

GENERAL INFORMATION

Subject

- Request - Amendment to the Monclova Township Zoning Resolution to modifying Sections 4.2.C., 15.3, 17.1, and Appendix A to add Data Processing Centers as a Conditional Use
- Location - Monclova Township
- Applicant - Monclova Township Zoning Commission

STAFF ANALYSIS

The Monclova Township Zoning Commission requests an amendment to the Monclova Township Zoning Resolution to modify Sections 4.2.C., 15.3, 17.1, and Appendix A to add Data Processing Centers as a Conditional Use. The proposed amendment is to allow for a specific use, data centers, to be allowed in the A/R Agriculture/Residential District zoning classification with a Conditional Use permit. A data center is a facility housing computer equipment for storing and processing data.

Staff supports the proposed text amendment for the data center use and updating Section 15 Effective Date and Referendum to reflect the Ohio Revised Code Section 519.12. The amendment is shown in EXHIBIT "A" as it was submitted to the Plan Commission.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend an approval of the proposed amendment to the Monclova Township Zoning Resolution shown in EXHIBIT "A" to the Monclova Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING
COMMISSION
REF: Z17-C386
DATE: March 26, 2025
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 4.2 A/R AGRICULTURAL/RESIDENTIAL

A. Purpose

The Agricultural/Residential District is to provide for agricultural and agriculturally related uses and very low-density residential uses. This may include some commercial activities which are an integral part of agriculture, such as nursery and greenhouse sales areas churches and other related nonprofit facilities and single-family dwellings. Intense residential development is discouraged.
(Revised 12/7/01 – Z17-C240)

B. Permitted Uses

The following uses are permitted in the Agricultural/Residential (A/R) District:

- | | |
|-----------------------------|--|
| Accessory Uses | Integrated Solar Energy Systems |
| Agriculture (See Sec. 2.2) | Kennel |
| Agriculture Product Sales | Permanently Site Manufactured Homes |
| Commercial Grain Elevator / | Oil and Gear Drilling Wells |
| Storage | Small Solar Facilities, Integrated/ |
| Dwelling, Single-Family | Rooftop/Ground Mounted (See Sec. 9.38) |

C. Conditional Uses

The following uses may be approved pursuant to Section 8 - Conditional Uses:

- | | |
|--------------------------------------|---|
| Animal Care Facilities | Landscaping-Lawn Care Services |
| Banquet Hall | Nursery |
| Bed and Breakfast | Nursing Home |
| Cemetery | Public Uses |
| Church or Place of Worship | Recreational Facility, Indoor/Outdoor |
| Club | School (K-12) |
| Community / Public Swimming Pools | Semi-Public Uses |
| <i>Data Processing Center</i> | Short-Term Rentals (three acre minimum) |
| Day Care Facility | Small Solar Facilities, Integrated/Rooftop/ |
| Dwellings, Two Family | Ground Mounted (See Sec. 9.38) |
| Golf Course | Small Wind Turbine and Other Wind Powered Generators (See Sec. 9-5) |
| Institutional Health Care Facilities | Telecommunication Tower (See Sec. 9.19) |

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 15.3 EFFECTIVE DATE AND REFERENDUM

~~Such amendment adopted by the Township Trustees shall become effective 30 days after the date of such adoption unless within 30 days after the adoption of the amendment there is presented to the Township Trustees a petition, signed by a number of qualified voters residing in the unincorporated area of the Township or part thereof included in the zoning plan, equal to not less than eight (8) percent of the total vote cast for all candidates for Governor in such area at the last preceding general election at which a Governor was elected, requesting the Township Trustees to submit the amendment to the electors of such area, for approval or rejection, at the next primary or general election.~~

~~No amendment for which such referendum vote has been requested shall be put into effect unless a majority of the votes cast on the issue is in favor of the amendment. Upon certification by the Board of Elections that the amendment has been approved by the voters, it shall take immediate effect.~~

The proposed amendment, if adopted by the Board of Township Trustees, shall become effective in thirty days after the date of its adoption, unless, within thirty days after the adoption, there is presented to the Board a petition, pursuant to and in accordance with Ohio Revised Code Section 519.12

SECTION 17.1 INTERPRETATION OF TERMS OR WORDS

Data Processing Centers: A facility housing computer equipment for storing and processing data.

APPENDIX A USE TABLE

P – Permitted, CU – Conditional Use Permit

	P/O	A/R	R-A	R-B	R-C	R-1	R-3	C-1	C-2	C-3	M-1	M-2
Construction and Contractor Materials and Equipment and Storage with No Outside Storage											P	P
Crematoriums												P
Data Use Centers		CU										
Day Care Facilities (2)		CU	CU	CU	CU	CU	CU	P	P	P	P	P
Dwelling, Multiple Family							P	CU ⁷	CU ⁷			
Dwelling, Single Family		P	P	P	P	P	P	CU ⁷	CU ⁷			
Dwelling, Two Family		CU					P	CU ⁷	CU ⁷			
Extraction Industries												CU
Financial/Insurance Services								P	P	P		
Golf Courses		CU	CU	CU	CU	CU	CU	CU	P			
Health Care Clinics							CU	P				
Home Occupation		P	P	P	P	P	P					
Hospital								CU	P	P		
Institutional Health Care Facilities		CU							P			
Kennels		P										
Landscaping-Lawn Care Services		CU										
Large-Scale Retail Project									CU			
Manufactured Home Park							CU	CU				
Manufactured Home Sales									P			
Manufacturing, General											CU	P
Manufacturing, Heavy												CU
Manufacturing, Restricted										CU	P	
Marine Sales & Services									P			
Metal Stamping/Machine Shop											P	P
Mortuary								P	P			
Motor Vehicle Body Shop									P			
Motor Vehicle Sales & Rental									P			
Motor Vehicle Salvage												P
Motor Vehicle Salvage Yards and Junk Yards												CU