



Staff Report – Zane Township Zoning Amendment

Applicant:	Zane Township Zoning Commission c/o Paul Gantt 10918 Twp Rd 157 East Liberty, OH 43319 Pgantt1@gmail.com
Request:	The Zane Township Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Article II 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 proposes to amend Article V Administration by changing public notice requirements, remove Section 569 Revocation, amend Article VI Amendments by changing public notice requirements and general procedures, and amends Section 900 Compliance With Regulations by clarifying prohibited uses.
Location:	Zane Township is the southeastern-most township in Logan County, and contains the unincorporated community of Middleburg.
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 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.



Revocation of a Conditional Use Permit

The Township is proposing to remove a section that states a conditional use permit can be revoked by the BZA if the use fails to comply with the conditions imposed by the BZA. Staff recommended this change to the Township because ORC 519.14 Powers of township board of zoning appeals specifies that they can revoke a conditional use permit for the extraction of minerals, but does not appear to grant the power to revoke any other conditional use permit. Staff believes that a violation of the terms of a conditional use permit would just be a zoning violation handled by enforcement action by the zoning inspector.

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.

- Staff recommends making changes to Section 600 so that it reads: "This Resolution may be amended utilizing the procedures specified in ORC 519.12 as amended from time to time."

District Regulations

The Township is adding 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).
- "Direct development in areas, which can be served by sanitary sewer, water, and roadways" (County Plan, pp.66).



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	Staff Comments As previously stated, the Logan County Comprehensive Plan does recommend locating development at the US 33 Honda Corridor where there is existing water, sewer, electrical, and roadway infrastructure in place. However, as explained in <i>Data Centers in the LUC Region: Zoning Considerations</i> (January 2026), data centers often require relatively larger volumes of water; Staff notes that there is no public water system in this area. The US 33 Honda Corridor is largely automotive-focused which results in an employment multiplier because of the industry concentration and investment. Meaning that the US 33 Honda Corridor may not make sense for the type of data center development occurring in Ohio. 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 APPROVAL MODIFICATIONS of the proposed zoning text amendment. The modification is to: ○ Change Section 600 so that it reads: "This Resolution may be amended utilizing the procedures specified in ORC 519.12 as amended from time to time."
Z&S Committee Recommendations:	<i>Options for action:</i> • <i>Approval</i> • <i>Approval with Modifications (state modifications)</i> • <i>Denial</i>