



Planning Commission  
**AGENDA**

Monday, July 21, 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 May 19, 2025 Planning Commission Meeting minutes.

**PLANNING ITEMS:**

ITEM 1: SITE PLAN REVIEW

PROJECT LOCATION: 1180 N. CLINTON STREET, DEFIANCE, OH 43512.

APPLICANT: BREW TEAM OH, LLC., 3108 VESTAL PKWY. E., VESTAL, NY 13850.

*Description:*

Parcel I06-0014-0-031-10 is approximately 0.6123 acres located Section 14 Outlot B in the City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a site plan review for construction of a new drive thru beverage kiosk.

ITEM 2: VARIANCE REQUEST

PROJECT LOCATION: 214-218 UNION STREET, DEFIANCE, OH 43512.

APPLICANT: REX ROBISON, 24230 KAMMEYER ROAD, DEFIANCE, OH 43512

*Description:*

Parcel B01-3122-0-036-00, approximately 0.2 acres, located in Defiance Addition Lot 39, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting the following variances to allow for construction of a new 2-unit residential building:

-Variance request to reduce the required 8' side yard setback to 0' on both lots per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.

-Variance request to reduce the required 30' back yard setback to 12' on both lots per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.

**CLERK'S REPORT**

*Parks & Riverfront Master Plan*

- Final Community Workshop & Open House on Tuesday, July 29<sup>th</sup> from 6:00 p.m. to 8:00 p.m. at the Stroede Center
- Final Joint Parks Commission & Planning Commission Meeting on Monday, August 18<sup>th</sup> at 5:00 p.m. in Council Chambers, City Hall
- Final Council Presentation on Tuesday, September 2<sup>nd</sup> at 7:30 p.m. in Council Chambers at City Hall

**PUBLIC INPUT AND DISCUSSION  
ADJOURNMENT**

*The next Planning Commission meeting is **Monday, August 18, 2025**.*