

City of Defiance

Planning Commission

February 18, 2025, Meeting Minutes

ATTENDANCE:

Name	Title	Yes	No
Ryan Mack*	Defiance City Planning Commission Chairman, Defiance City Administrator <small>(Representative to Defiance Reinvestment Area Committee)</small>	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 <small>(Representative from Parks Board)</small>	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.
Joseph P. Borghese	Jack D. Walters & Associates, Inc.	5166 Blazer Parkway, Dublin, OH 43017	614-889-2516
Dawn Miller	MVGC	211 Biede Ave., Defiance, OH 43512	419-784-4506
Todd Helberg (did not sign in)	Crescent News		
Josh Mast		340 Northwood, Defiance, OH 43512	419-782-1320
Dennis Howard		1858 E. Second St., Defiance, OH 43512	419-979-3127

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 January 21, 2025, Planning Commission Meeting Minutes; Mr. Hoffman seconded the motion. The motion carried unanimously.

PLANNING ITEMS:

ITEM 1: VARIANCE REQUESTS

PROJECT LOCATION: 330 GREENHOUSE AVENUE, DEFIANCE, OH 43512.
APPLICANT: JOHNNY & NAVY QUACH, C/O JOSEPH P. BORGHESE, JACK D. WALTERS & ASSOCIATES, INC., 5166 BLAZER PARKWAY, DUBLIN, OH 43017.

Description: Parcel J04-0030-0-019-00, approximately 0.2514 acre, located in Section 30 South PT, City of Defiance, Richland Township, Defiance County, OH. Applicant requests two parking variances for the new business locating here. The request is as follows:

- Variance request to reduce the required number of parking spaces from 32 to 12 per *City of Defiance Planning and Zoning Code*, Chapter 1175.04.
- Variance request to reduce the required size of the 90 degree, 2-way parking aisle from 24 feet to 22 feet per *City of Defiance Planning and Zoning Code*, Chapter 1175.04-2.

Chairman Mack read the item to all.

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

Joseph Borghese, Architect with Jack D. Walters & Associates, was present. Mr. Borghese explained there was a business in the building before and they are not changing the use group. Mr. Borghese explained it will be a nail salon which will have eight pedicure and eight manicure rented work stations which will not be used all the time as they need to be cleaned and sanitized. Mr. Borghese said there will be 14 technicians working at the facility and the size of the lot will max out with the number of technicians and customers. Mr. Borghese explained that he worked to arrange the parking area and there will be 12 parking spaces available (which should be sufficient for their business). Mr. Borghese spoke with the other close businesses and the church to use their parking lot and they could not come to an agreement to share any of their parking spaces.

Mr. Mack reviewed the comments from the Division heads: WPC will be installing a sanitary sewer in the ROW across the front of the property, not sure of the timing of the project; they want to make sure the business owner is aware of the project. Mr. Borghese said the plans are being worked on for the renovation to the parking lot and construction would start in the spring.

Mr. Robison said he spoke with the representatives of the church (Zion Lutheran) who are concerned with patrons using their lot and the liability involved; they want the item to go through Planning Commission prior to them speaking with the owners of 330 Greenhouse. Mr. Borghese said if a customer would park in the church parking lot, they would have to go to the corner to cross the street (in the proper way) and very few would do that. Mr. Robison suggested Mr. Borghese still contact the church, as if there are cars parking along the street at 330 Greenhouse they will be given a ticket by the Police Department.

- Mr. Adams made a motion to approve the Variance request to reduce the required number of parking spaces from 32 to 12; seconded by Ms. Kaufman. All members voting aye, the motion was approved.
- Ms. Kaufman made a motion to approve the Variance request to reduce the required size of the 90 degree, 2-way parking aisle from 24 feet to 22 feet; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

ITEM 2:

VARIANCE REQUEST

PROJECT LOCATION: 211 BIEDE AVENUE, DEFIANCE, OH 43512.

APPLICANT: BOARD OF COMMISSIONERS OF DEFIANCE COUNTY, C/O MAUMEE VALLEY GUIDANCE CENTER, 211 BIEDE AVENUE, DEFIANCE OH 43512.

Description: Parcel B014145018200 is located AUD PL of Biede Place, in the City of Defiance, Richland Township, Defiance County, OH. Applicant plans to build an addition to the current building. The applicant is requesting the following variance:

- Variance request to reduce the required 50' side yard setback to 20' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-3 chart.

Chairman Mack read the item to all.

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

Ms. Dawn Miller, CEO, MVGC, was present. Ms. Miller said if they do build, they will need the side yard setback from 50' to 20'.

Mr. Robison said the building and site plans have not been submitted; when plans are submitted, they will have to come to Planning Commission again. Mr. Adams wanted to know if this was a replacement project or a new project. Mr. Robison said it would be new, but we don't have any plans to review at this point.

Mr. Mack reviewed the comments from the Division Heads: WPC has concern with the location of the building and the 8" sewer line that currently runs in the west yard and they would prefer nothing is built on top of it; City Engineer and Assistant Fire Chief is concerned with the floodplain around the building and their prevention measures.

Mr. Robison wanted to know which side of the building this variance would involve. Ms. Miller said it is on the west side (towards the Sheriff's Dept.). Mr. Mack said there is "dip" in the ground in that area. Ms. Miller is aware of the "dip".

- Mr. Adams made a motion to approve the Variance request to reduce the required 50' side yard setback to 20'; seconded by Mr. Butler. All members voting aye, the motion was approved.

ITEM 3:

SITE PLAN REVIEW

Case Let Lie at the January 2025 Planning Commission meeting.

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 1/2, 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 here to represent the item.

No one was present to represent the item.

Ms. Warncke said no new paperwork has been submitted to the board.

- Ms. Kaufman made a motion to "Let it Lie"; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

CLERK'S REPORT:

- Ms. Warncke reported on the following:

- Important Dates for the Parks and Riverfront Master Plan for Phase II:
 - Public Open House: Wednesday, March 19, 2025, from 6-8 p.m. at the Stroede.
 - Joint Meeting of the Parks Commission and Planning Commission with special guests-Defiance County Metro Parks Board on Thursday, April 3, 2025, from 5-6:30 p.m. in Council Chambers.
 - Presentation to Council on Tuesday, April 8, 2025, from 7 p.m. in Council Chambers

OPPORTUNITY FOR PUBLIC INPUT AND DISCUSSION OF TOPICS:

- None.

ADJOURNMENT OF MEETING:

A motion was made by Mr. Adams; seconded by Mr. Hoffman to adjourn the meeting at 4:45 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