



Planning Commission  
**AGENDA**  
Monday, October 16, 2023 at 4:30 p.m.  
Community Room, 631 Perry Street, Defiance

**ADMINISTRATIVE ITEMS:**

- ITEM 1: Approval of the September 18, 2023 Planning Commission Meeting minutes.  
ITEM 2: Appointment of CRA Representative from Planning Commission.

**PLANNING ITEMS:**

- ITEM 1: VARIANCE REQUEST & CONDITIONAL USE PERMIT  
PROJECT LOCATION: 622 CLINTON STREET, DEFIANCE, OH 43512  
APPLICANT: JAMES D. DERROW, 5412 EVANSPORT ROAD, DEFIANCE, OH 43512

*Description:*

Parcel B011010002300 is located in Bouten et al, Block 9, Lot 1 in the City of Defiance, Noble Township, Defiance County, OH. Applicant would like to have an auto sales and lease use at this location.

-Variance request to allow automotive sales and rental on a lot smaller than the required minimum lot area of 2 acres. per *City of Defiance Planning and Zoning Code*, Chapter 1169.08.C.5.a.

- ITEM 2: VARIANCE REQUEST & CONDITIONAL USE PERMIT  
PROJECT LOCATION: 702 GIBSON STREET, DEFIANCE, OH 43512  
APPLICANT: LOLA G & PEOPLE, LLC, C/O ANN NORDEN, 30413 GERKEN ROAD, DEFIANCE, OH 43512

*Description:*

Parcel B013120003700 is located Carter et al Addition, Lot 69, City of Defiance, Defiance Township, Defiance County, OH. Applicant would like to convert an existing garage into a mother-in-law suite and/or a residential rental space

-Variance request to eliminate the requirement the principal dwelling unit be occupied by the owner per *City of Defiance Planning and Zoning Code*, Chapter 1169.10.D.1.b.

-Variance request to allow the gross floor area of the accessory dwelling unit to exceed 35% of the total gross floor area of the principal dwelling unit per *City of Defiance Planning and Zoning Code*, Chapter 1169.10.D.1.f.

- ITEM 3: REZONING: FINAL PUD OVERLAY REVIEW REQUEST  
*This case Let Lie at the August meeting.*  
PROJECT LOCATION: 492 DOMERSVILLE ROAD, DEFIANCE, OH 43512  
APPLICANT: SCOTT AYRES, 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 review for the Final PUD Overlay to construct multi-family townhomes, a convenience store, retail space, and self-storage.

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

*The next Planning Commission meeting is **Monday, November 20, 2023.***