



Staff Report – Goshen Township (C) Zoning Amendment

<p>Applicant:</p>	<p>Goshen Township Zoning Commission c/o Amanda Nash P.O. Box 55 Mechanicsburg, OH 43044 goshentwp.zoning@gmail.com (614) 226-9476</p>
<p>Request:</p>	<p>The Goshen Township Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Article II Definitions by adding the definitions of “Small Off-Site Battery Energy Storage System” and “Data Center”, and amending the definition of “Public Service Facility”. It also proposes to amend Article V Administration by changing public notice requirements, amend Article VI Amendments by changing public notice requirements and general procedures, and amends Article IX District Regulations by clarifying prohibited uses.</p>
<p>Location:</p>	<p>Goshen Township is the southeastern-most township in Champaign County and contains the Village of Mechanicsburg.</p>
<p>Staff Analysis:</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>



Staff Report – Goshen Township (C) Zoning Amendment

	<p>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.</p> <p>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.</p> <p>Relationship to Comprehensive Plan The Champaign County Comprehensive Plan (2020) is intended as a policy guide (not legislation) for decisions about the physical development of the County (County Plan, pp.5). 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 capacity should they wish to permit a large utility user. The Plan has goals and objectives of:</p> <ul style="list-style-type: none"> • “Promote land use decisions which recognize and address the impact of development on the County’s drainage system, roads, streams, groundwater, natural areas, prime agricultural land, and public services” (County Plan, pp. 178). • “...preventing overburdening of existing utility services or expansive expansion, while protecting natural assets and scenic qualities of the County’s rural landscape” (County Plan, pp.178). <p>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.</p>
--	---

Staff Recommendations:	Staff recommends APPROVAL of the proposed zoning text amendment.
-------------------------------	---

Z&S Committee Recommendations:	<p><i>Options for action:</i></p> <ul style="list-style-type: none"> • <i>Approval</i> • <i>Approval with Modifications (state modifications)</i> • <i>Denial</i>
---	--