



Logan-Union-Champaign  
regional planning commission

Director: Bradley J. Bodenmiller

**Zoning Text Amendment Checklist**

Date: 4/22/26 Township: Goshen  
 Amendment Title: Data Centers, Public Notices, Amendments

**Notice:** Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/> n/a	<input type="checkbox"/> n/a

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

**Date of Request.**

April 22, 2026

Logan-Union-Champaign Regional Planning Commission  
c/o Aaron Smith  
PO Box 219  
East Liberty, OH 43319  
[aaronsmith@lucplanning.com](mailto:aaronsmith@lucplanning.com)

**RE: Zoning Text Amendment Application, Goshen Township, Champaign County**  
Amendment topic: Data Centers, Public Notices, Amendments

Dear LUC Regional Planning Commission Committee Members:

The Goshen Township Zoning Commission met at 7:30 PM on April 22, 2026. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments propose alterations to the text of the Zoning Resolution.

**Description of Zoning Text Amendments.**

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, amend Article VI Amendments by changing public notice requirements and general procedures, and amends Article IX District Regulations by clarifying prohibited uses.

Included with this cover letter, you will find a copy of the existing zoning as it appears in the Zoning Resolution. Proposed changes are **bolded** and **struck**. Please refer to these attachments for further information.

**Public Hearing.**

The Goshen Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 7:30 PM on May 20, 2026, in the Goshen Township Hall.

**Point of Contact.**

Please consider me Goshen Township's point of contact for this matter. My contact information is below:

Amanda Nash  
[Redacted]

Goshen Township  
P.O. Box 55  
Mechanicsburg, OH 43044

614-226-9476  
goshentwp.zoning@hotmail.com

Sincerely,



**Attachments.**

1. Proposed Zoning Resolution Text Amendments (text changes shown ~~removed~~ and **added**)

**Basement.** A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

**Battery Energy Storage System, Small Off-Site.** A principal use that is designed and built to connect into the distribution or transmission grid with a nameplate capacity less than fifty (50) megawatts (MW). This type of system is capable of absorbing, storing, and/or discharging electrical energy from/to the grid or a power plant.

**Building.** Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, excepting animals immune under the agricultural purposes exemption in Article I, section 101 of this Resolution, or for chattels, or property. Structures being four (4) feet or less in height, or structures designed for and used exclusively by children, are exempt from the zoning permit requirements.

**Building, Accessory.** A subordinate building detached from, but located on the same lot, as the principal building, the use of which is incidental and accessory to that of the main building or use.

**Building, Height.** The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and the ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.

**Building Line.** See setback line.

**Building, Principal.** A building in which is conducted the main or principal use of the lot on which said building is situated.

**Business, Convenience-Type Retail.** Retail businesses whose market area is the neighborhood or part of the community, which provides convenience-type goods and personal services for the daily needs of the people within the residential area. Uses include, but need not be limited to, drugstores, beauty salons, barber shops, carry outs, dry cleaning and laundry facilities, supermarkets, etc.

**Business, Drive-in.** Any business, structure, or premises, which is designed primarily to serve occupants or motor vehicles without the occupants having to leave the vehicle.

**Business, Service.** Any profit making activity which renders primary services to the public or to other commercial or industrial enterprises. Some retail sales may be involved in connection with the service rendered.

**Business, Shopping-Type Retail.** A retail or service business which supplies a wide variety of comparison goods and services to consumers in a market area that includes the community or any area greater than a community. Examples of shopping-type businesses are furniture stores, automobile sales and service and clothing shops.

**Channel.** A natural or artificial watercourse of perceptible extent with bed and banks to confine and conduct continuously or periodically flowing water.

**Clinic.** A place used for the care, diagnosis and treatment of sick, ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board or room or kept overnight on the premises.

**Club or Fraternal Organization.** A building, portion thereof, or premises owned or operated by a person for a social, literary, political, educational, fraternal, or recreational purpose primarily for the exclusive use of members and their guests.

**Commercial Recreation.** Generally, recreation activities that are operated on a commercial for profit basis. Examples include golf courses, bowling alleys, and other similar activities.

**Common Access Driveway.** A common access driveway (CAD) is a privately constructed, privately owned, and privately maintained driveway within an ingress/egress easement serving more than one lot but not more than five lots properly installed in accordance with the requirements of the Champaign County Engineer and for which Champaign County and Goshen Township accept no responsibility for maintenance or liability. A common access drive provides an alternative to construction of public or private streets for accessing small numbers of lots and reduces the number of driveways along public roads.

**Comprehensive Development Plan.** A plan, or any portion thereof, adopted by the County Planning Commission and the Board of County Commissioners showing the general location and extent of present and proposed physical facilities including housing, industrial, and commercial uses, major thoroughfares, parks, schools, and other community facilities. This plan established the goals, objectives, and policies of the community.

**Conditional Use.** A use permitted within a district other than a principally permitted use, requiring a conditional use permit and approval of the Board of Zoning Appeals. Conditional uses permitted in each district are listed in the Official Schedule of District Regulations.

**Conditional Use Permit.** A permit issued by the Zoning Inspector as instructed by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district.

**Construction Trailer.** A temporary building or trailer used in conjunction with construction work that only may be permitted in any district during the period of the construction work. A construction trailer shall not be used as a residential dwelling.

**Corner Lot.** See Lot Types.

**Data Center.** An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations.

**Density.** A unit of measurement; the number of dwelling units per acre of land.

Gross Density - the number of dwelling units per acre of the total land to be developed.

Net Density - the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

**Primary Structure.** For each property, the structure that one or more persons occupy the majority of time on that property for either business or personal reasons. Primary structures include structures such as residences, commercial buildings, hospitals, and day care facilities. Primary structures exclude structures such as hunting sheds, storage sheds, pool houses, unattached garages, and barns.

**Printing and Publishing.** Any business which is engaged in the printing and/or publishing of newspapers, magazines, brochures, business cards and similar activities either for profit or non-profit.

**Professional Engineer.** A qualified individual who is licensed as a Professional Engineer in the State of Ohio.

**Public Service Facility.** 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 or private 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.

**Public Uses.** Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

**Public Way.** An alley, bridge, channel, ditch, easement, expressway, freeway, highway, land, road, sidewalk, street walk, bicycle path, or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

**Quasi-Public Use.** Churches, and other facilities of an educational, religious, charitable, philanthropic, or non-profit nature.

**Recreational Vehicle.** A vehicle type unit primarily designed as temporary (not more than 30 days) living quarters for recreational, camping, or travel use only, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper, and motor home. A recreational vehicle shall not be used as a residential dwelling and must have a current license.

**Recreational Vehicle Park.** A parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

**Recreational Vehicle Site.** A plot of ground within a recreational vehicle park intended for the accommodation of either a recreational vehicle, tent, or other individual camping unit on a temporary basis.

**Refuse.** Refuse shall mean combustible and incombustible waste materials, except garbage, rubber, leather, tree branches, tin cans, metals, mineral matter, and dust.

- structures, or buildings in the same district.
- b. That a literal interpretation of the provisions of this Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Resolution;
- c. That special conditions and circumstances do not result from the actions of the applicant;
- d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Resolution to other lands, structures, or buildings in the same district.

A variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions imposed by subsection 4 of this section have been met by the applicant.

**Section 545 Supplementary Conditions and Safeguards.** Under no circumstances shall the Board of Zoning Appeals grant an appeal or variance to allow a use not permissible under the terms of this Resolution in the District involved, or any use expressly or by implication prohibited by the terms of this Resolution in said district. In granting any appeal or variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violation of such conditions and safeguards, when made a part of the terms under which the appeal or variance is granted, shall be deemed a violation of this Resolution and punishable under Section 350 of this Resolution.

**Section 546 Public Hearing by the Board of Zoning Appeals.** The Board of Zoning Appeals shall hold a public hearing within twenty (20) days after the receipt of an application for an appeal or variance from the Zoning Inspector or an applicant.

**Section 547 Notice of Public Hearing ~~in Newspaper~~.** Before holding the public hearing required in Section 546, notice of such hearing shall be given ~~in one newspaper of general circulation in the Township~~ at least ten (10) days before the date of said hearing in accordance with ORC 519.15 as amended. The notice shall set forth the date, time, and place location of the public hearing, and the nature of the proposed appeal or variance.

**Section 548 Notice to Parties in Interest.** Before holding the public hearing required in Section 546, written notice of such hearing shall be mailed by the chairman of the Board of Zoning Appeals, by first class mail, at least ten (10) days before the day of the hearing to all parties in interest. Parties of interest shall include, but not limited to, property owners contiguous to and directly across the road (street) from the property concerned. The notice shall contain the same information as required of notices ~~published in newspapers~~ as specified in Section 547.

**Section 549 Action by Board of Zoning Appeals.** Within thirty (30) days after the public hearing required in Section 547, the Board of Zoning Appeals shall either approve, approve with supplementary conditions as specified in Section 545, or disapprove the request for appeal or variance. The Board of Zoning Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance that will make possible a reasonable use of the land, building, or structure. Appeals from Board decisions shall be made in the manner specified in Section 530.

**Section 560 Procedure and Requirements For Approval of Conditional Use Permits.**

- services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, processes, materials equipment and conditions of operation that will be detrimental to property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;
  7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

**Section 565 Supplementary Conditions and Safeguards.** In granting any conditional use, the Board may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violations of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this Resolution and punishable under Section 350 of this Resolution.

**Section 566 Procedure for Hearing, Notice.** Upon receipt of the application for a conditional use permit specified in Section 562, the Board shall hold a public hearing, publish notice ~~in a~~ **newspaper**, and give written notice to all parties in interest according to the procedures specified in Section 545 through 548.

**Section 567 Action by the Board of Zoning Appeals.** Within thirty (30) days after the public hearing required in Section 566, the Board shall either approve, approve with supplementary conditions as specified in Section 565, or disapprove the application as presented. If the application is approved or approved with modifications, the Board shall direct the Zoning Inspector to issue a conditional use permit listing the specific conditions specified by the Board for approval. If the application is disapproved by the Board, the applicant may seek relief through the Court of Common Pleas. Appeals from Board decisions shall be made in the manner specified in Section 530.

**Section 568 Expiration of Conditional Use Permit.** A conditional use permit shall be deemed to authorize only one particular conditional use and said permit shall automatically expire if, for any reason, the conditional use shall cease for more than two (2) years.

## ARTICLE VI AMENDMENT

**Section 600 Procedure for Amendment or District Changes.** This Resolution may be amended utilizing the procedures specified in ~~Section 601-611, inclusive of this Resolution~~ORC 519.12 as amended from time to time.

**Section 601 General.** Whenever the public necessity, convenience, general welfare, or good zoning practices require, the Board of Township Trustees may by Resolution, after receipt of recommendation, thereon from the Zoning Commission, and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions, and boundaries or classification of property.

**Section 602 Initiation of Zoning Amendments.** Amendments to this Resolution may be initiated in one of the following ways:

1. By adoption of a motion by the Zoning Commission;
2. By adoption of a resolution by the Township Trustees;
3. By the filing of an application by at least one (1) owner or lessee of property within the area proposed to be changed or affected by said amendment.

**Section 603 Contents of Application.** Applications for amendments to the Official Zoning map adopted as part of this Resolution by Section 700 shall contain at least the following information:

1. Name, address, and phone number of applicant;
2. Present use;
3. Present zoning district;
4. Proposed use;
5. Proposed zoning district;
6. A vicinity map at a scale approved by the Zoning Inspector showing property lines, thoroughfares, existing and proposed zoning and such other items as the Zoning Inspector may require;
7. A list of all property owners and their addresses who are within, contiguous to, or directly across the road (street) from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case, except that addresses need not be included where more than ten (10) parcels are to be rezoned;
8. A fee as established by the Township Trustees, according to Section 360.

**Section 604 Transmittal to Zoning Commission.** Immediately after the adoption of a resolution by the Township Trustees or the filing of an application by at least one (1) owner or lessee of property, said resolution or application shall be transmitted to the Commission. The Zoning Commission shall comply with all the requirements of Chapter 519.12 of the Ohio Revised Code.

**Section 605 Transmittal to Regional Planning Commission.** Within five (5) days after the adoption of such motion, the certification of such resolution, or the filing of such application for amendment, the Zoning Commission shall transmit a copy of the proposed amendment together with text and map pertaining to the proposed amendment to the Regional Planning Commission. The Regional Planning Commission shall recommend approval or denial of the proposed amendment or some modification of it. The recommendation shall be considered at the public

hearing held by the Zoning Commission on the proposed amendment.

**Section 605–606 Submission to Director of Transportation.** Before any zoning amendment is approved effecting any land within three hundred (300) feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the certification to local officials by the Director of Transportation, or within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway the Commission shall give notice, by registered or certified mail to the Director of Transportation. The Commission may proceed as required by law, however, the Township Trustees shall not approve the amendment for one hundred twenty (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Trustees that he shall proceed to acquire the land needed, then the Trustees shall refuse to approve the rezoning. If the Director of Transportation notifies the Trustees that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of Transportation and the property owner, the Trustees shall proceed as required by law.

~~**Section 606 Recommendation by Zoning Commission.** Within seventy (70) days from the receipt of the proposed amendment, the Zoning Commission after public hearing and complying with all requirements of Chapter 519.12 O.R.C. shall transmit its recommendation to the Township Trustees. The Zoning Commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied.~~

~~**Section 607 Public Hearing by Township Trustees.** Upon receipt of the recommendation from the Zoning Commission, the Township Trustees shall schedule a public hearing. Said hearing shall be not more than thirty (30) days from the receipt of the recommendation from the Zoning Commission.~~

~~**Section 608 Notice of Public Hearing in Newspaper.** Notice of the public hearing required in Section 607 shall be given by the Township Trustees by at least one (1) publication in one (1) or more newspapers of general circulation in the Township. Said notice shall be published at least ten (10) days before the date of the required hearing. The published notice shall set forth the time and place of the public hearing and a summary of the proposed amendment.~~

~~**Section 610 Action by Township Trustees.** Within twenty (20) days after the public hearing required by Section 607, the Township Trustees shall either adopt or deny the recommendation of the Zoning Commission, or adopt some modification thereof. In the event the Trustees deny or modify the recommendation of the Zoning Commission, they must do so by a majority vote. The Trustees may adopt and make a part of the Goshen Township Zoning Resolution, any new proposed amendment or a new section to the Goshen Township Zoning Resolution when such is initiated at a hearing conducted in accordance to the Goshen Township Zoning Resolution or the Ohio Revised Code, however, each amendment or new resolution must be approved by a majority vote of the Trustees.~~

~~**Section 611 Effective Date and Referendum.** Such amendment adopted by the Trustees shall become effective thirty (30) days after the date of such adoption unless within thirty (30) days after the adoption of the amendment there is presented to the Trustees a referendum petition, which is filed in accordance with Section 519.12 of the Ohio Revised Code as amended.~~

## ARTICLE IX DISTRICT REGULATIONS

**Section 900 Compliance with Regulations.** The regulations for each district set forth by this Resolution shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided; or as otherwise granted by the Board of Zoning Appeals.

1. No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
2. No building or other structure shall be erected or altered;
  - a. to provide for greater height or bulk;
  - b. to accommodate or house a greater number of families;
  - c. to occupy a greater percentage of lot area;
  - d. to have narrower or smaller rear yards, front yards, side yards, or other open spaces.
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements set forth herein.
- ~~3.4.~~ Any use not defined by this Resolution shall be prohibited. No specific use which is defined by this Resolution shall be construed as being included within the definition of any other defined use.

**Section 910 Official Schedule of District Regulations Adopted.** District regulations shall be as set forth in the Official Schedule of District Regulations hereby adopted and declared to be a part of this Resolution and in Article 10 of this Resolution, "Supplementary District Regulations." Regulations for Mobile Home Parks shall be those specified in Article 13.