



Planning Commission

**AGENDA**

Monday, September 15, 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 July 21, 2025 Planning Commission Meeting minutes.

**PLANNING ITEMS:**

ITEM 1: REZONING MAP AMENDMENT REQUEST

PROJECT LOCATION: 1910 BALTIMORE STREET, DEFIANCE, OH 43512.

APPLICANT: SHORAI CORPORATION C/O ROD RITTENHOUSE OF THE BALTIMORE GROUP, P.O. BOX 382, DEFIANCE, OH 43512.

*Description:*

Parcels B01-2098-0-061-00, B01-1098-0-063-00, B01-1072-0-013-00, B02-0027-0-010-00, B02-0027-0-010-00, B02-0027-0-009-00, B02-0027-0-011-00, B01-2111-0-033-00, B01-2098-0-019-00 through B01-2098-0-031-00 is approximately 34.023 acres located Sections 27 and 28 ½ PT City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a map amendment to rezone the identified parcels from B-3: Highway and General Business District, R-3: Medium to High Density Residence District, and S-1: Special District to M-2: Limited Industrial District.

ITEM 2: REZONING MAP AMENDMENT REQUEST

PROJECT LOCATION: 386 MAUMEE RIVER CROSSING, DEFIANCE, OH 43512.

APPLICANT: DAVE KUHLMAN, P O BOX 432, OTTAWA, OH 45875.

*Description:*

Parcel I06-0022-0-003-02, approximately 0.276 acres, located in Section 22(PT) W ½ Section 22, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a map amendment to rezone the current parcel from B-3: Highway and General Business District to R-2: Medium Density Residence District to construct single-family homes.

ITEM 3: STREET VACATION REQUEST

PROJECT LOCATION: BROADWAY STREET AND RIDGE STREET, DEFIANCE, OH 43512.

APPLICANT: BRIAN CAMPBELL, 2356 SOUTH CLINTON STREET, DEFIANCE, OH 43512.

*Description:*

Broadway Street is 66 feet in width. The south right-of-way abuts lots 34 and 35 and the north right-of-way is the north boundary of the subdivision, abutting the south line of parcel number B01-3121-0-005-00. Vacation of a portion of Broadway Street in the Plat of North Defiance, located in Town 3 North, Range 4 East, City of Defiance, Defiance County, OH in the North and East of the first principal meridian of the Ohio Land Subdivisions. Said vacated portion is between the west boundary of the subdivision (also the east right-of-way of Ridge Street in Arrowsmith's Addition) and the west right-of-way of Van Buren Street (known as Jackson Street on the Plat of North Defiance). The entire 66 foot width of vacated Broadway Street shall be combined with the southern abutting parcels (Lots 34 and 35).

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

*A Special Planning Commission meeting has been scheduled for **Monday, October 1, 2025**.  
The next regularly scheduled Planning Commission meeting is **Monday, October 20, 2025**.*