



Staff Report – Washington Township (U) Zoning Amendment

Applicant:	Washington Township Zoning Commission c/o Luke Brill 19748 St. Rt. 739 Richwood, OH 43344 (937) 735-8343
Request:	The Washington Township Board of Trustees initiated an amendment to the text of the Zoning Resolution. The proposal amends Article II Definitions and Section 1061 Solar Energy Systems.
Location:	Washington Township is in northwestern Union County and contains Byhalia. Byhalia is at the intersection of SR 31 and SR 739.

Staff Analysis:	<p>The Township adopted a previous iteration of the LUC Model Text for Solar Energy Systems. This text amendment brings that text in line with the most recent iteration of the LUC Model Text because there has been so many changes to that model text.</p> <p><u>Amending Article II Definitions – Solar Energy Related Definitions</u></p> <p>Modifications to the Solar Energy Related Definitions match the recently updated LUC Model Text. Those modifications include:</p> <ul style="list-style-type: none"> • Adds “other structure mounted” to both the accessory and principal systems definition. • Requires both “ground/pole mounted” and “other structure mounted” systems to have a clear fall zone. • Adds “Community Solar” and “Small Solar Facility” definitions. <p><u>Amending Section 1061 Solar Energy Systems</u></p> <p>Previously, the Township adopted a modified Version 1 of the model text. Purposed changes more closely match the current model text. Modifications include:</p> <ul style="list-style-type: none"> • Modifies the section title to “Section 1061 Small Solar Energy Systems (Less Than 50 MW)”. • #5 Adds an exemption for Solar Energy Systems that produce 500 watts or less. • Adds language to #7, ground/pole mounted system requirements. This clarifies, that solar panels will contribute to the maximum lot coverage allowed.
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Logan-Union-Champaign regional planning commission

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	<ul style="list-style-type: none">• Adds #8, which creates standards for “Other structure mounted solar energy systems.”• Updates (B.) Principal Solar Energy Production Facilities, to read, “it is not the purpose of this regulation to regulate a major utility facility as defined by the Ohio Revised Code.” This change also removes language no longer in the LUC Solar Model Text. <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.
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Staff Recommendations:	Staff recommends <i>APPROVAL</i> of the proposed zoning text amendment. The Township should consider the opinion of the Prosecutor’s Office when it is available.
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Z&S Committee Recommendations:	
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