



Planning Commission  
**AGENDA**

Tuesday, February 18, 2025 at 4:30 p.m.  
Community Room, 631 Perry Street, Defiance

**ADMINISTRATIVE ITEMS:**

ITEM 1: Roll Call of Members  
ITEM 2: Approval of the January 21, 2025 Planning Commission Meeting minutes.

**PLANNING ITEMS:**

ITEM 1: VARIANCE REQUESTS  
PROJECT LOCATION: 330 GREENHOUSE AVENUE, DEFIANCE, OH 43512.  
APPLICANT: JOHNNY & NAVY QUACH, C/O JOSEPH P. BORGHESE, JACK D. WALTERS & ASSOCIATES, INC., 5166 BLAZER PARKWAY, DUBLIN, OH 43017.

*Description:*

Parcel J04-0030-0-019-00, approximately 0.2514 acre, located in Section 30 South PT, City of Defiance, Richland Township, Defiance County, OH. Applicant requests two parking variances for the new business locating here. The request is as follows:

- Variance request to reduce the required number of parking spaces from 32 to 12 per *City of Defiance Planning and Zoning Code*, Chapter 1175.04.
- Variance request to reduce the required size of the 90 degree, 2-way parking aisle from 24 feet to 22 feet per *City of Defiance Planning and Zoning Code*, Chapter 1175.04-2.

ITEM 2: VARIANCE REQUEST  
PROJECT LOCATION: 211 BIEDE AVENUE, DEFIANCE, OH 43512.  
APPLICANT: BOARD OF COMMISSIONERS OF DEFIANCE COUNTY, C/O MAUMEE VALLEY GUIDANCE CENTER, 211 BIEDE AVENUE, DEFIANCE OH 43512.

*Description:*

Parcel B014145018200 is located AUD PL of Biede Place, in the City of Defiance, Richland Township, Defiance County, OH. Applicant plans to build an addition to the current building. The applicant is requesting the following variance:

- Variance request to reduce the required 50' side yard setback to 20' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-3 chart.

ITEM 3: SITE PLAN REVIEW  
PROJECT LOCATION: 2705 SR 66 SOUTH, DEFIANCE, OH 43512  
APPLICANT: JULIE BADEN, 2716 SR 66 SOUTH, DEFIANCE OH 43512.

*Description:*

Parcels B014184000200 is located in Section 1 PT NW 1/2, in the City of Defiance, Defiance Township, Defiance County, OH. Applicant is requesting a site plan review to allow an indoor/outdoor event rental space.

**CLERK'S REPORT  
PUBLIC INPUT AND DISCUSSION  
ADJOURNMENT**

*The next Planning Commission meeting is **Monday, March 17, 2025**.*