



Planning Commission
AGENDA
Monday, July 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 May 19, 2025 Planning Commission Meeting minutes.

PLANNING ITEMS:

- ITEM 1: SITE PLAN REVIEW
PROJECT LOCATION: 1180 N. CLINTON STREET, DEFIANCE, OH 43512.
APPLICANT: BREW TEAM OH, LLC., 3108 VESTAL PKWY. E., VESTAL, NY 13850.

Description:

Parcel I06-0014-0-031-10 is approximately 0.6123 acres located Section 14 Outlot B in the City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a site plan review for construction of a new drive thru beverage kiosk.

- ITEM 2: VARIANCE REQUEST
PROJECT LOCATION: 214-218 UNION STREET, DEFIANCE, OH 43512.
APPLICANT: REX ROBISON, 24230 KAMMEYER ROAD, DEFIANCE, OH 43512

Description:

Parcel B01-3122-0-036-00, approximately 0.2 acres, located in Defiance Addition Lot 39, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting the following variances to allow for construction of a new 2-unit residential building:

-Variance request to reduce the required 8' side yard setback to 0' on both lots per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.

-Variance request to reduce the required 30' back yard setback to 12' on both lots per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.

CLERK'S REPORT

Parks & Riverfront Master Plan

- Final Community Workshop & Open House on Tuesday, July 29th from 6:00 p.m. to 8:00 p.m. at the Stroede Center
- Final Joint Parks Commission & Planning Commission Meeting on Monday, August 18th at 5:00 p.m. in Council Chambers, City Hall
- Final Council Presentation on Tuesday, September 2nd at 7:30 p.m. in Council Chambers at City Hall

PUBLIC INPUT AND DISCUSSION
ADJOURNMENT

*The next Planning Commission meeting is **Monday, August 18, 2025.***