



Planning Commission
AGENDA
Monday, March 20, 2023 at 4:30 p.m.
Community Room, 631 Perry Street, Defiance

ADMINISTRATIVE ITEMS:

ITEM 1: Approval of the February 21, 2023 Planning Commission Meeting minutes.

PLANNING ITEMS:

ITEM 1: VARIANCE REQUEST
PROJECT LOCATION: 651 CLINTON STREET, DEFIANCE, OH 43512
APPLICANT: RIVERVIEW LAND MANAGEMENT, LLC, 29231 COUNTY ROAD 424,
DEFIANCE, OH 43512

Description:

Parcel B011009000600 is located in Bouten et al, Block 8, Lot 11 City of Defiance, Defiance Township, Defiance County, OH. Applicant is currently in violation of the Sign Code. Applicant previously hung one sign on each side of their building without getting a sign permit. The signs do not meet the mounting height or sign area requirements and exceed the maximum size of lettering allowable on signage in the Central Business District. The applicant has not removed the signs and is requesting variances to allow for the signs to remain.

- Variance requested to exceed the maximum allowable mounting height of 14' above the pavement per the *City of Defiance Planning and Zoning Code*, Chapter 1179.07.D.1.
- Variance requested to exceed the maximum allowable height of letters, 16", per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.D.3.
- Variance requested to exceed the maximum allowable sign area per the *City of Defiance Planning and Zoning Code*, Chapter 1179.07.D.5.

ITEM 2: ALLEY VACATION REQUEST
PROJECT LOCATION: 129-139 EAST SESSIONS AVENUE, DEFIANCE, OH 43512
APPLICANT: TOM THOMAS, 129 EAST SESSIONS AVENUE, DEFIANCE, OH 43512

Description:

The alley between 129 and 139 East Sessions Avenue, located in Holgate's Addition between Lot 6 and part of Lots 1 & 2, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting this alley be vacated. Alley runs north to south up to the east-west alley crossing.

CLERK'S REPORT
PUBLIC INPUT AND DISCUSSION
ADJOURNMENT

The next Planning Commission meeting is **Monday, April 17, 2023**.