



Planning Commission Special Meeting

SPECIAL MEETING AGENDA

Wednesday, October 1, 2025 at 4:30 p.m.
Community Room, 631 Perry Street, Defiance

ADMINISTRATIVE ITEMS:

ITEM 1: Roll Call of Members

PLANNING ITEMS:

ITEM 1: MAP AMENDMENT/REZONING REQUEST, VARIANCE REQUESTS, & PLAT REVIEW
PROJECT LOCATION: 0 ROSEWOOD, DEFIANCE, OH 43512.
APPLICANT: JEFFERSON SOUTH HOLDINGS, LLC, 2716 SOUTH STATE ROUTE 66, DEFIANCE OH 43512

Description:

Parcels B01-4167-F-005-00, B01-4167-A-016-05, and B01-4167-F-004-00 and the vacated Executive Drive ROW combined are approximately 8.836 acres located in Sherwood Forest Lots 4 and 5 and also Section 35 ^pt NE in SE ¼ in the City of Defiance, Defiance Township, Defiance County, OH. Applicant is requesting a map amendment from the B-3: Highway and General Business District to the PUD: Planned Unit Development Overlay District. The PUD underlying district requested is R-2: Medium Density Residence District. The following variances are requested to be included in the PUD Overlay:

- Variance request to exceed the maximum three acres for a zero lot line dwelling development per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.5.d.
- Variance request to eliminate more than one side yard setback for a zero lot line dwelling development per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.5.e.
- Variance request to exceed the total lot coverage of more than 25% of the total project area per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.7.
- Variance request to exceed the maximum 10 units per acre per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.2.a.

In addition, the applicant is requesting a Plat Review. The site plan for this development was approved by Planning Commission at the December 2024 meeting for 31 townhouse structures totaling 90 residential units.

ITEM 2: SITE PLAN REVIEW

PROJECT LOCATION: 25940 COMMERCE DRIVE, DEFIANCE, OH 43512.
APPLICANT: EDWARD HARMON, 4427 TALMADGE ROAD, TOLEDO, OH 43623.

Description:

Parcel J05-0018-0-002-00, approximately 8.07 acres, located in Section 18 NE PT SE & Mid PT S RR NE, City of Defiance, Richland Township, Defiance County, OH. Applicant is a site plan review to develop the site with a 100,000 s.f. industrial spec building. The following variances are requested:

- Variance request to exclude the required offsets on the front facades per *City of Defiance Planning and Zoning Code*, Chapter 1173.04.D.3.c.ii.
- Variance request to allow loading spaces in the front yard per *City of Defiance Planning and Zoning Code*, Chapter 1175.10.C.1.b.

**PUBLIC INPUT AND DISCUSSION
ADJOURNMENT**

*The next Planning Commission meeting is **Monday, October 20, 2025**.*