



Staff Report – Dover Township Zoning Amendment

Applicant:	Dover Township Zoning Commission c/o Tom Morgan (937) 243-9671 themorgans@myfam.com
Request:	The Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Article XII (Definitions) of the Zoning Resolution and creates Section 571 in Article V (Supplementary District Regulations).
Location:	Dover Township is in Union County.

Staff Analysis:	<p>The Zoning Commission is proposing to add Version 1 of the LUC Model Zoning Text: Solar Energy Systems.</p> <p>LUC Staff have the following recommendations:</p> <ul style="list-style-type: none"> • When placing the definitions in Article XII Definitions, place all of the definitions indented and under “Solar Energy related definitions” and place “Solar Energy related definitions” in alphabetical order with the rest of the definitions in the Resolution. • The proposed section number is 571. This is fine, but LUC Staff recommend using 567 and moving “567 Medical Marijuana Entities” to 572. This means that Solar Energy can be located right next to “566 Small Wind Farms Less Than 5MW” which is another energy/utility related supplementary regulation. It also leaves section 571 unused for a possible future amendment that is related to agritourism/agriculture if needed. • Remove “A. Accessory Solar Energy Systems (7.)(d.), which is the requirement of a letter from the Health Department. LUC staff believes this starts to step outside of the authority of what the Township can require as part of the application process. • Remove the added line of “It is prohibited” in the first paragraph of “B. Principal Solar Energy Production Facilities”, as the final sentence of the section states “Principal Solar Energy Production Facilities are prohibited in any district”.
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the proposed zoning amendment. Those modifications are formatting of the related definitions, a different section number of 572, removing a requirement of a letter from the Health Department, and removal of redundant language stating that Principal Solar Energy Production Facilities are prohibited.</p>
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<p>Z&S Committee Recommendations:</p>	
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