



Staff Report – Paris Township (U) Zoning Amendment

<p>Applicant:</p>	<p>Paris Township Zoning Commission c/o Andrew Clarridge 16862 Paver Barnes Rd Marysville, OH 43040 adclarridge@yahoo.com</p>
<p>Request:</p>	<p>The Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Article V Administration by removing the requirement that public notices must be published in a newspaper and instead references the ORC for notice requirements (Section 547, 548, 566). It also removes much of the zoning amendment process in Article VI Amendments and instead references ORC 519.12 for the amendment process requirements, leaving in place and adding detail to the beginning of the process. The proposal also adds a definition of “Small Off-Site Battery Energy Storage System”, “Data Center”, and amends the definition of “Public Service Facility”.]</p>
<p>Location:</p>	<p>Paris Township is located in central Union County and contains part of the City of Marysville.</p>
<p>Staff Analysis:</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 what has been recommended to other Townships.</p> <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 what has been recommended to other Townships.</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 was recommended 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>Data Center The Township is proposing to adopt a definition for “Data Center”, which was recommended 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>



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	<p>Public Service Facility The Township is proposing to amend the definition of Public Service Facility.</p> <ul style="list-style-type: none">○ Staff recommends modifying the definition of “Public Service Facility” to read “The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures whether publicly or privately owned, or by a governmental agency, including the furnishing of electrical, gas, rail transport, communication, 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.” <p>Prosecutor’s Office A copy of this proposal was forwarded to the County Prosecutor’s Office for consideration and comment. Comments were given to LUC Staff and can be briefly summarized as having concerns about the possibility of a data center being considered as a “Service Business”.</p> <ul style="list-style-type: none">○ Staff recommends adding the sentence “This definition excludes those uses defined separately herein.” to the end of the definition of Business, Service.
<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL WITH MODIFICATIONS of the proposed zoning text amendment. Those modifications are:</p> <ul style="list-style-type: none">○ Staff recommends modifying the definition of “Public Service Facility” to read “The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures whether publicly or privately owned, or by a governmental agency, including the furnishing of electrical, gas, rail transport, communication, 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.”○ Staff recommends adding the sentence “This definition excludes those uses defined separately herein.” to the end of the definition of Business, Service.



Logan-Union-Champaign regional planning commission

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