



Planning Commission

**AGENDA**

Monday, September 18, 2023 at 4:30 p.m.  
Community Room, 631 Perry Street, Defiance

**ADMINISTRATIVE ITEMS:**

ITEM 1: Approval of the August 21, 2023 Planning Commission Meeting minutes.

**PLANNING ITEMS:**

ITEM 1: VARIANCE REQUEST

PROJECT LOCATION: 225 RIVERDALE DRIVE, DEFIANCE, OH 43512

APPLICANT: CHRIS & LEISHA VAN GUNTEN, 225 RIVERDALE DRIVE, DEFIANCE, OH 43512

*Description:*

Parcel 1020141003400 is located in Riverdale Heights Extension, Lot 103 in the City of Defiance, Noble Township, Defiance County, OH. Applicant would like to construct an accessory building totaling 1280 square feet, 560 square feet larger than permitted.

-Variance request 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

PROJECT LOCATION: 1137 COLUMBUS AVENUE, DEFIANCE, OH 43512

APPLICANT: CLINT & KAREN SEXTON, 711 E. HIGH STREET, DEFIANCE, OH 43512

*Description:*

Parcel B014157A02200 is located in Oak Park Addition Lots 41 & 42, City of Defiance, Richland Township, Defiance County, OH. Applicant would like to construct an accessory building totaling 1280 square feet, 560 square feet larger than permitted.

-Variance request to allow an accessory use to be established prior to the principal use for which it serves per *City of Defiance Planning and Zoning Code*, Chapter 1169.10.B.4.

-Variance request 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 3: VARIANCE REQUEST & CONDITIONAL USE PERMIT REQUEST

PROJECT LOCATION: 818 NICHOLAS STREET, DEFIANCE, OH 43512

APPLICANT: MEGHAN J. SWINEY, 818 NICHOLAS STREET, DEFIANCE, OH 43512

*Description:*

Parcel B013126002700 is located in Holgate's Addition to N DE ^Lot 76 & 77 PT^, City of Defiance, Noble Township, Defiance County, OH. Applicant would like to have a dog grooming and boarding business within her home. Kennel and dog services are not allowed in the R-2 District per 1169.06-I, hence the Conditional Use Permit request. The variance request is for the signage size, maximum

