



**Staff Report – Union Township (L) Zoning Amendment**

<p><b>Applicant:</b></p>	<p><b>Union Township Zoning Commission</b> c/o Dave Link dave@linkconstructiongroup.com (937) 605-1606</p>
<p><b>Request:</b></p>	<p>The Harrison Township (L) Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Section 101 Use of Land or Buildings for Agricultural Purposes Not affected, Article II Definitions by adding “Adult Use Cannabis related definitions”, “Small Off-Site Battery Energy Storage System”, “Data Center”, “Fence or Wall”, and amending “Agritourism related definitions”, Medical Marijuana related definitions”, “Public Service Facility”, and “Transient Lodgings”. It also amends the timelines and public notice requirements in Article V Administration, the zoning amendment process specified in Article VI Amendment, Section 900 Compliance with Regulations, Section 1013 Fences, Walls, and Hedges, Section 1041 Agritourism, Section 1066 General Conditions for Medical Marijuana Entities, and adds Section 1067 General Conditions for Adult Use Cannabis Operators.</p>
<p><b>Location:</b></p>	<p>Union Township is in south-central Logan County.</p>
<p><b>Staff Analysis:</b></p>	<p><b>Agritourism</b> The Township adopted a previous iteration of the LUC Model Text for Agritourism. This text amendment incorporates recent LUC Model Text updates.</p> <p><b>Adult Use Cannabis and Medical Marijuana</b> The Township proposes to adopt Version 1 of the LUC Adult Use Cannabis Model Text and Version 1 of the LUC Medical Marijuana Model Text. This establishes Adult Use Cannabis related definitions, amends Medical Marijuana related definitions, and prohibits both Adult Use Cannabis Operators and still prohibits Medical Marijuana Entities.</p> <p><b>Fences and Walls</b> The Township proposes to adopt the LUC Fences and Walls Model Text. This establishes a definition of “Fence or Wall” in Article II, and creates Section 1013 Fences and Walls which lays out the development standards for fences and walls.</p> <p><b>Small Off-Site Battery Energy Storage System</b> 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,</p>



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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.

**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.

**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).



# Logan-Union-Champaign regional planning commission

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	<ul style="list-style-type: none"><li>• “Direct development in areas, which can be served by sanitary sewer, water, and roadways” (County Plan, pp.66).</li></ul> <p><b>Prosecutor’s Office</b> 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>
<b>Staff Recommendations:</b>	Staff recommends <b>APPROVAL</b> of the proposed zoning text amendment.
<b>Z&amp;S Committee Recommendations:</b>	<i>Options for action:</i> <ul style="list-style-type: none"><li>• <i>Approval</i></li><li>• <i>Approval with Modifications (state modifications)</i></li><li>• <i>Denial</i></li></ul>