



Staff Report – Bokescreek Township Zoning Amendment

Applicant:	Bokescreek Township Zoning Commission c/o Eric Elliot 9552 St Rt 47 West Mansfield, OH 43358 emelliot5@yahoo.com
Request:	The Bokescreek Township Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Section 400 Compliance with Regulations by clarifying prohibited uses, Article X Administration by changing public notice requirements and general procedures, Article XI Amendments by changing public notice requirements and general procedures, and Article XII 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 removes the entirety of Article XIII Interpretation and Enactment.
Location:	Bokescreek Township is in the northeast corner of Logan County and contains part of the Village of Ridgeway and part of the Village of West Mansfield.
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. BZA Public Notices The Township is modifying multiple sections in Article X Administration. The change eliminates specific public notice requirements, and instead references the relevant ORC language. This is similar to recent changes by other Townships.



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Zoning Amendments

The Township is modifying Article XI 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.

Article XIII Interpretation and Enactment

The Township is proposing to eliminate all of Article XIII. This article is brief but identical language exists in another article of the Zoning Resolution, which is unique to Bokescreek Township. The section references are below:

- Section 1300 & Section 110 both titled “Provisions of Resolution Declared to be Minimum Requirements”.
- Section 1301 & Section 120 both titled “Separability Clause”.
- Section 1302 & Section 130 both titled “Repeal of Conflicting Resolutions Effective Date”.

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.



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Staff Recommendations:	Staff recommends <i>APPROVAL</i> 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>