



**Staff Report – Dover Township (U) Zoning Amendment**

<p><b>Applicant:</b></p>	<p><b>Dover Township Zoning Commission</b> c/o Tom Morgan (937) 243-9671 <a href="mailto:themorgans@myfarm.com">themorgans@myfarm.com</a></p>
<p><b>Request:</b></p>	<p>The Dover Township Zoning Commission initiated an amendment that would impact the Official Schedule of District Regulations (CADs/lot size/lot frontage), Article V Supplementary District Regulations (Adult Use Cannabis/Medical Marijuana), and related definitions in Article XII Definitions of the Zoning Resolution.</p>
<p><b>Location:</b></p>	<p>Dover Township is located in eastern Union County, bordered by Leesburg, Millcreek, and Paris townships.</p>
<p><b>Staff Analysis:</b></p>	<p>In the fall/winter of 2023, LUC Staff assisted Dover Township (U) in updating the Zoning Resolution. Among other changes, the Township increased its minimum lot sizes, minimum frontages, and prohibited Common Access Drives (CADs). Since that time, the Township and County Engineer have had a dialogue about whether prohibiting CADs entirely should be reconsidered.</p> <p><b>The Official Schedule of District Regulations</b></p> <ul style="list-style-type: none"> <li>• Remove CADs from the list of prohibited uses in the U-1, R-1, B-2, and M-2 Districts.</li> <li>• Allow no more than two (2) lots to be served by or share a CAD in the U-1, R-1, B-2, and M-2 Districts.</li> <li>• In the U-1 District only, the Township proposes to increase the minimum lot size from 1.5 acres to 2 acres, and to increase minimum frontage/width from 200 to 250 feet. As part of its research, the Township reviewed the minimum requirements in all Union and Champaign county Townships.</li> </ul> <p><b>Article V Supplementary District Regulations</b></p> <ul style="list-style-type: none"> <li>• Amends Section 572 Medical Marijuana Entities by updating the existing text to the current version of the LUC Model Text. The existing text prohibits medical marijuana entities; the proposed modification still results in these entities being prohibited.</li> <li>• Creates Section 573 Adult Use Cannabis Operators. The proposed text adopts Version 1 of the LUC Model Text. This would prohibit Adult Use Cultivators, Processors, and Dispensaries.</li> </ul> <p><b>Article XII Definitions</b></p>



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	<p>Definition changes generally match those from model text or changes incorporated recently by other jurisdictions.</p> <ul style="list-style-type: none"> <li>• Adds Adult Use Cannabis Related Definitions</li> <li>• Modifies Common Access Drives (CADs)</li> <li>• Modifies Medical Marijuana related definitions</li> </ul> <p><b>Prosecutor’s Office</b></p> <ul style="list-style-type: none"> <li>• In an email dated 04-01-25, the Prosecutor’s Office advised it had no comments.</li> </ul>
<p><b>Staff Recommendations:</b></p>	<p>LUC Staff recommends <b>APPROVAL</b> of the proposed zoning text amendment.</p>
<p><b>Z&amp;S Committee Recommendations:</b></p>	<p><i>Options for action:</i></p> <ul style="list-style-type: none"> <li>• <i>Approval</i></li> <li>• <i>Approval with Modifications (state modifications)</i></li> <li>• <i>Denial</i></li> </ul>