



## STAFF REPORT

Licking County Planning Commission  
20 South Second Street, Newark, Ohio 43055  
Meeting Room A (Basement Level)

Monday, January 26, 2026 • 6:00 p.m.

### CASE 7: Z-25-29 – ST. ALBANS TWP ZONING RESOLUTION – TEXT AMENDMENT

Regulation: St. Albans Township Zoning Resolution  
Articles: Section 605: Submission to County Planning Commission; Section 1502: Conditionally Permitted Uses  
Description: A request for a non-binding recommendation for a proposed text amendment to Article 15: General Business District, Section 1502: Conditionally Permitted Uses in the *St. Albans Township Zoning Resolution* to exclude data centers and related other information services.  
Township: St. Albans  
Applicant: St. Albans Township Zoning Commission (c/o Rae Ann Crawford, Zoning Commission Secretary), 8488 Jug Street, Alexandria, OH 43001.  
LCPC Planner: Jay Fisher, CFM, Assistant Planning Manager

### Background:

This is a request from the St. Albans Township Zoning Commission for a non-binding recommendation on proposed zoning code amendments in accordance with *Section 605: Submission to County Planning Commission* as part of the St. Albans Township Zoning Resolution and Section 519.12 of the Ohio Revised Code. The Monroe Township Zoning Commission is proposing to remove “Internet Publishing and Broadcasting; Telecommunications; Internet Service Providers, Web Search Portals, and Data Processing Services; and Other Information Services”, from the Conditionally Permitted Uses (Sec. 1502), within Article 15: General Business District (GB). The recommendation for this request will be forwarded to St. Albans Township for consideration as part of the legislative approval process.

### Commission Role:

The Commission is to review the proposed **zoning amendment** for conformance to applicable regulations and plans, the Ohio Revised Code, and generally accepted planning principles. As part of this non-binding review, the Commission should consider all aspects of the proposed regulations and determine, after weighing applicable factors, whether the applicant has proposed code changes that are in the best interest of the individual township and Licking County according to the following general criteria:

1. That the proposed zoning amendment is generally consistent with the goals and objectives of the township's comprehensive plan and/or other applicable planning documents;
2. That the proposed code amendments are in keeping with the requirements of the Ohio Revised Code; and
3. That the regulations as proposed meet the generally accepted principles of good land use planning and accepted land use practices.

### Considerations:

- **Data Centers & Similar Uses.** The township is proposing to remove Internet Publishing and Broadcasting; Telecommunications; Internet Service Providers, Web Search Portals, and Data Processing Services; and Other Information Services, from the conditionally permitted uses of Sec. 1502. In doing so, this will remove these types of uses from the zoning resolution entirely. With the township no longer having a Manufacturing District in which these

types of uses may be more appropriate, the proposed change eliminates those uses from the Resolution. Maintaining these uses in the zoning resolution as conditional uses would give the Board of Zoning Appeals the ability to review proposals on a case-by-case basis. **Staff recommends maintaining some option for uses within the zoning resolution unless it is removed consistent with the ORC.**

- **Comprehensive Plan.** The *St. Albans Township Comprehensive Plan 2025*, does not specifically discourage data centers, but does recommend against large-scale commercial or industrial footprints (Page 53). The plan does outline five (5) subareas and the proposed land uses recommended within each. The plan discusses the Township’s proximity to the State Route 161 corridor, Intel and data center investment zones, and regional labor markets, and recommends providing job growth opportunities that complement the rural quality of life. The plan indicates that Subareas 1, 2, and 5 located along SR 161 and around the SR 310 interchange are best suited for targeted employment growth.
- **Revised Code.** Ohio allows townships to ban or place moratoriums on data centers using their zoning and planning authority to regulate land uses. Examples of why townships may do this include environmental concerns such as utility consumption, infrastructure strain and impacts on quality of life. **Staff recommends that the township is very clear as to why the proposed uses are being removed from the zoning resolution during its public process and clearly provide references to the adopted comprehensive plan for the record at both the zoning commission and township trustee meetings.**
- **Prosecutor’s Office Review.** The County Prosecutor’s Office (LCPO) has reviewed the proposed modifications and noted the following concerns:
  - “A definition of “telecommunications” is not provided in the zoning resolution. If the amendment seeks to impose a blanket ban on any sort of “telecommunications” including wireless telecommunication providers, telephone companies, etc., that would exceed the Township’s power under R.C. 519.211 (A). See e.g. *Campanelli v AT&T Wireless Services, Inc.*, 85 Ohio St. 3d 103, 107 (1999) (holding that wireless telecommunications providers” are public utilities and therefore exempt from township zoning regulations.)”
- **Ohio Revised Code.** Proposed regulations appear to generally conform, as amended, to the requirements as specified within Section 519.12 of the ORC.

### **Staff Findings & Recommendation: Approval with Conditions [Non-Binding]**

Staff finds that the proposed amendments to the St. Albans Township Zoning Code generally match the spirit and intent of the adopted comprehensive plan. The proposed modifications to the zoning resolution may provide for good planning practices if amended to be consistent with the powers granted to the township through the Ohio Revised Code. As amended, the proposed changes will provide updated standards for the citizens of St. Albans Township. Based on these findings, staff recommends non-binding approval of the proposed zoning changes with the following two conditions:

- 1) That the township clearly establish a public record that explains the reasoning for the removal of particular uses from the zoning resolution; and
- 2) That comments provided by staff and the County Prosecutor’s office are considered as part of the township review.

[END OF REPORT]

## Section 1502 Conditionally Permitted Uses

After obtaining a valid conditional use permit in accordance with Article 5, "Administration," and the other provisions of these regulations, the following uses may be conditionally permitted:

1. Residential uses as specified in Article 17, "Agriculture District (AG)".
2. All drive-through facilities not provided for under Permitted Uses in the General Business district (GB).
3. Transportation and Warehousing:  
Support Activities for Transportation, with or without dining, provided any repair operations are conducted within a fully enclosed building and there is no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises.
4. Information:  
Publishing Industries, provided that the requirements for parking, loading, and unloading conform to those for industrial buildings; Broadcasting, including towers (applies to commercial stations and equipment only); ~~Internet Publishing and Broadcasting; Telecommunications; Internet Service Providers, Web Search Portals, and Data Processing Services; and Other Information Services.~~
5. Health Care and Social Assistance:  
Hospitals; Nursing and Residential Care Facilities; and Social Assistance and Urgent Care and Outpatient Psychiatric and Outpatient Substance Use Hospital and Outpatient Mental Health Facilities.
6. Arts, Entertainment, and Recreation:  
Museums, Historical Sites, Zoos and Botanical Gardens.
7. Accommodation and Food Services:  
Accommodation; and Food Services and Drinking Places, with entertainment.
8. Other Services (except Public Administration):  
Repair and Maintenance, limited to Automotive Repair and Maintenance, provided all operations are conducted within a fully enclosed building and there is no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises, and automobile or truck washes, provided central water and sewer connections are available and used, and provided off- street paved parking area, capable of accommodating not less than one-half of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and

**zoning commission**

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**From** Rae Ann Crawford <raeann8488@gmail.com>

**Date** Sat 2/7/2026 1:18 PM

**To** Todd Poole <tpoole@stalbanstwp.org>

At our last meeting 2/5/2026 we voted to pass this onto the township trustees.

Mary moved and Greg 2<sup>nd</sup> with the authority granted per ORC 519A, St Albans Township Zoning Commission recommends to the trustees to remove the following language: "Internet Publishing and Broadcasting; Telecommunications; Internet Service Providers, Web Search Portals, and Data Processing Services; and Other Information Services" from the Conditionally Permitted Uses, section 1502, paragraph 4 of Article 15 to be consistent with our current comp plan of 2025 with concern over the effect of the large data center energy use, water use and light and noise pollution with little benefit to our community. Public has made several comments in clear opposition to these uses in several public meetings. Mary - yes - Greg - yes, Steve - yes, David - yes, Pam - yes, motion passed 5-0.

Tuesday I will bring LCPC staff report and commissioner's report.

thank you,  
zoning commission  
Rae Ann - secretary

**RESOLUTION 3/10/26 A**

**A RESOLUTION ADOPTING A TEXT AMENDMENT TO SECTION 1502  
(CONDITIONALLY PERMITTED USES) OF THE ST. ALBANS TOWNSHIP ZONING  
RESOLUTION**

**RECITALS**

**WHEREAS**, The Board of Trustees of St. Albans Township is authorized pursuant to Ohio Revised Code 519.02 to regulate land use in the unincorporated territory of the Township in accordance with a comprehensive plan in order to promote the public health, safety, and welfare of the Township; and

**WHEREAS**, Pursuant to Ohio Revised Code 519.12, amendments to a township zoning resolution may be adopted following recommendation of the Township Zoning Commission and public hearings; and

**WHEREAS**, The St. Albans Township Comprehensive Plan identifies preservation of rural character, controlled development patterns, and protection from incompatible large-scale commercial or industrial land uses as key planning objectives; and

**WHEREAS**, The Comprehensive Plan specifically recommends against large-scale commercial or industrial footprints within the Township (Page 53); and

**WHEREAS**, The Board of Trustees has further considered community feedback expressed through public meetings, community engagement, and planning processes indicating clear concern and opposition to large-scale industrial developments, including but not limited to data center developments; and

**WHEREAS**, The Board of Trustees finds that removing such compatible uses from the conditional use provisions of the Zoning Resolution General Business District will better align the Township's zoning regulations with the intent of the Comprehensive Plan and the expressed priorities of Township residents; and

**WHEREAS**, The Board of Trustees finds that this amendment is necessary and appropriate to protect the rural character of the Township, promote orderly development, and advance the public health, safety, and general welfare of the community.

## **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of St. Albans Township, Licking County, Ohio, that:

### **SECTION 1.**

The Board of Trustees hereby adopts an amendment to Section 1502 (Conditional Uses), Paragraph 4 of the St. Albans Township Zoning Resolution, removing certain large-scale commercial or industrial uses, specifically “Internet Publishing and Broadcasting; Telecommunications; Internet Service Providers, Web Search Portals, and Data Processing Services; and Other Information Services”, from the list of conditional uses as recommended by the St. Albans Township Zoning Commission in zoning application Z-25-29.

### **SECTION 2.**

Nothing in this amendment shall be interpreted or applied in a manner that prohibits or has the effect of prohibiting the provision of telecommunications or wireless services protected under federal law, including the Telecommunications Act of 1996 and applicable provisions of Title 47 of the United States Code.

### **SECTION 3.**

The Board finds that the amendment is consistent with the goals and policies of the St. Albans Township Comprehensive Plan, including the recommendation against large-scale commercial or industrial footprints, and reflects the expressed planning priorities and concerns of Township residents.

### **SECTION 4.**

The amendment adopted herein shall be incorporated into the official St. Albans Township Zoning Resolution, and the Township Zoning Inspector is authorized to update the official zoning text accordingly.

### **SECTION 5.**

This amendment shall take effect in accordance with the provisions of Ohio Revised Code Section 519.12.

### **SECTION 6.**

The Board of Trustees finds and determines that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and of any committees that resulted in such formal action were conducted in meetings open to the public in compliance with Ohio Revised Code Section 121.22.

Motion for Resolution by: \_\_\_\_\_ and  
\_\_\_\_\_ seconded the motion and, the roll being called upon the  
question of adopting the Resolution, the vote resulted as follows:

**T. ALBANS TOWNSHIP BOARD OF  
TRUSTEES, LICKING COUNTY, OHIO**

Adopted: March 10, 2026

\_\_\_\_\_  
Mike Washington

Attest and Certified:

\_\_\_\_\_  
Randy Almendinger

\_\_\_\_\_  
Bridgett Reeves, Township Fiscal Officer

\_\_\_\_\_  
Tad Vanness

**OFFICIAL RECORD IS ON FILE WITH THE FISCAL OFFICER**