



Planning Commission  
**AGENDA**  
Monday, March 17, 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 February 18, 2025 Planning Commission Meeting minutes.

**PLANNING ITEMS:**

ITEM 1: VARIANCE REQUEST

PROJECT LOCATION: 309 LATCHAW DRIVE, DEFIANCE, OH 43512.

APPLICANT: ROSS OBERHAUSEN, CEO, ALLY DEVELOPMENT CO., 5618  
MORNINGSIDE DR., CRESTWOOD, KY 40014

*Description:*

Parcel I060023000100 is approximately 21.889 acres located in the NW ¼ OF Section 23 T4N, R4E in the City of Defiance, Noble Township, Defiance County, Ohio. Applicant is requesting the following variance:

-Variance request to increase the maximum height of signage from 5' to 6' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.C.5.b.i.

ITEM 2: REZONING, VARIANCE REQUEST, & PRELIMINARY PLAT APPROVAL

PROJECT LOCATION: 0 WILDWOOD, DEFIANCE, OH 43512.

APPLICANT: BADEN PROPERTIES, LTD, 2716 SR 66 SOUTH, DEFIANCE OH 43512.

*Description:*

Parcels J03-0179-0-001-00 through J03-0179-0-0043-00 are located in Bistel Addition Extension lots 61-100, in the City of Defiance, Richland Township, Defiance County, OH. Applicant is requesting a map amendment to rezone from O-R, Office Residential to R-2, Residential to allow for single family homes. The applicant is also requesting a Preliminary Plat Review and the following variances:

-Variance request to reduce the required 60' lot width to 50' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.

-Variance request to reduce the required 75' corner lot dimension to 72' per *City of Defiance Planning and Zoning Code*, Chapter 1167.08.G.

-Variance request to enlarge the lot depth greater than 2.5 times the width per *City of Defiance Planning and Zoning Code*, Chapter 1167.08.I.

ITEM 3: SITE PLAN REVIEW

*Case Let Lie at the February 2025 Planning Commission meeting.*

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 ½, 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**

*Update on Parks & Riverfront Plan*

- Open House – Wednesday, March 19<sup>th</sup>, 6-8 p.m. at the Stroede Center
- Parks Commission & Planning Commission joint meeting – Thursday, April 3<sup>rd</sup>, 5-6:30 pm at City Council Chambers
- Council Presentation, Tuesday, April 8<sup>th</sup> at 7 pm

**PUBLIC INPUT AND DISCUSSION  
ADJOURNMENT**

*The next Planning Commission meeting is **Monday, April 21, 2025.***