



Planning Commission

AGENDA

Monday, December 15, 2025 at 4:30 p.m.
Community Room, 631 Perry Street, Defiance

ADMINISTRATIVE ITEMS:

- ITEM 1: Roll Call of Members
ITEM 2: Vote appointment of member for 2026-2030 term.
ITEM 3: Vote for Chairperson for 2026.
ITEM 4: Vote for Vice-Chairperson for 2026.
ITEM 5: Vote for Clerk and Secretary for 2026.
ITEM 6: Approval of the November 17, 2025 Planning Commission Meeting minutes.

PLANNING ITEMS:

- ITEM 1: SITE PLAN REVIEW
PROJECT LOCATION: 1795 PLUMMER DRIVE, DEFIANCE, OH 43512
APPLICANT: A PACKAGING GROUP, 25925 COMMERCE DRIVE, DEFIANCE, OH 43512.

Description:

Parcel B01-2111-A-006-00, B01-2111-A-007-00, B01-2111-A-008-00 & B01-2111-A-009-00 is approximately 35.51 acres located in Enterprise Industrial Park Subdivision (Pt Lot 6, Lot 7, Lot 8 & Lot 9) in the City of Defiance, Defiance Township, Defiance County, Ohio. Applicant is requesting a site plan review to develop the site with an 86,800 s.f. industrial manufacturing building. The current zoning is M3 (General Industrial District).

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

*The next Planning Commission meeting is **Tuesday, January 20, 2026.***

City of Defiance Planning Commission

November 17, 2025, Meeting Minutes

ATTENDANCE:

Name	Title	Yes	No
Ryan Mack*	Defiance City Planning Commission Chairman, Defiance City Administrator <i>(Representative to Defiance Reinvestment Area Committee)</i>	X	
Steve Hoffman Jr.*	Defiance City Planning Commission Vice-Chairman	X	
Drew Shindler *	Defiance City Planning Commission Member	X	
Gary Butler*	Defiance City Planning Commission Member	X	
Mike Adams*	Defiance City Planning Commission Member <i>(Representative from Parks Board)</i>	X	
Mike McCann*	Defiance City Mayor	X	
Staci Kaufman*	Defiance City Planning Commission Member	X	
Melinda Sprow	Defiance City Engineer	X	
Rex Robison	Defiance City Zoning Commissioner		X
Vacant Position	Defiance City Planning Commission Clerk		
Sean O'Donnell	Defiance City Law Director	X	
Connie Seimet	Defiance City Planning Commission Secretary	X	

* Voting Members of Committee

OTHERS PRESENT (as noted on "sign in" sheet):

Name	Company	Address	Phone No.
Barb Gregory		1804 Ayersville Ave., Defiance, Ohio 43512	419-980-6744
Louis Salina II		1722 Ayersville Ave.	419-956-9867
Julie Baden, Cory Baden, Katie Baden		2716 S. St. Rt. 66	419-769-6707
Brooks Gype		2720 S. St. Rt. 66	
Brad Federinko		104 Prospect	843-422-9715
Todd Helberg (did not sign in)	Crescent News		
Carley Riethman		916 E. Second St.	419-769-1006
Ryan Lucke and Greg Bockrath	Bockrath & Assoc.		
Josh Mast	Council	340 Northwood Dr.	

Chairman Mack called the meeting to order at 4:30 p.m. with a quorum present.

ADMINISTRATIVE ITEMS:

ITEM 1: Roll Call of Members.

ITEM 2: Mr. Adams made a motion to approve the September 15, 2025, Planning Commission Meeting Minutes; Mr. Shindler seconded the motion. The motion carried unanimously.

ITEM 3: Mr. Adams made a motion to approve the October 1, 2025, Special Planning Commission Meeting Minutes; Ms. Kaufman seconded the motion. The motion carried unanimously.

ITEM 4: Appointment of CRA Representative from Planning Commission. The current two-year term for Mr. Ryan Mack will expire on 12/31/25. Mayor McCann nominated Mr. Mack for the position; Mr. Hoffman seconded the motion. The motion carried unanimously.

Mr. Mack accepted the appointment.

ITEM 5: Mr. Mack explained the vacant position of Planning Commission Clerk will need to be filled, as it is current vacant due to Ms. Warncke leaving. Mayor McCann nominated Melinda Sprow, City Engineer; Ms. Kaufman seconded the motion. The motion carried unanimously. Ms. Sprow accepted the appointment.

PLANNING ITEMS:

ITEM 1:

MAP AMENDMENT/REZONING

PROJECT LOCATION: 916 E. SECOND STREET, DEFIANCE, OH 43512

APPLICANT: CARLY RIETHMAN, 24909 CR 178, DEFIANCE, OH 43512.

Description: Parcel B01-4145-0-096-00 is approximately 0.133 acres located in Biede Place Lot 206 in the City of Defiance, Noble Township, Defiance County, Ohio. Applicant is requesting a map amendment to rezone the parcel from B-1: Neighborhood Business District to R-2: Medium Density Residence District to allow for a conversion of an existing commercial space to a residential unit.

Chairman Mack read the item to all.

Mr. Mack wanted to know who was present to represent the item.

Carley Riethman, owner of 916 E. Second, was present. Ms. Riethman said the back of the building is already an apartment and the front is a commercial property. Ms. Riethman said she is struggling to get tenants. Mr. Mack said the parcel is surrounded by residential properties.

- Mayor McCann made a motion to approve the Map Amendment/Rezoning Request from B-1 to R-2 and recommend to City Council; seconded by Mr. Adams. All members voting aye, the motion was approved.

ITEM 2:

MAP AMENDMENT/REZONING REQUEST, VARIANCE REQUESTS, & PLAT REVIEW

PROJECT LOCATION: 0 AYERSVILLE AVENUE, DEFIANCE, OH 43512.

APPLICANT: JEFFERSON SOUTH HOLDINGS, LLC, 2716 SOUTH STATE ROUTE 66, DEFIANCE OH 43512

Description: Parcel J09-0031-0-020-00 is approximately 33.8 acres located in Section 31 SE PT NW & Englewood Addition & Ext Lot 23 in the City of Defiance, Richland Township, Defiance County, OH. Applicant is requesting a map amendment from the R-1: Low Density Residence District to the PUD: Planned Unit Development Overlay District. The following variances are requested to be included in the PUD Overlay:

-Variance request to exceed the total lot coverage for residential PUDs to exceed 25% of the total project area per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.7.

Chairman Mack read the item to all.

Mr. Mack wanted to know who was present to represent the item.

Ryan Lucke, Bockrath and Associates, was present. In addition, Cory Baden, developer, Greg Bockrath, Bockrath and Associates, and Brad Federinko was present. Mr. Lucke said this would be a request similar to the Whispering Pines development. Mr. Lucke explained they are making the request for a private development with single family housing (125 proposed lots). Mayor McCann

said he is concerned with the future of the development and the private infrastructure; who will take care of it at that time (in the future)? Mayor McCann inquired about the care of repairs to waterlines and sanitary lines. Mr. Lucke said there will be inspections done annually and the HOA will have funds to pay for it. Mr. Bockrath said there are easements granted to the City for the storm sewers and the work will then be accessed to the home owners. Ms. Sprow said that is for storm sewers only.

Mr. O'Donnell wanted to know if the HOA will be recorded. Mr. Lucke said it would be.

Ms. Kaufman wanted to make sure the infrastructure will be maintained. Mr. Federinko said they have a company that will take care of that. Mayor McCann wanted to make sure everything was "spelled out" to the home owners as well as all of the terms of the HOA. Mayor McCann said there are items to be worked out regarding the development, which Ms. Sprow will explain. Ms. Sprow said she will need the utility and civil plans as well as several other items to be addressed and noted (which will be provided to Bockrath and Associates): Proposed sidewalks are to be 5' wide and tie into the new Ayersville Avenue Sidewalk 2026 project and provide cross access to property west of the site.

Mr. Bockrath wanted to confirm that the preliminary design will not go to City Council. Mr. O'Donnell explained the development plan that was submitted will be taken to City Council. Ms. Sprow explained since it is a private development and no public right-of-way, things are different.

Mr. Mack wanted to know if anyone else had any questions.

Barbara Gregory, 1804 Ayersville, said her property will be next to the driveway entrance into the development. Mr. Bockrath explained that will be the only access into the development. Ms. Gregory wanted to know what was surveyed. Mr. Bockrath said they did not survey her property and the development will not be on her property.

- Ms. Kaufman made a motion to approve the Map Amendment/Rezoning Request from R-1 to PUD Planned Unit Development Overlay District and recommend to City Council; seconded by Mr. Adams. All members voting aye, the motion was approved.
- Mr. Shindler made a motion to approve the Variance request to exceed the total lot coverage for residential PUDs to exceed 25% of the total project area; seconded by Mr. Butler. All members voting aye, the motion was approved.
- Mr. Adams made a motion to approve the Review of the Plat, pending receipt of required items by City Engineer; seconded by Ms. Kaufman. All members voting aye, the motion was approved.

CLERK'S REPORT:

- None were presented

OPPORTUNITY FOR PUBLIC INPUT AND DISCUSSION OF TOPICS:

- None were presented.

ADJOURNMENT OF MEETING:

A motion was made by Mr. Hoffman; seconded by Mr. Butler to adjourn the meeting at 4:51 p.m. All members voting aye, the motion passed and the meeting was adjourned.

Minutes respectfully submitted by,

Connie M. Seimet

Planning Commission Secretary

Melinda Sprow
Planning Commission Clerk

Ryan Mack
Planning Commission Chairman

DRAFT



PLANNING & ZONING APPLICATION

CITY OF DEFIANCE * 631 PERRY STREET * DEFIANCE * OHIO * 43512
419.784.2249 * www.cityofdefiance.com

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Variance	<input type="checkbox"/> Major Subdivision
<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Vacation (street or alley)	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Plat

LOCATION

Certified Address: 1795 PLUMMER DRIVE, DEFIANCE, OHIO

Is this application being annexed into the City of Defiance? ☐ Yes ☐ No (select one)

If this site is currently pending annexation, applicant must show documentation of county commissioner's adoption of the annexation petition.

Parcel Number(s) for Certified Address: B01-2111-A-006 / -007 / -008 / -009

Current Zoning District(s): M3 Requested Zoning District(s): SAME Acreage: 35.51

Proposed use or reason for rezoning/variance/conditional use request: _____

APPLICANT(S):

Name: A PACKAGING GROUP

Address: 25925 COMMERCE DR. City/State: DEFIANCE, OH Zip: 43512

Phone: 419.785.8600 Fax: N/A Email: MATIA@APACKGROUP.COM

PROPERTY OWNER(S):

Name: APG OHIO LAND II LLC

Address: 25925 COMMERCE DR. City/State: DEFIANCE, OH Zip: 43512

Phone: 419.785.8600 Fax: N/A Email: HELGA@APACKGROUP.COM

ATTORNEY/AGENT:

☐ Attorney ☒ Agent (check one)

Name: RUPP/ROSEBROCK, INC.

Address: 7464 COUNTY RD 424 City/State: LIBERTY CENTER Zip: 43532

Phone: 419.533.7999 Fax: _____ Email: rr@rupprosebrock.com

SIGNATURES: All signatures must be provided and signed in blue ink.

Applicant: _____

Property Owner: _____

Attorney/Agent: _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the city staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc may delay review of this application.

Date Received: _____ Fee: _____ Check No.: _____ Accepted By: _____

Effective date: January 1, 2020

1795 Plummer Drive



ITEM 1:

PROJECT LOCATION:

APPLICANT:

SITE PLAN REVIEW

1795 PLUMMER DRIVE, DEFIANCE, OH 43512

A PACKAGING GROUP, 25925 COMMERCE DRIVE, DEFIANCE, OH 43512.

Description:

Parcel B01-2111-A-006-00, B01-2111-A-007-00, B01-2111-A-008-00 & B01-2111-A-009-00 is approximately 35.51 acres located in Enterprise Industrial Park Subdivision (Pt Lot 6, Lot 7, Lot 8 & Lot 9) in the City of Defiance, Defiance Township, Defiance County, Ohio. Applicant is requesting a site plan review to develop the site with an 86,800 s.f. industrial manufacturing building. The current zoning is M3 (General Industrial District).

NOTE: SURVEY BEARINGS BASED ON OHIO NORTH ZONE STATE PLANE COORDINATES OBTAINED FROM THE OHIO DOT VRS NETWORK
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. BEYOND THE DEED DOCUMENTS CITED ON THE SURVEY DRAWING THERE MAY BE RECORDED OR UNRECORDED EASEMENTS AND/OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE RESPONSIBILITY OF THE "CONTRACTOR" TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

SAN MH #1
TOP 709.36
FL 18" W PVC 693.16
FL 18" E PVC 693.11

SAN MH #3
TOP 708.56
FL 18" W PVC 692.63
FL 18" E PVC 692.56

SAN MH #5
TOP 708.23
FL 18" W PVC 692.13
FL 18" E PVC 692.05

SAN MH #7
TOP 707.88
FL 18" W PVC 691.50
FL 18" E PVC 691.45

SAN MH #3067
TOP 707.86
FL 18" W PVC 693.69
FL 18" E PVC 693.59

SAN MH #3223
TOP 707.52
FL 18" W PVC 694.02
FL 18" E PVC 694.02
FL 15" N PVC 694.15
FL 15" S PVC 694.06

CB #2
TOP 706.33
FL 20" N STEEL 699.33
FL 20" S STEEL 699.38
FL 6" W PLAS 703.13
FL 6" E PLAS 703.13

CB #4
TOP 706.03
FL 20" N STEEL 700.08
FL 20" S STEEL 700.13
FL 6" W PLAS 702.53
FL 6" E PLAS 702.53

CB #6
TOP 705.86
FL 20" N STEEL 700.86
FL 20" S STEEL 700.91
FL 6" W PLAS 702.36
FL 6" E PLAS 702.36

CB #1813
TOP 705.65
FL 12" N PVC 702.69
FL 6" W PLAS 702.55
FL 6" E PLAS 702.55

CB #1814
TOP 705.50
FL 12" S PVC 702.50
FL 12" N PVC 702.50
FL 6" W PLAS 702.79
FL 6" E PLAS 702.50

CB #1931
TOP 705.88
FL 20" N STEEL 700.68
FL 20" S STEEL 700.68
FL 6" W PLAS 702.38
FL 6" E PLAS 702.38

CB #1937
TOP 706.10
FL 20" N STEEL 700.00
FL 20" S STEEL 699.95
FL 6" W PLAS 702.60
FL 6" E PLAS 702.60

CB #2515
TOP 706.29
FL 20" N STEEL 699.04
FL 20" S STEEL 699.09
FL 6" W PLAS 702.79
FL 6" E PLAS 702.79

CB #3172
TOP 705.57
FL 20" N STEEL 699.37
FL 20" SE STEEL 699.37
FL 6" W CORR 702.27
FL 6" E CORR 702.17

CB #3179
TOP 705.58
FL 20" N STEEL 699.18
FL 20" S STEEL 699.18
FL 6" W CORR 702.18
FL 6" E CORR 702.18

STM MH #1815
TOP 707.38
FL 12" W PVC 701.98
FL 12" S PVC 702.03

STM MH #1930
TOP 707.01
FL 12" N PVC 701.01
FL 12" E PVC 700.96
FL 20" S STEEL 700.54
FL 24" S STEEL 700.47

STM MH #1936
TOP 707.62
FL 12" N PVC 699.17
FL 20" S STEEL 698.82
FL 36" W STEEL 698.42
FL 24" E STEEL 698.82

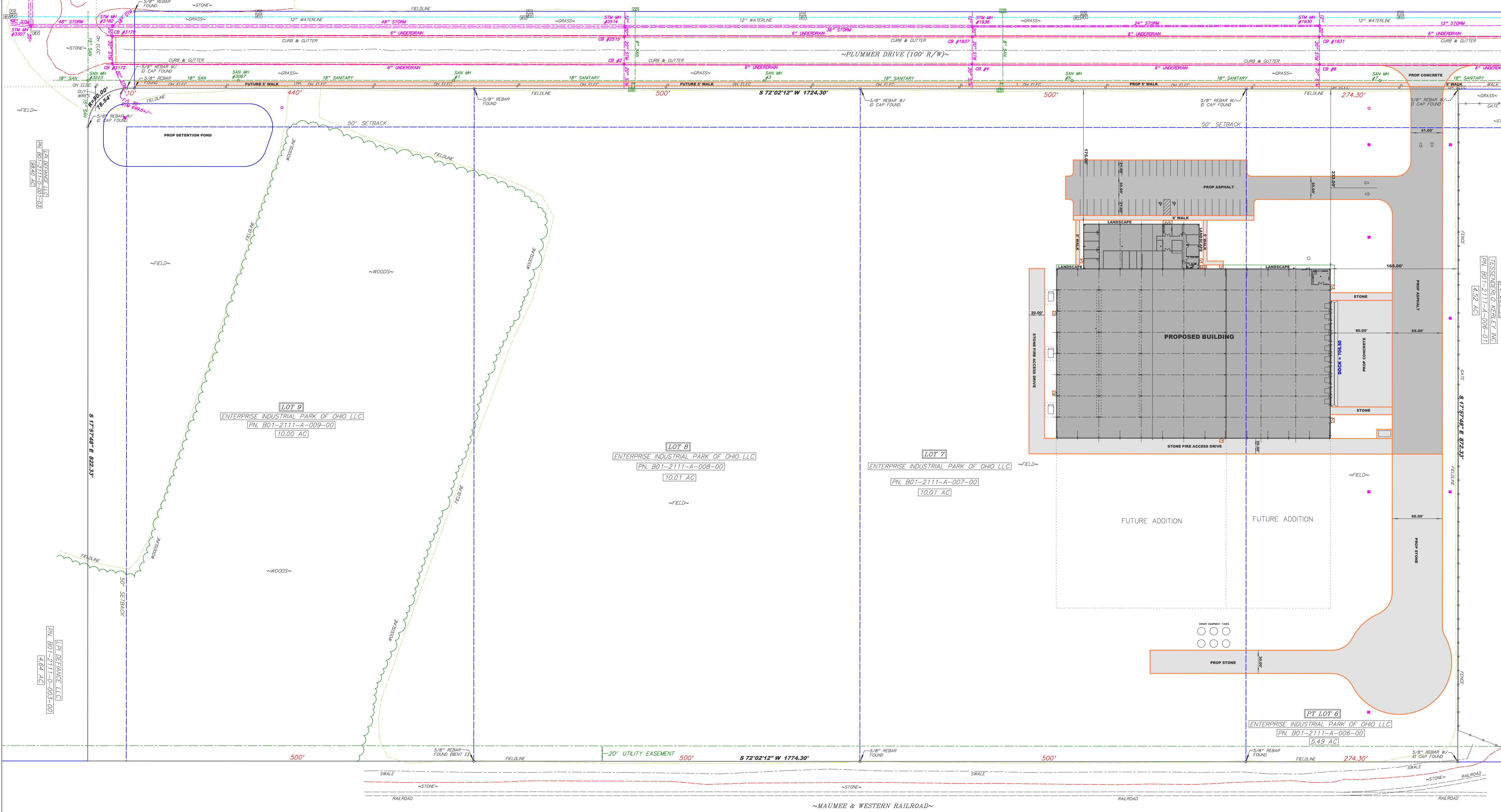
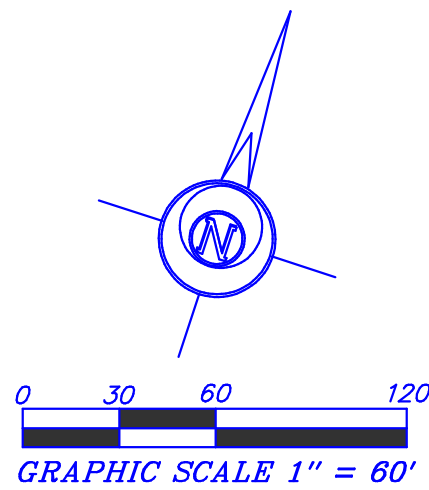
STM MH #2514
TOP 708.28
FL 12" N PVC 698.08
FL 36" N STEEL 697.48
FL 20" S STEEL 698.98
FL 48" W STEEL 697.08

STM MH #3182
TOP 706.99
FL 48" W STEEL 695.89
FL 48" E STEEL 695.89
FL 20" S STEEL 698.28+/-
FL 18" NE PVC 697.59

STM MH #3307
TOP 707.25
FL 60" N STEEL 691.65
FL 48" W STEEL 692.25
FL 48" E STEEL 695.22
FL 20" S STEEL 700.02

LEGEND

WV - WATER VALVE
FH - FIRE HYDRANT
OH - OVERHEAD
P - POWER POLE
CB - CATCH BASIN
MH - MANHOLE
CO - CLEANOUT
TP - TELEPHONE
PEDESTAL



SITE PLAN
NEW FACILITY FOR: APG
1795 PLUMMER DRIVE
DEFIANCE, OHIO 43512

SCALE 1" = 60'
JOB #25-371

DRAWN BY KMB
11/17/25

FOR PLANNING COMMISSION REVIEW 11-24-25

C101

Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789



Technicon Design Group

ARCHITECTURE · ENGINEERING · DESIGN
202 W MAIN STREET, SUITE 301, OTTAWA, OH 45875 P.419.523.5323
www.technicondesigngroup.com

NEW FACILITY FOR:



1795 PLUMMER DRIVE
DEFIANCE, OH 43512

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EXTERIOR ELEVATIONS

ISSUED DATE

ISSUED DATE	2025.11.21 OWNER REVIEW
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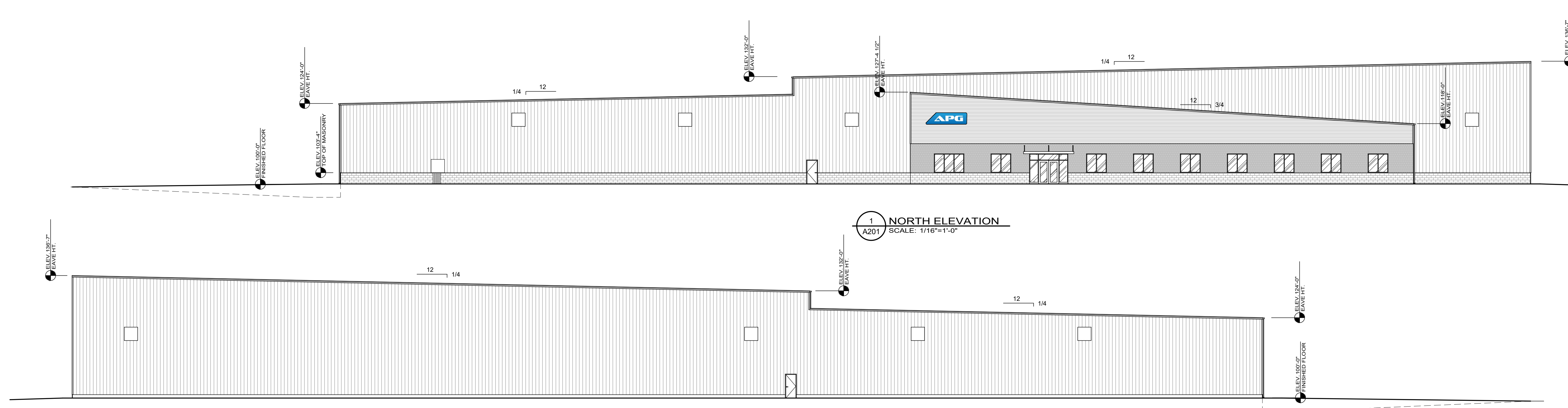
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DATE: 11-25

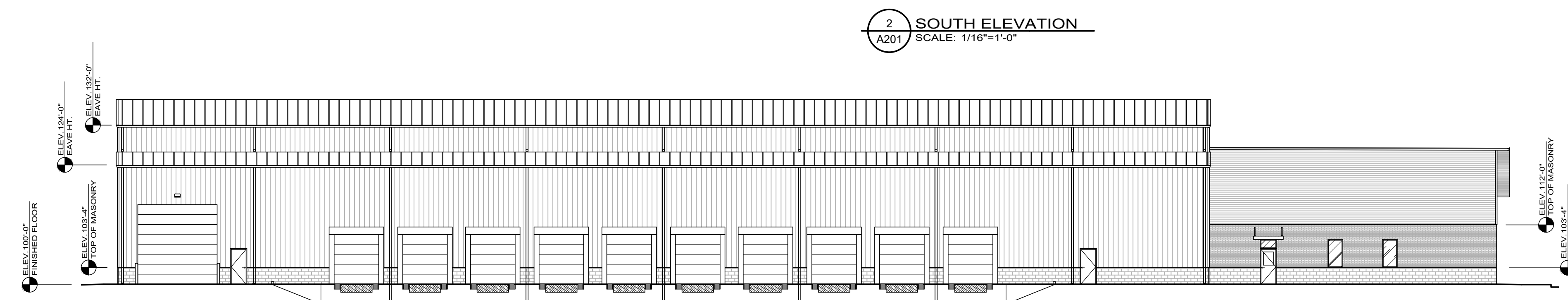
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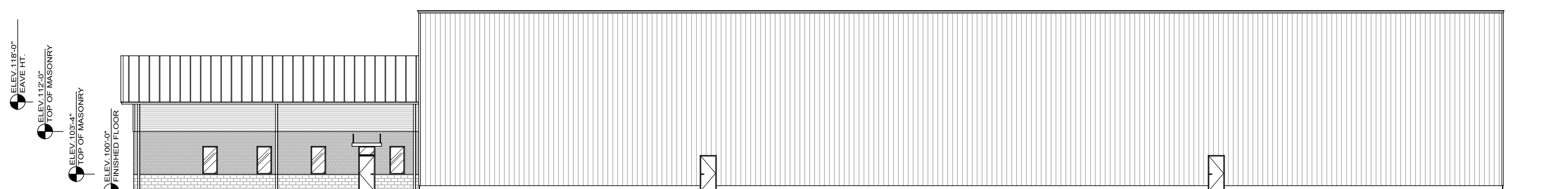
SHEET
A201



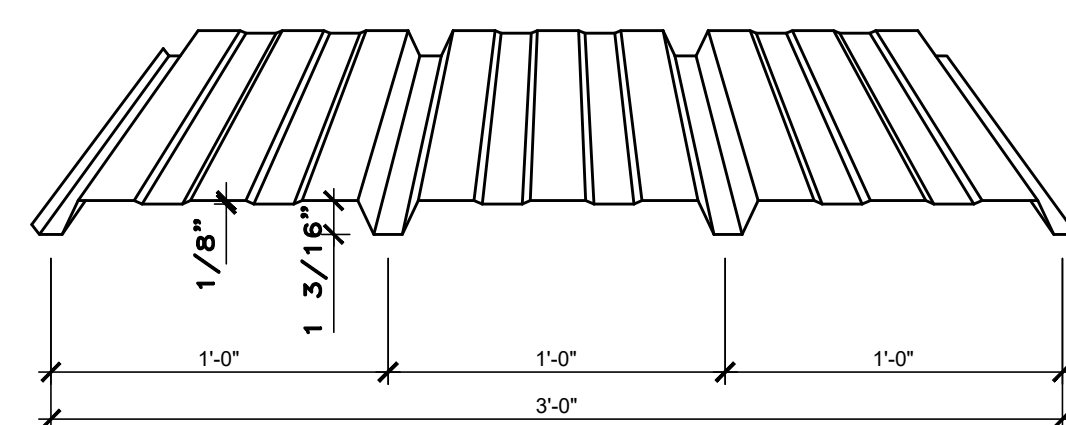
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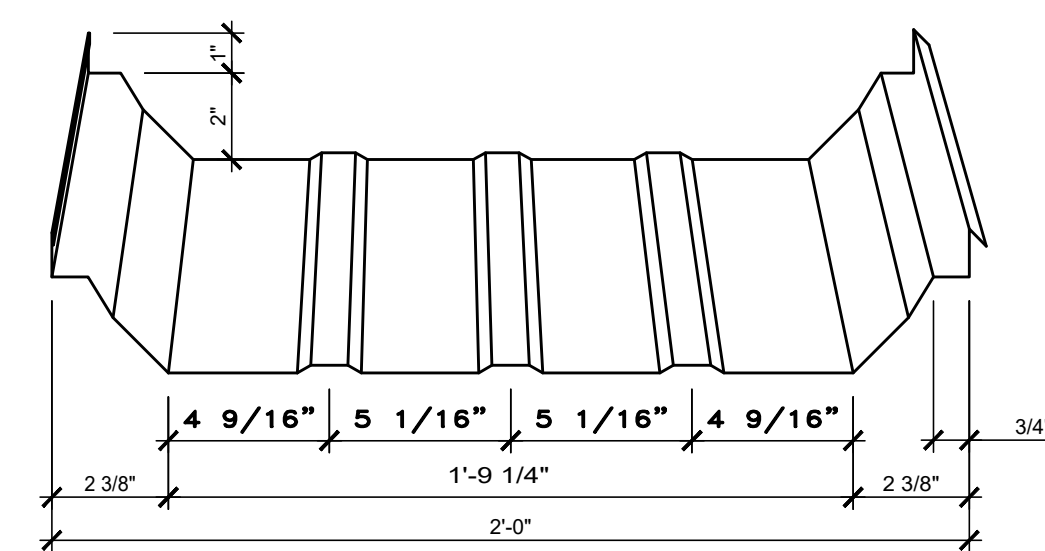
3 EAST ELEVATION
A201 SCALE: 1/16"=1'-0"



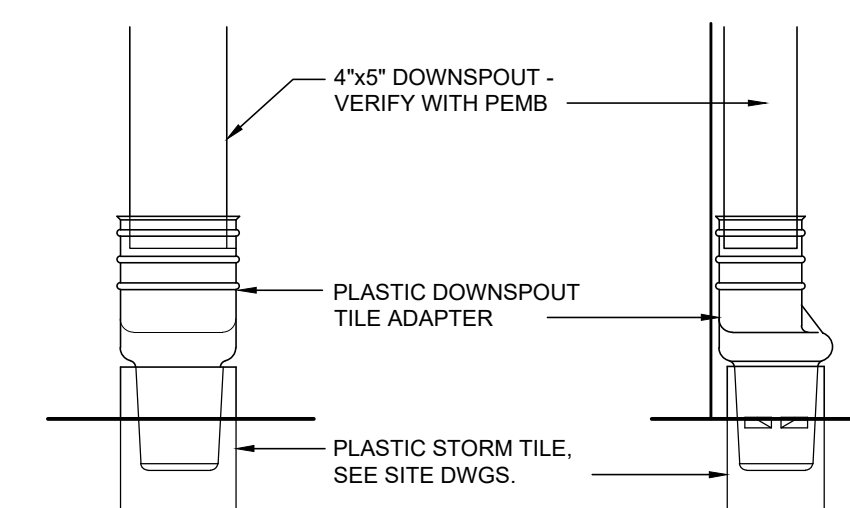
4 WEST ELEVATION
A201 SCALE: 1/16"=1'-0"



5 WALL PANEL PROFILE
A201 SCALE: N.T.S.



7 METAL ROOF PANEL PROFILE
A201 SCALE: N.T.S.



FRONT ELEVATION SIDE ELEVATION

8 DOWNSPOUT & ADAPTER DETAIL
A201 SCALE: N.T.S.





Project Review Comments for 1795 Plummer Drive

December 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments received.
Engineering	Melinda Sprow, P.E., City Engineer: <ul style="list-style-type: none"> • Provide utility details (water meter/backflow, sanitary sample manhole, water main tie-in, sanitary sewer tie-in) • Modify proposed sidewalk to indicate proposed for the entire length (not "future") • Provide storm water management report (storm calculations, description of site, analysis summary of detention and WQv, summary of post construction BMPs in compliance with OEPA NPDES) • Provide Long Term Operation & Maintenance Manual for post construction BMPs • Provide SWPPP in compliance with OEPA NPDES • Provide landscaping plan • Provide geometry for cul-de-sac at rear of property • Provide drive detail at Plummer Drive • Show grades on proposed sidewalk • Will existing sanitary manholes lids be in conflict with proposed sidewalk? Provide detail. • Where are truck dock drains being routed? • Has the pond outlet tie-in elevation been verified? • Provide proposed building sf on plans.
Parks & Grounds	Rob Cereghin, Parks Director: No issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: No issues from streets or water distribution. Waiting on utility plans for more comments.
Water Pollution Control	Mark Lenhart, Superintendent, Water Pollution Control Have them call out the "Frame and Cover" number from East Jordan for the manholes. Also, if this facility is going to have the same makeup in their sanitary waste as the APG facility on Domersville we should have no problem. As with all our new industries in town they will need to fill our Base Line Monitoring Report (BMR). The BMR tells us what we can expect in the wastewater discharged to us and if there are any pollutants of concern we can discuss prior to discharge. Also, the utility plans should have a sample manhole somewhere between the building and the city main line sewer.

Water Treatment	Joe Ewers, Superintendent, Water Treatment Plant: No issues.
Storm Water, MS4	Jen English, MS4 Coordinator: No comments received.
Police	Frank Herbert, Police Chief: No comments received.
Fire & Rescue	Shawn Wittkop, OFE, NRP, Fire Chief: No comments received.