



Planning Commission

AGENDA

Monday, November 20, 2023 at 4:30 p.m.
Community Room, 631 Perry Street, Defiance

ADMINISTRATIVE ITEMS:

ITEM 1: Approval of the October 16, 2023 Planning Commission Meeting minutes.

PLANNING ITEMS:

ITEM 1: VARIANCE REQUEST

PROJECT LOCATION: 408 EAST HIGH STREET, DEFIANCE, OH 43512

APPLICANT: DOUGLAS R. FLORY, 21695 STATE ROUTE 18, DEFIANCE, OH 43512

Description:

Parcel B013135005200 is located in Southworth Addition, Lot 54 in the City of Defiance, Noble Township, Defiance County, OH. Applicant would like to construct a new 8' covered porch on the existing house within the front yard setback.

-Variance request to allow a front yard setback of 12' in lieu of the required 25' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02.A.1.

ITEM 2: VARIANCE REQUEST & CONDITIONAL USE PERMIT

This case Let Lie at the October meeting.

PROJECT LOCATION: 702 GIBSON STREET, DEFIANCE, OH 43512

APPLICANT: LOLA G & PEOPLE, LLC, C/O ANN NORDEN, 30413 GERKEN ROAD, DEFIANCE, OH 43512

Description:

Parcel B013120003700 is located Carter et al Addition, Lot 69, City of Defiance, Defiance Township, Defiance County, OH. Applicant would like to convert an existing garage into a mother-in-law suite and/or a residential rental space

-Variance request to eliminate the requirement the principal dwelling unit be occupied by the owner per *City of Defiance Planning and Zoning Code*, Chapter 1169.10.D.1.b.

-Variance request to allow the gross floor area of the accessory dwelling unit to exceed 35% of the total gross floor area of the principal dwelling unit per *City of Defiance Planning and Zoning Code*, Chapter 1169.10.D.1.f.

ITEM 3: REZONING: FINAL PUD OVERLAY REVIEW REQUEST

This case Let Lie at the October meeting.

PROJECT LOCATION: 492 DOMERSVILLE ROAD, DEFIANCE, OH 43512

APPLICANT: SCOTT AYRES, 14271 JEFFREY RD. #119, IRVINE, CA 92620.

Description:

Parcel J050018000200 is approximately 8.5 acres located in the NE ¼ of the SW ¼ of Section 18, T4N, R4E in the City of Defiance, Richland Township, Defiance County, Ohio. Applicant is requesting review for the Final PUD Overlay to construct multi-family townhomes, a convenience store, retail space, and self-storage.

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

*The next Planning Commission meeting is **Monday, December 18, 2023.***