



Staff Report – Jefferson Township (L) Zoning Amendment

Applicant:	Jefferson Township Zoning Commission c/o Charlie Lamb 1626 Co. Rd. 11 Bellefontaine, OH 43311 (937) 935-4334
Request:	The Jefferson Township (L) 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, amends Section 900 Compliance With Regulations by clarifying prohibited uses, amends Section 1005 Parking and Storage of Certain Vehicles by changing public notice requirements, and amends Section 1055 Abatement, control, or removal of vegetation, garbage, refuse, and other debris by changing public notice requirements. Additionally the amendment adjusts permitted and conditional uses in the Official Schedule of District Regulations.
Location:	Jefferson Township is in east-central Logan County and contains the Village of Zanesfield, a portion of the Village of Valley Hi, and a portion of the City of Bellefontaine.
Staff Analysis:	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. 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.



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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.

Other Public Notices

The Zoning Resolution contains information about nuisance abatement in Article X Supplementary District Regulations. The proposed change eliminates specific public notice requirements, and instead references the relevant ORC language.

- Generally, LUC Staff does not recommend including nuisance abatement language (ORC 505.86, 505.87, 505.871, or similar) in the Zoning Resolution.

Additional Changes to Uses

- Removing the definitions of “Gasoline Service Station” and “Service Station” and add the definition of “Automotive Service Station” that several other Townships have recently adopted.
- Format definitions related to dwellings so that they are all contained under “Dwelling related definitions”.
- Removing the definition of “Nursery, Nursing Home” and replacing it with a definition of “Nursing Home” that several other Townships have recently adopted.
- Add a definition of “Very Low Density Residential” which is the same definition found in Section 810 Rural District (U-1).
- Add “Automotive Repair” as a conditional use in the U-1 and M-2 Districts and a permitted use in the B-1 District. Add “Bed & Breakfast” as a conditional use in the U-1, R-1, and R-2 Districts.
 - Section 1070 already states that this is a conditional use in U-1, R-1, and R-2 it was just not reflected in the Official Schedule of District Regulations.



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	• Add “Club” as a conditional use in the U-1 District. • Add “Tourist Home” as a conditional use in the U-1, R-1, and R-2 Districts. ○ Section 1076 already states that this is a conditional use in U-1, R-1, and R-2 it was just not reflected in the Official Schedule of District Regulations. • Add “Boarding or Lodging House” as a conditional use in the R-2 District. ○ Section 1071 already states that this is a conditional use in R-2 it was just not reflected in the Official Schedule of District Regulations. • Add “Automotive Service Station” as a conditional use in the B-1 District. 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 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 APPROVAL of the proposed zoning text amendment.
Z&S Committee Recommendations:	<i>Options for action:</i> • <i>Approval</i> • <i>Approval with Modifications (state modifications)</i> • <i>Denial</i>