



Planning Commission  
**AGENDA**  
Monday, April 17, 2023 at 4:30 p.m.  
Community Room, 631 Perry Street, Defiance

**ADMINISTRATIVE ITEMS:**

ITEM 1: Approval of the March 20, 2023 Planning Commission Meeting minutes.

**PLANNING ITEMS:**

ITEM 1: VARIANCE REQUEST  
PROJECT LOCATION: 344 NORTHWOOD DRIVE, DEFIANCE, OH 43512  
APPLICANT: AARON KELLER, 344 NORTHWOOD DRIVE, DEFIANCE, OH 43512

*Description:*

Parcel I020141A04800 is located in Riverdale Heights Extension 2, Lot 165, City of Defiance, Noble Township, Defiance County, OH. Applicant would like to construct a 1912 square foot accessory structure. The maximum allowable is 720 square feet.

-Variance requested to allow an accessory use in excess of 720 s.f. per *City of Defiance Planning and Zoning Code*, Chapter 1169.10.B.7.

ITEM 2: VARIANCE REQUEST *tabled from 3.20.2023 meeting*  
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 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.

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

The next Planning Commission meeting is **Monday, May 15, 2023**.