



Planning Commission
AGENDA
Monday, June 19, 2023 at 4:30 p.m.
Community Room, 631 Perry Street, Defiance

ADMINISTRATIVE ITEMS:

ITEM 1: Approval of the May 15, 2023 Planning Commission Meeting minutes.

PLANNING ITEMS:

ITEM 1: REZONING & CONDITIONAL USE PERMIT REQUESTS,
SITE PLAN REVIEW
PROJECT LOCATION: 309 LATCHAW DRIVE, DEFIANCE, OH 43512
APPLICANT: ROSS OBERHAUSEN, CEO, ALLY DEVELOPMENT CO., 5618
MORNINGSIDE DR., CRESTWOOD, KY 40014

Description:

Parcel I060023000100 is approximately 21.889 acres located in the NW ¼ OF Section 23 T4N, R4E in the City of Defiance, Noble Township, Defiance County, Ohio. Applicant is requesting a rezoning for a PUD Overlay; a Conditional Use Permit; and site plan review to construct an assisted living facility. The campus consists of a main building and 5 townhomes, each with 6 residences per townhome.

ITEM 2: REZONING & CONDITIONAL USE PERMIT REQUESTS,
SITE PLAN REVIEW
PROJECT LOCATION: 492 DOMERSVILLE ROAD, DEFIANCE, OH 43512
APPLICANT: SCOTT AYERS, 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 a rezoning for a PUD Overlay; a Conditional Use Permit; and site plan review to construct multi-family townhomes, a convenience store, retail space, and self-storage.

ITEM 3: 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 proposing a solution to the previous issues presented at the March & April Planning Commission meetings. Applicant would like to remove part of the existing wall signs currently in violation of the Sign Code. Doing so would still require the following variances:

- Variance requested to exceed the maximum height of the sign, 2.5 feet, per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.D.3. The height of the sign she is proposing is 6.5 feet.

- Variance requested to exceed the maximum allowable sign area per the *City of Defiance Planning and Zoning Code*, Chapter 1179.07.D.5. Applicant is allowed 27.5 square feet for the total building. Signs proposed are 87.75 each. There are 2 signs.

CLERK'S REPORT

Glenn Gridale from Reveille LTD, Bowling Green, Ohio presentation of 2023 Comprehensive Plan for the City of Defiance.

PUBLIC INPUT AND DISCUSSION

ADJOURNMENT

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