

Notice of Public Hearing

The Mad River Township Zoning Commission, Champaign County, OH, will hold a public hearing concerning proposed amendments to the Mad River Township Zoning Resolution on September 1, 2026 at 7:00 PM at the Mad River Township Hall. The building address is 2773 Vance Rd, St Paris , OH 73072.

The proposed amendments, initiated by motion of the Zoning Commission, propose to amend Article II Definitions by adding a definition of “Battery Storage System, Small Off-Site” and “Data Center”, and amends the definition of “Public Service Facility”. It also amends Section 400 Compliance with Regulations by clarifying prohibited uses.

The text and map(s) of the proposed amendment will be available for examination at the St Paris Public Library Monday and Tuesday 9:00 AM to 7:00 PM, Wednesday and Friday 9:00 AM to 5:00 PM, Thursday 9:00 AM to 4:00 PM, and Saturday 10:00 AM and 1:00 PM for a period of 10 days prior to the public hearing. The building address is 127 E Main St, St Paris, Ohio 43072.

Terre Haute Mall between the hours of 7:00 AM and 8:00 PM Monday thru Friday 8:00 AM and 8:00 PM on Saturdays for a period of 10 days prior to the public hearing. The building address is 5834 OH-55, Urbana, Ohio 43078.

The text will be available for download on the Mad River Township website at www.madrivertwp.org

After the conclusion of the public hearing, the Zoning Commission will reconvene in a regular meeting to submit its recommendation to the Mad River Township Board of Trustees for its consideration and action.

Gerald Blair

Chairman Mad River Township Zoning Commission.

Instructions for Reviewing Proposed Zoning Amendments

- **Red underlined text** indicates new language proposed to be added to the zoning regulations.
- **Red strikethrough text** indicates existing language proposed to be removed from the zoning regulations.
- **Text that is not underlined or struck through** represents the existing zoning regulations and is not proposed to be changed.

Mad River Township Champaign County, Ohio

Zoning Resolution

Amendment

This version: Amended and restated to reflect amendments adopted ~~May 17, 2025~~ _____, 2026.

dispensed from fixed equipment into fuel tanks of motor vehicles. Accessory activities shall be permitted to include automotive repair and maintenance, car wash service, and food sales.

Automotive Vehicle. A vehicle which is designed and manufactured to be self-propelling or self moving upon the public highway. More specifically, as referred to in this Resolution, it includes: automobiles, trucks, tractors, and motorcycles.

Aviation Field (Private). Any privately owned and operated F.A.A. (Federal Aviation Administration) approved runway, landing area or other facility designed, used, or intended to be used for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage facilities and tie-down areas, hangars and other necessary buildings and open spaces.

Alterations, Structural. Any change in the supporting members of a building such as bearing walls, columns, beams, or girders.

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 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(s).

Bed and Breakfast Facilities. Single-family dwellings offering room and board without individual kitchen facilities for up to five (5) persons who are transient.

Breezeway. A roofed structure, with or without enclosing walls, connecting an accessory structure to the principal building.

Building. Any structure designed or intended for the support, enclosure shelter, or protection of persons, animals, chattels, or property.

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 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

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 (or parcel) but not more than five lots (or parcels), properly installed in accordance with the requirements of the Champaign County Engineer and for which Champaign County and the Township accept no responsibility for maintenance, dispute, or liability either initially or at any time in the future. 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. All lots as part of a Common Access Driveway shall have the required road frontage (see Official Schedule of District Regulations). If lots not meeting the required road frontage shall be required to obtain a variance from the Township Board of Zoning Appeals.

Community Facilities. Structures and uses intended to be of a cultural, educational, recreational, administrative, or service type which provides for areas of public purposes in higher density residential developments.

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 upon approval 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 construction work is in progress, but such temporary facilities shall be removed upon completion 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.

Deed Restriction. A legal restriction, not enforceable by zoning, on the use of land, contained in the deed to the property.

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

1. **Gross Density.** The number of dwelling units per acre of the total land to be developed.
2. **Net Density.** The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

Detached. Not connected in any manner by walls or other structural supports.

Dwelling. Any building or structure which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.

Permitted Use. A use which is specifically authorized by these Zoning Regulations in a particular zoning district.

Personal Services. Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch and clock repair, barber shops, beauty shops, and similar activities.

Planned Unit Development (PUD). A residential or commercial development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, shall be permitted to be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines. Planned Unit Developments are designed and developed subject to the provisions of these Regulations.

Pond. Any man made structure in which water is impounded by constructing a dam or embankment or by excavating a pit or dugout. Definition for ponds includes retention basins designed to permanently hold water. This definition would not apply to detention basins designed for short-term water containment. This would not include landscape water features less than one hundred and fifty (150) square feet.

Pools, Swimming (Private). Any structure that contains water over twenty four (24) inches in depth and which is used, or intended to be used, for swimming or recreational bathing and which is available only to the family and guests of the householder. This includes in-ground, above ground, on-ground, and portable swimming pools.

Pool Barrier. A fence, a wall, a building wall, the wall of an above-ground swimming pool or a combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool.

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.

Public Facilities. Any building or structure used by government for administrative or service purposes, but not including buildings devoted solely to the storage and maintenance of equipment and materials.

Public Service Facility. The erection, construction, alteration, operation or maintenance of buildings, power plants, ~~or~~ substations, water treatment plants or pump~~ing~~ stations, sewage disposal ~~plant or pump~~~~ing station~~~~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~~ ~~communications facilities and/or equipment,~~ electrical, gas, ~~rail transport, communication, public or private~~ water and sewerage services, ~~and other similar public service structures or facilities whether publicly or privately owned; but excluding~~ 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 Use. Uses including public parking, schools, and administrative, cultural, and service buildings, but not including public land or buildings devoted solely to the storage and maintenance of equipment and materials.

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 Manufactured Home and/or Mobile Home Parks shall be those specified in Article 13.

This Resolution is hereby adopted on this ~~17th~~____ day of ~~May 2025~~_____, 2026.

Chairman, Board of Township Trustees

Member, Board of Township Trustees

Member, Board of Township Trustees

Attest, Fiscal Officer, Township Trustees

Supporting documents

Mad River Township Zoning Commission

Regular Meeting Minutes

July 28, 2026

I. Call to order

Chairperson Gerald Blair called to order the Regular Meeting of the Mad River Township Zoning Commission at 7:00 p.m. on July 28, 2026, in the Mad River Township Hall.

II. Roll call

Gerald Blair asked the Clerk to call the roll.

The following Commission members were present Gerald Blair, Tim Martin and Karen Bailey and Neil Stevens. Josh Gentis was excused. LUC Representative Aaron Smith.

Guest: 15.

III. Minutes

The Clerk presented the minutes from the meeting of May 18, 2026, for review. Karen Bailey made a motion to accept the minutes as presented; Gerald Blair seconded the motion. The minutes were accepted as presented by unanimous vote.

IV. Purpose of this meeting

Statement was read from agenda to the public stating the purpose of this meeting.

“Purpose of this meeting: Review the proposed draft zoning amendments to be presented by the LUC. No final recommendation or vote on adoption is anticipated unless the Commission determines the proposal is ready for action.”

V. Public Comments

A few people had questions for Aaron Smith about the zoning of the Data Center.

VI. Old Business

None

VII. New Business

Aaron Smith made a presentation with proposed changes to the zoning code for Data centers, Battery Energy Storage System, Small Off-Site, Public Service Facility and modification to Section 900 Compliance with Regulations.

Aaron Smith stated that LUC is currently working “Model Text” which will take time to create because we must do a bunch of research, gather documents, go through various drafts, get

comments from zoning inspectors, county prosecuting attorney offices, and other subject-matter experts. What is provided to Mad River township is not Model Text.

There was a question about possibility of a variance being granted. There is always a possibility if they can meet the requirements put forth by the BZA.

Karen Bailey made a motion to accept the Zoning Resolution changes that were provided to the Commission by LUC as written. Neil Stevens seconded the motion.

Gerald Blair made a statement as follows: "I do not agree with this motion. We were just presented with this information we have not had time to investigate or research, and I do not agree with moving forward. However, you have made a motion and a second so we will now have to take a vote. "

The Zoning Commission is initiating the zoning amendment. The motion passed with a vote of 3 voting for Karen Baily, Tim Martin, Neil Stevens and 1 voting against Gerald Blair.

There will be a public hearing on Sept 1st at 7:00 for discussion at the Mad River Township Hall located at 2773 Vance Rd St Paris, Ohio 43072.

VIII. Adjournment

Neil Stevens made a motion to adjourn; Karen Bailey seconded the motion. The meeting was adjourned at 8:38 p.m.

Respectfully submitted,
Tim Martin
Clerk of the Mad River Township Zoning Commission



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: 7/28/26 Township: Mad River

Amendment Title: Battery Energy Storage, Data Centers, Prohibited Uses

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	☒	☒
Date of Request (stated in cover letter)	☒	☒
Description of Zoning Text Amendment Change (s)	☒	☒
Date of Public Hearing (stated in cover letter)	☒	☒
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	☒	☒
Attachment of Zoning Text Amendment with changes highlighted or bolded	☒	☒
Copy of current zoning regulation, or section to be modified for comparison	☒	☒
Non-LUC Member Fee, If applicable	☐ n/a	☐ 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

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Date of Request.

July 28, 2026

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

RE: Zoning Text Amendment Application, Mad River Township, Champaign County
Amendment topic: Battery Energy Storage, Data Centers, Prohibited Uses

Dear LUC Regional Planning Commission Committee Members:

The Mad River Township Zoning Commission met at 7:00 PM on July 28, 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 a definition of
"Battery Energy Storage, Small Off-Site" and "Data Center", and amending the
definition of "Public Service Facility". It also amends "Section 400 Compliance
with 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 Mad River Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 7:00 PM on September 1, 2026 in the Mad River Township Hall.

Point of Contact.

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

Gerald R Blair
3978 STORMS CROFT RD
URBANA, OHIO 43078
BlairGR@OUTLOOK.COM

Sincerely,

Gerald R Blair

Attachments.

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



Staff Report – Mad River Township Zoning Amendment

Applicant:	Mad River Township Zoning Commission c/o Gerald Blair 3978 Storms Creek Rd Urbana, OH 43078 blairgr@outlook.com
Request:	The Mad River Township Zoning Commission initiated an amendment to the text of the Zoning Resolution. 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 Section 900 Compliance With Regulations by clarifying prohibited uses.
Location:	Mad River Township is in southwest Champaign County and contains the unincorporated communities of Terre Haute, Thackery, and Westville. The Township shares its southern boundary with Clark County.
Staff Analysis:	Small Off-Site Battery Energy Storage System The Township is proposing to adopt a definition for “Small Off-Site Battery Energy Storage System”, which has been used in several recent township zoning amendments. The Township is electing not to list it as a permitted or conditional use in any zoning district, meaning it is not a permissible use in the Township and is effectively prohibited. Data Center The Township is proposing to adopt a definition for “Data Center”, which has been used in several recent township zoning amendments. The Township is electing not to list it as a permitted or conditional use in any zoning district, meaning it is not a permissible use in the Township and is effectively prohibited. Public Service Facility The Township is proposing to amend the definition of Public Service Facility based on old model text and makes clearer uses specified elsewhere like principal solar energy are not included in the definition. District Regulations The Township is adding additional text to their District Regulations which clarifies that uses not listed in the zoning code are prohibited. It also clarifies that if a use is specifically defined in the zoning resolution, it cannot be construed as being included within the definition of any other defined use.



Staff Report – Mad River Township Zoning Amendment

	Relationship to Comprehensive Plan The Champaign County Comprehensive Plan (2020) is intended as a policy guide (not legislation) for decisions about the physical development of the County (County Plan, pp.5). Given the varying level of access to both electrical and water infrastructure throughout the County, it may be prudent for Township to carefully plan for utility needs and any future development associated with newly available or increased utility capacity should they wish to permit a large utility user. The Plan has goals and objectives of: • “Promote land use decisions which recognize and address the impact of development on the County’s drainage system, roads, streams, groundwater, natural areas, prime agricultural land, and public services” (County Plan, pp. 178). • “...preventing overburdening of existing utility services or expansive expansion, while protecting natural assets and scenic qualities of the County’s rural landscape” (County Plan, pp.178). 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.
Staff Recommendations:	Staff recommends APPROVAL of the proposed zoning text amendment.
Z&S Committee Recommendations:	<i>Options for action:</i> • <i>Approval</i> • <i>Approval with Modifications (state modifications)</i> • <i>Denial</i>