

# City of Defiance Planning Commission

January 21, 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	
Niki O. Warncke	Defiance City Planning Commission Clerk	X	
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.
Greg Bockrath	Bockrath & Associates	115 S. Fair Avenue, Ste. A, Ottawa, OH 45875	419-523-5789
Cory & Julie Baden	Baden Properties	2716 S. St. Rt. 66	419-576-0284
Todd Helberg (did not sign in)	Crescent News		

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: Mayor McCann made a motion to approve the December 16, 2024, Planning Commission Meeting Minutes; Mr. Butler seconded the motion. The motion carried unanimously.

## PLANNING ITEMS:

ITEM 1: SITE PLAN REVIEW

PROJECT LOCATION: 2705 SR 66 SOUTH, DEFIANCE, OH 43512

APPLICANT: JULIE BADEN, 2716 SR 66 SOUTH, DEFIANCE OH 43512.

*Description:* Parcels B014184000200 is located in Section 1 PT NW ½, in the City of Defiance, Defiance Township, Defiance County, OH. Applicant is requesting a site plan review to allow an indoor/outdoor event rental space.

Chairman Mack read the item to all.

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

Greg Bockrath, with Bockrath and Associates, and Cory and Julie Baden, property owners, were present. Mr. Bockrath said they are proposing a 12,000sf rental/wedding venue, which will be an indoor/outdoor facility. Mr. Bockrath explained the site plan and utilities to all, which included the following notes: an extra fire hydrant will be installed, the existing pond will be used for the storm water management and easements will be put in place.

Ms. Sprow said Mr. Bockrath and Mr. Baden have been given the staff comments.

Mr. Bockrath said there will be a split of 15 acres to the property and is aware that variances may be needed.

Mr. Bockrath said the sidewalks along St. Rt. 66 would be provided for the frontage. Mayor McCann said the City is very adamant about sidewalks and wants the City to be more walkable.

Ms. Sprow said everything would need to be hard surfaced in the City Right of Way. Mr. Baden and Mr. Bockrath agreed to do that.

Mr. O'Donnell said the variances would need to be reviewed before the site plan approval is given. Mr. Mack said the site plan would not be approved today.

Ms. Sprow said an application would need to be submitted for the minor subdivision proposal and Mr. Robison will have to review it for variances.

Mayor McCann said the City appreciates everything the Baden's have done in the City. Mr. Baden thanked him for that comment.

- Mayor McCann made a motion to "Let Lie" the Site Plan; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

#### **CLERK'S REPORT:**

- Ms. Warncke had nothing to report this month.

#### **OPPORTUNITY FOR PUBLIC INPUT AND DISCUSSION OF TOPICS:**

- None.

#### **ADJOURNMENT OF MEETING:**

A motion was made by Mr. Butler; seconded by Mr. Hoffman to adjourn the meeting at 4:40 p.m. All members voting aye, the motion passed and the meeting was adjourned.

Minutes respectfully submitted by,

*Connie M. Seimet*

Planning Commission Secretary



**Niki O. Warncke**

Planning Commission Clerk



**Ryan Mack**

Planning Commission Chairman