



Logan-Union-Champaign regional planning commission

Staff Report – Pleasant Township (L) Zoning Amendment

Applicant:	<p style="text-align: center;">Pleasant Township Zoning Commission c/o Nancy Greene P.O. Box 136 DeGraff, OH 43318 nancygreene22@gmail.com</p>
Request:	<p>The Pleasant Township Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Article II Definitions by amending dwelling related definitions, solar related definitions, and adds wind-related definitions. It also amends public notice requirements in Article V Administration, amendment requirements in Article VI Amendments, and removes Section 1070 Driveway Culvert Requirements and Section 1220 Political Signs.</p>
Location:	<p>Pleasant Township is in western Logan County and contains part of the Village of DeGraff and the unincorporated community of Logansville.</p>
Staff Analysis:	<p>Manufactured/Mobile Homes Throughout the entire Resolution, text is modified in regards to Manufactured and Mobile Homes. This language is standardized language that has been previously recommended to other Townships by LUC in the past. This is to make sure that there is a clear distinction between manufactured homes that are permanently sited, manufactured homes that are not permanently sited, and mobile homes.</p> <p>Small Solar Energy Systems The Township adopted a previous iteration of the LUC Model Text for Solar Energy Systems. This text amendment incorporates the most recent LUC Model Text updates. Note: the Township has a cap of 50kW for an accessory solar energy system for a dwelling unit and no other principal use shall have an accessory solar energy system with a production output of more than 5MW.</p> <p>The text is being modified to match the most recent version of the LUC model text along with a recommendation from LUC staff that changes the next to last sentence of “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, which is regulated by the Ohio Power Siting Board (50 MW or greater)”. This is a recommendation that has been given to other Townships in the past.</p>



Staff Report – Pleasant Township (L) Zoning Amendment

	<p>Small Wind Projects (Less than 5MW) The Township is proposing to adopt the LUC Model Text for Small Wind Projects (Less than 5mw).</p> <p>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.</p> <ul style="list-style-type: none">○ Staff recommends changing Section 547 to read “Before holding the public hearing required in Section 546, notice of such hearing shall be given at least 10 days before the date of said hearing, in accordance with ORC 519.15. The notice shall set forth the date, time, and location of the public hearing, and the nature of the proposed appeal or variance.” <p>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.</p> <ul style="list-style-type: none">○ Staff recommends leaving “Section 605 Submission to Director of Transportation”, as that requirement is not found in ORC 519.12, it is in ORC 5511.01. <p>Miscellaneous</p> <ul style="list-style-type: none">• Eliminate Section 1070 Driveway Culvert Requirements. This is legacy language left over from when Townships administered their own access management standards. The County Engineer now performs this function.• Eliminate Section 1220 Political Signs. <p>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.</p>
--	--

<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL WITH MODIFICATIONS of the proposed zoning text amendment. Those amendments are:</p> <ul style="list-style-type: none">○ Staff recommends changing Section 547 to read “Before holding the public hearing required in Section 546, notice of such hearing shall be given at least 10 days before the date of said hearing, in accordance with ORC 519.15. The notice shall set forth the date, time, and location of the public hearing, and the nature of the proposed appeal or variance.”
--------------------------------------	---



Logan-Union-Champaign regional planning commission

Staff Report – Pleasant Township (L) Zoning Amendment

	<ul style="list-style-type: none">○ Staff recommends leaving “Section 605 Submission to Director of Transportation”, as that requirement is not found in ORC 519.12, it is in ORC 5511.01.
Z&S Committee Recommendations:	Options for action: <ul style="list-style-type: none">• <i>Approval</i>• <i>Approval with Modifications (state modifications)</i>• <i>Denial</i>