



Staff Report – Rush Township (C) Zoning Amendment

Applicant:	<p>Rush Township Zoning Commission c/o Tim Kemper PO Box 432 North Lewisburg, OH 43060 513-535-1671 tim.kemper@raymondjames.com</p>
Request:	<p>The Rush Township Board of Trustees initiated an amendment to the text of the Zoning Resolution. The proposal amends Section 1237-60 - Solar Energy Related Definitions and Section 564 Solar Energy Systems.</p>
Location:	<p>Rush Township is in northeastern Champaign County and contains the Village of North Lewisburg and the Village of Woodstock.</p>

Staff Analysis:	<p>The Township adopted a previous iteration of the LUC Model Text for Solar Energy Systems. This text amendment brings that text in line with the most recent iteration of the LUC Model Text, as there have been some changes to that model text.</p> <p><u>Amending Section 1237-60 Definitions – Solar Energy Related Definitions</u></p> <p>Modifications to the Solar Energy Related Definitions match the recently updated LUC Model Text. Those modifications include:</p> <ul style="list-style-type: none"> • Adds “other structure mounted” to both the accessory & principal system definitions. • Requires both “ground/pole mounted” and “other structure mounted” systems to have a clear fall zone. • Adds “Community Solar” and “Small Solar Facility” definitions. <p><u>Amending Section 564 Solar Energy Systems</u></p> <p>Previously, the Township adopted a modified form of Version 1 of the Model Text. Proposed Changes more closely match the current model text. Modifications include:</p> <ul style="list-style-type: none"> • Modifies the section title to “Section 564 Small Solar Energy Systems (Less Than 50 MW)”. • #4 Adds an exemption for Solar Energy Systems that produce 500 watts or less. • Adds #7, which creates standards for “Other structure mounted accessory solar energy systems”.
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	<ul style="list-style-type: none">• Updates (B.) Principal Solar Energy Production Facilities, to align with the LUC Model Text.<ul style="list-style-type: none">○ After discussions with the Champaign County Prosecutor’s Office, LUC Staff recommend further amending this paragraph so that it reads: “It is not the purpose of this regulation to regulate a major utility as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50MW or greater).”
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Staff Recommendations:	Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the proposed zoning text amendment. The modification is to amend the second paragraph of “B. Principal Solar Energy Production Facilities” to read “It is not the purpose of this regulation to regulate a major utility as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50MW or greater).”
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Z&S Committee Recommendations:	
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