



Staff Report – Johnson Township Zoning Amendment

Applicant:	Johnson Township Zoning Commission c/o Samuel J. Powell 2041 Mt. Pleasant Cemetery Rd. Saint Paris, Ohio 43072 samuel.powell4192@gmail.com
Request:	The Johnson Township Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Article II Definitions by adding solar energy related definitions, and amends Section 1012 Solar Energy Systems.
Location:	Johnson Township is in western Champaign County and contains part of the Village of St. Paris. The Township shares its western boundary with Miami and Shelby Counties.
Staff Analysis:	Solar Energy Systems Johnson Township has existing language in the Zoning Resolution regarding solar energy systems, which is Section 1012 Solar Energy Systems. The Township is proposing to completely replace the language of Section 1012 with Version 1 of the LUC model text for Solar Energy Systems, with some modifications, which permits and creates standards for accessory solar energy systems and prohibits principal solar energy systems less than 50MW. ○ Staff recommends removing the proposed definition of “Solar Energy System”. This is not an LUC model definition and it has the same definition as “Small Solar Facility”. ○ Staff recommends removing the first proposed sentence of Section 1012. The Township is proposing to prohibit principal solar energy production facilities, so this sentence appears to conflict with that. This sentence is not from the LUC Model Text. ○ Staff recommends removing the proposed #2. LUC Staff feels that this text, which is not LUC model text, is unnecessary for accessory solar energy systems, most of which will be small-in-scale residential systems. The LUC model text requires proof of notice to the electric utility company, so enforcement of technical details and compliance with the NEC seems like an odd zoning requirement. ○ Staff recommends modifying the last sentence of B. Principal Solar Energy Production Facilities to read “...to regulate a major utility facility as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50MW or greater)”. This text is not a part of the LUC model text, but has been recommended by the



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	Prosecutor's Office and LUC has been recommending it in previous amendments. 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.
Staff Recommendations:	Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the proposed zoning text amendment. The modifications are those listed in the staff report.
Z&S Committee Recommendations:	<i>Options for action:</i> • <i>Approval</i> • <i>Approval with Modifications (state modifications)</i> • <i>Denial</i>