Facility

The Township is proposing to amend the definition of Public Service Facility based on old model text and makes clearer uses specified elsewhere like principal solar energy are not included in the definition.

- Staff recommends using an updated version of this definition: “Public Service Facility. The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal plant or pumping station plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, and public or private water and sewage services. This definition excludes small off-site battery energy storage systems, principal solar energy production facilities, sanitary landfill, wind power projects, and other uses defined separately herein.”

BZA Public Notices

The Township is modifying several sections in Article V Administration. The change eliminates specific public notice requirements, and instead references the relevant ORC language. This is similar to recent changes by other Townships.

Zoning Amendments

The Township is modifying Article VI Amendments. Instead of listing out the entire process, it leaves in place application and initiation information, but then references ORC 519.12 for the remainder of the process. This is similar to recent changes by other Townships.

District Regulations

The Township is adding additional text to their District Regulations which clarifies that uses not listed in the zoning code are prohibited. It also clarifies that if a use is specifically defined in the zoning resolution, it cannot be construed as being included within the definition of any other defined use.

Relationship to Comprehensive Plan

The Logan County Comprehensive Plan (2007) is meant to guide local policy and development while at the same time protecting the physical environment and managing growth (County Plan, pp.2).

Given the varying level of access to both electrical and water infrastructure throughout the County, it may be prudent for Township to carefully plan for utility needs and any future development associated with newly available or increased utility



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	capacity should they wish to permit a large utility user. The Plan has goals and objectives of: • “Encourage growth in already developed areas that can support the necessary infrastructure of manufacturing operations such as the U.S. 33 Honda Corridor and Indian Lake Industrial Park” (County Plan, pp.65). • “Direct development in areas, which can be served by sanitary sewer, water, and roadways” (County Plan, pp.66). Prosecutor’s Office A copy of this proposal was forwarded to the County Prosecutor’s Office for consideration and comment. At the time of the writing of this report, the Prosecutor’s Office has not provided any comments.
Staff Recommendations:	Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the proposed zoning text amendment. The modification is: ○ Use an updated version of the definition of “Public Service Facility”, which is: “<u>Public Service Facility</u>. The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal plant or pumping station plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, and public or private water and sewage services. This definition excludes small off-site battery energy storage systems, principal solar energy production facilities, sanitary landfill, wind power projects, and other uses defined separately herein.”
Z&S Committee Recommendations:	<i>Options for action:</i> • <i>Approval</i> • <i>Approval with Modifications (state modifications)</i> • <i>Denial</i>