



Staff Report – Leesburg Township (U) Zoning Amendment

Applicant:	Leesburg Township Zoning Commission c/o Matt Furer (614) 843-2220 Mfurer10@gmail.com
Request:	The Leesburg Township Board of Trustees initiated an amendment to the text of the Zoning Resolution. The proposal impacts Article II - Solar Energy Related Definitions and Section 1038 Solar Energy Systems.
Location:	Leesburg Township is in Northeastern Union County and is Northeast of Marysville.

Staff Analysis:	<p><u>Amending Article II Definitions – Solar Energy Related Definitions</u></p> <p>The majority of modifications to the Solar Energy Related Definitions are grammatical corrections to match the recently updated LUC Model Text.</p> <ul style="list-style-type: none"> • Changes the title of “Solar Energy Systems Related Definitions” to “Solar Energy Related Definitions”. • Adds “other structure mounted” to the Accessory Solar Energy Definition. • Adds “other structure mounted”, removes “primary parcel”, and adds “lot” to the Clear Fall Zone (Solar Energy) Definition. • Adds “Community Solar” and “Small Solar Facility” Definitions to Article II under Solar Energy Related Definitions. • Clarifies the definition of “Principal Solar Energy Production Facility” and adds “other structure mounted” to the definition. • Adds racking to the “Solar Energy Equipment” Definition. <p><u>Amending Section 1038 Solar Energy Systems</u></p> <p>The Zoning Commission is reconsidering language previously adopted (Version 1 of Model Text with modifications) and proposing changes as part of this amendment.</p> <p>A summary of those changes is below:</p> <ul style="list-style-type: none"> • Modifies the section title to “Section 1038 Small Solar Energy Systems (Less Than 50 MW)”.
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- Adds the word “accessory” to the beginning of #1 & #2 of the Model Text. Makes clear what type of solar energy system is being used.
- Modifies #3 of the Model Text to say “A solar energy system shall not be used for the generation of power for the sale or donation of energy to other users, although this provision shall not be interpreted to prohibit the sale or donation of excess power generated from time to time to the local utility company or the sale or donation of power as part of a net metering or similar arrangement. *Net metering or similar arrangements are those where electricity produced by the accessory solar energy system displaces electricity that would otherwise be purchased from an electric utility or supplier for the lot where the accessory system is located. Net metering or similar arrangements shall be incidental and secondary to the production for on-site use [emphasis added].*”
- #4 Adds an exemption for Solar Energy Systems that produce 500 watts or less.
- Strikes #5(a.) of the Model Text, which was a requirement for roof-mounted accessory system.
- Modifies #5(c.) of the Model Text, striking the word “combined” and the sentence “...and may not be taller than eighteen (18) inches above the roofline of a flat roof”. Gets rid of further regulations for Roof/Building mounted accessory solar energy systems.
- Adds the word “accessory” to #6 to say “Ground/Pole mounted accessory solar energy systems”. Makes clear what type of solar energy system is being used.
- Adds #7, “Other Structure mounted accessory solar energy systems” and the requirements for said systems.
- Adds the word “Accessory” to #9. Makes clear what type of solar energy system is being used.
- Changes the word “Elevation” to “Height” in #10(a.) to be clear that height is being what is being measured.
- Changes #10(b.) of the model text to say “...ground/pole mounted or other structure mounted solar energy systems”. Clarifies that regardless of what the solar energy system is mounted to, there needs to be proof of a clear fall zone.
- Adds #10(c.) to provide proof of notice to County agencies.
- Strikes #10(d.) of the model text, which is language requiring a letter from the Health Department or sewer provider.
- Updates (B.) Principal Solar Energy Production Facilities, to read major utility facility as defined by the Ohio Revised



Logan-Union-Champaign regional planning commission

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	<p>Code and removes language no longer in the LUC Solar Model Text.</p> <p><u>Prosecutor’s Office</u></p> <ul style="list-style-type: none">• A copy of this proposal was forwarded to the County Prosecutor’s Office for consideration and comment. The comments from that Office should be reviewed and included in any recommendation
<p>Staff Recommendations:</p>	<p>Staff recommends AAPROVAL of the proposed zoning text amendment.</p> <p>The Township should consider the opinion the Prosecutor’s Office when it is available.</p>
<p>Z&S Committee Recommendations:</p>	<p>The Zoning & Subdivision Committee recommend _____ of the proposed zoning amendment. The modification is to update the table of contents once the proposed text has been incorporated into the Zoning Resolution document.</p> <p>The Township should consider the opinion of the Prosecutor’s Office when it is available.</p>