



Planning Commission
AGENDA

Monday, April 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 March 17, 2025 Planning Commission Meeting minutes.

PLANNING ITEMS:

ITEM 1: SIGN VARIANCE REQUEST
PROJECT LOCATION: 601 CLINTON STREET, DEFIANCE, OH 43512.
APPLICANT: WES BANCO, C/O MATT PARK, GARDNER SIGNS, 1087 NAUGHTON RD., TROY, MI 48083.

Description:

Parcel B01-1008-0-003-00 is located Bouton Et al Block 7 Lot 7, in the City of Defiance, Defiance Township, Defiance County, OH. Applicant plans to remove the existing signage and replace with new signage due to change of business ownership. The applicant is requesting the following variance:

- Variance request to increase the maximum sign height to 16' 9" in lieu of 4' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.3.4.
- Variance request to permit a prohibited pylon sign of 20' tall by 2'3" per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.3.9.
- Variance request to reduce the maximum sign height from 3' to 20' in lieu of 10' to 14' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.6.1.

ITEM 2: SIGN VARIANCE REQUEST
PROJECT LOCATION: 1177 N. CLINTON STREET, DEFIANCE, OH 43512.
APPLICANT: WES BANCO, C/O MATT PARK, GARDNER SIGNS, 1087 NAUGHTON RD., TROY, MI 48083.

Description:

Parcel I08-0013-A-012-00 and I08-0013-A-013-00 are located as Hammersmith Sub Lot B & C, in the City of Defiance, Noble Township, Defiance County, OH. Applicant plans to remove the existing signage and replace with new signage due to change of business ownership. The applicant is requesting the following variance:

- Variance request to increase the maximum height of a monument sign to 10' in lieu of 5' per the *City of Defiance Planning and Zoning Code*, Chapter 1179.07.C.5.b.i.

ITEM 3: VARIANCE REQUEST & SITE PLAN REVIEW
PROJECT LOCATION: 1747 UPTON STREET, DEFIANCE, OH 43512.

APPLICANT: NEW HOME DEVELOPMENT, C/O RICK GRABER, G5 ARCHITECTURE,
301 STRYKER STREET, ARCHBOLD, OH 43502.

Description:

Parcel J11-0019-0-009-03, approximately 1.19 acres, located in Riverview Extension #3, City of Defiance, Richland Township, Defiance County, OH. Applicant is requesting a Site Plan Review for a new facility. Applicant also requests the following variances:

-Variance request to reduce the required 15' side yard setback to 5' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-3 chart.

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

*The next Planning Commission meeting is **Monday, May 19, 2025**.*