



Staff Report – Taylor Township (U) Zoning Amendment

<p>Applicant:</p>	<p>Taylor Township Zoning Commission c/o Rhonda Lehman malibu1965_2@yahoo.com</p>
<p>Request:</p>	<p>The Taylor Township Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends “Article II – Definitions” to add definitions for “Battery Energy Storage System Small Off-Site” and “Data Center” as well as to modify the definition for “Public Service Facility”. The proposal also amends “Section 1077 Small Solar Energy Systems (Less than 50 MW) B. Principal Solar Energy Production Facilities” to slightly adjust formatting.</p>
<p>Location:</p>	<p>Taylor Township is in central Union County. The Township is located between Liberty & Leesburg townships.</p>
<p>Staff Analysis:</p>	<p>This staff report considers the Taylor Township Zoning Resolution (Resolution), the Taylor Township Comprehensive Plan (Taylor Plan), and the Union County Comprehensive Plan (County Plan).</p> <p>Taylor Township Comprehensive Plan The Taylor Township Comprehensive Plan lists multiple goals for the Township to pursue. Three of these include:</p> <ul style="list-style-type: none"> • Control and plan development to maintain a small-town and rural atmosphere (Taylor Plan, pp. 52). • Encourage well-managed growth that preserves the rural character of Taylor Township (Taylor Plan, pp. 53). • Strengthen and update the Zoning Resolution and enforcement efforts (Taylor Plan, pp. 55). <p>These three goals encourage using the Zoning Resolution and enforcement efforts to control and vet new development to ensure that it is consistent with the rural character of the Township. The proposed amendment is consistent with these goals in that it adds additional definitions to the Zoning Resolution that can be used to classify, regulate, and vet potential new development in the future.</p> <p>Union County Comprehensive Plan The Union County Comprehensive Plan lists multiple goals for the County to pursue as well. Three of these include:</p> <ul style="list-style-type: none"> • Ensure transportation, utilities, and broadband infrastructure keep pace with growth to support both urban and rural areas (County Plan, pp. 132).



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- Encourage well-managed growth within the County (County Plan, pp. 153).
- Ensure adequate public water supply (County Plan, pp. 224).

These three goals encourage the County to manage new growth and development such that its infrastructure and resources are able to keep pace. The proposed amendment is consistent with these goals in that it offers the Township additional tools that it can use to manage this growth and consider any effects that new development would have on the infrastructure and resources within the County.

Article II – Definitions

Battery Storage System, Small Off-Site

- As currently written, this definition is slightly different from the standard naming conventions for such facilities in that it uses the phrasing “Battery Storage” instead of “Battery Energy Storage”.
 - Staff recommends changing the name of this definition to “Battery Energy Storage System, Small Off-Site”.

Data Center

- After further analysis of the definition, staff believes that it could be improved upon by using different language.
 - Staff recommends changing the definition of “Data Center” to the following:
 - “Data Center means real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including, without limitation, power and cooling equipment, used primarily to provide, as a service to persons other than the company operating the data center, data and transaction processing services, outsource information technology services and computer equipment colocation services, or, used primarily to provide, to a single user, including the user’s affiliates, customers, lessees, vendors and other persons authorized by the user, data and transaction processing services.”



	<p>Public Service Facility</p> <ul style="list-style-type: none">○ After further analysis of the definition, staff believes that it could be improved upon by using different language.<ul style="list-style-type: none">○ Staff recommends changing the definition of “Public Service Facility” to the following:<ul style="list-style-type: none">▪ “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 by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water and sewage services. This definition excludes small off-site battery energy storage systems, principal solar energy production facilities, sanitary landfills, wind power projects, and other uses defined separately herein.”
<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL WITH MODIFICATIONS of the proposed zoning text amendment. Those modifications are:</p> <p>Article II – Definitions</p> <p>Battery Storage System, Small Off-Site</p> <ul style="list-style-type: none">○ Staff recommends changing the name of this definition to “Battery Energy Storage System, Small Off-Site”. <p>Data Center</p> <ul style="list-style-type: none">○ Staff recommends changing the definition of “Data Center” to the following:<ul style="list-style-type: none">▪ “Data Center means real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including, without limitation, power and cooling equipment, used primarily to provide, as a service to persons other than the company operating the data center, data



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	<p>and transaction processing services, outsource information technology services and computer equipment colocation services, or, used primarily to provide, to a single user, including the user’s affiliates, customers, lessees, vendors and other persons authorized by the user, data and transaction processing services.”</p> <p>Public Service Facility</p> <ul style="list-style-type: none"> ○ Staff recommends changing the definition of “Public Service Facility” to the following: <ul style="list-style-type: none"> ▪ “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 by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water and sewage services. This definition excludes small off-site battery energy storage systems, principal solar energy production facilities, sanitary landfills, wind power projects, and other uses defined separately herein.”
<p>Z&S Committee Recommendations:</p>	<p><i>Options for action:</i></p> <ul style="list-style-type: none"> • <i>Approval</i> • <i>Approval with modifications (state modifications)</i> • <i>Denial</i>