

RESOLUTION

July 28, 2026
Resolution No. 24-04-125M

RE: THE INTENTION OF THE ALLEN TOWNSHIP ZONING COMMISSION TO INITIATE AMENDMENT OF THE ZONING RESOLUTION UNDER SECTION 519.12 OF THE OHIO REVISED CODE.

The Allen Township Zoning Commission (ATZC), Hancock County, Ohio met in regular session on the 28th day of July, 2026, with the following commission members present:

Dan Kissell, Kathy McGrain, Meg Powell,
Deb Stacy, John Timmerman

The ATZC Secretary advised the ATZC that the notice requirements of Section 121.22 of the Revised Code and the implementing rules adopted by the ATZC pursuant thereto were complied with for the meeting.

John Timmerman moved for the adoption of the following resolution:

WHEREAS, pursuant to Ohio Revised code, section 519.12, an amendment to a Township Zoning Resolution may be initiated either by petition of a property owner, resolution of the Zoning Commission or the resolution of the Board of Township Trustees; and

WHEREAS, the ATZC have determined that the amendment, as set forth in the attachment hereto, are necessary to the Allen Township zoning; and

WHEREAS, the ATZC of Hancock County, Ohio wishes to initiate the amendment process pursuant to the powers conferred by Section 519.12 of Ohio Revised Code.

NOW BE IT THEREFORE RESOLVED, that this ATZC, Hancock County, Ohio declares its intention to proceed with the amendment process to the township zoning under Ohio Revised Code, Chapter 519; and

BE IT FURTHER RESOLVED, that the ATZC is proposing the amendments to the Allen Township Zoning Resolution as set forth in Attachment A, incorporated herein as if fully

rewritten.

Kathy McGrain seconded the resolution and the roll being called upon its adoption the vote resulted as follows.

Allen Township Zoning Commission

[Signature]
John Timmerman

Y

Debra A Stacy
Deb Stacy

yes

Meg Powell
Meg Powell

yes

[Signature]
Dan Kissell

yes

Kathy McGrain
Kathy McGrain

yes

ATTEST:

Debra A Stacy
Deb Stacy, Secretary
Allen Township Zoning Commission

DATE: July 28, 2026

<replacing Section 1520 – ENERGY STORAGE RELATED TO WIND AND SOLAR FACILITIES.>

Section 1520 - ENERGY STORAGE SYSTEMS.

The purpose of this article is to provide regulations for the safe and effective construction and operation an Energy Storage Systems (ESS) in Allen Township, subject to restrictions which will preserve the public health and safety. No person shall cause, allow or maintain the use of an Energy Storage System without first having obtained a conditional zoning permit from Zoning Inspector after approval by the Board of Zoning Appeals

A. Non Commercial/Industrial Accessory Energy Storage Systems

1. An Energy Storage System may be conditionally permitted in all zoning districts as an accessory to a principal use.
2. An Energy Storage System shall not store greater than 100 kWh of electricity, Shall be used exclusively for on-site use and shall not be used for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power from time to time to the local utility company.
3. Energy Storage Systems must be owned and operated by the owner of the principal use and shall be located on the same parcel as the principal use.
4. An Energy Storage System must conform to the following requirements:
 - a. Applicants for a conditional use permit must give written notice to all surrounding properties at least 10 days prior to the Zoning Commission meeting scheduled to consider the application.
 - b. Shall not exceed the maximum height of 15 feet from grade level.
 - c. Shall not be located within the front yard or side yard of the principal use.
 - d. The minimum setback distance from property lines for any Energy Storage Systems is 20 feet.
 - e. Energy Storage Systems shall be designed and located in order to prevent the sound produced by the equipment to emit no greater than 40 dBA of sound at the edge of any property line of all adjoining properties.
5. A Energy Storage System shall not be constructed until all applicable zoning and building permits have been approved and issued.
6. The design of the Energy Storage System must conform to all applicable industry standards as well as all local power/utility regulations and standards.
7. Energy Storage Systems and all Energy Storage System equipment that are no longer functioning shall be completely removed from the property or fully restored to functioning status within three (3) months from the date they stop functioning, become damaged, discontinued or broken. Owners must verify every two years to the Zoning Inspector that the system is still functioning.

8. Applicant for a conditional use of an Energy Storage System must provide a detailed decommission plan.
9. A site plan shall be submitted at the time of application and shall include:
 - a. Property lines and physical dimensions of the site.
 - b. Location of the Energy Storage system and all related equipment, setbacks from property lines, above and underground utility lines, easements and any structures on the property. Also show location of sewage treatment systems.
 - c. Elevation of the proposed Energy Storage System at its maximum height.
 - d. Manufactures specifications, including make, model and pictures.
 - e. Scaled drawing that clearly conveys all pertinent information.

B. Primary/Non-Accessory Energy Storage Systems and Commercial/Industrial Accessory Energy Storage Systems

1. An Energy Storage System may be conditionally permitted in I-2 zoning districts.
2. A. Energy Storage System shall not store greater than 200 kWh of electricity, but may be used for the sale of energy to other users.
3. An Energy Storage System shall not be located any closer than one (1) mile, nearest lot line to nearest lot line, to any other Energy Storage System.
4. An Energy Storage System shall not be located any closer than 1250 feet, nearest lot line to nearest lot line from a residential use.
5. An Energy Storage System must conform to the following requirements:
 - a. Applicants for a conditional use permit must give written notice to all surrounding properties at least 10 days prior to the Zoning Commission meeting scheduled to consider the application.
 - b. Shall not exceed the maximum height of 15 feet from grade level.
 - c. The minimum setback distance from property lines for any Energy Storage Systems is 1000 feet.
 - d. Energy Storage Systems shall be designed and located in order to prevent the sound produced by the equipment to emit no greater than 40 dBA of sound at the edge of any property line of all adjoining properties.
6. An Energy Storage System shall not be constructed until all applicable zoning and building permits have been approved and issued.
7. The design of the Energy Storage System shall

- a. conform to all applicable industry standards as well as all local power/utility regulations and standards.
 - b. Be equipped with a certified/engineered fire suppression system
 - c. Include comprehensive incident response plan that includes containing and disposal of all runoff.
8. Energy Storage Systems and all Energy Storage System equipment that are no longer functioning shall be completely removed from the property or fully restored to functioning status within three (3) months from the date they stop functioning, become damaged, discontinued or broken. Owners must verify annually to the Zoning Inspector that the system is still functioning.
9. Applicant for a conditional use of an Energy Storage System must provide a detailed decommission plan and post with the Board of Allen Township Trustees, a Bond equal to the estimated cost of the proposed decommission plan. The Bond will be maintained during the full time the Energy Storage System is in place, whether functioning or not.
 - a. The decommission plan shall be reviewed with the opportunity to adjust the estimated cost every five (5) years.
10. A site plan shall be submitted at the time of application and shall include:
 - a. Property lines and physical dimensions of the site.
 - b. Location of the Energy Storage System and all related equipment, setbacks from property lines, above and underground utility lines, easements and any structures on the property.
 - c. Elevation of the proposed Energy Storage System at its maximum height.
 - d. Manufacturer's Specifications, including make, model and pictures.
 - e. Scaled drawing that clearly conveys all pertinent information.