

# City of Defiance

## Planning Commission

March 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	
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.
Ross Oberhausen	Ally Development – "Legacy Senior Living Real Estate"	309 Latchaw	812-360-8737
Andrea Ensign		1893 Maumee Dr.	419-769-1544
Todd Helberg (did not sign in)	Crescent News		
Brandon Ensign		1893 Maumee Dr.	419-439-0548
Greg Bockrath	Bockrath & Associates	115 S. Fair Avenue, Ottawa, OH	419-523-5789
Brad Federinko	Jefferson South Holdings		843-422-9715
Josh Mast		340 Northwood	419-782.1320
Cory Baden	Jefferson South Holdings	2716 S. St. Rt. 66	419-576-0284
Brody Gype (SP?)	Jefferson South Holdings	2720 S. St. Rt. 66	567-454-9106

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 February 18, 2025, Planning Commission Meeting Minutes; Mr. Hoffman seconded the motion. The motion carried unanimously.

### PLANNING ITEMS:

ITEM 1: **VARIANCE REQUEST**  
PROJECT LOCATION: 309 LATCHAW DRIVE, DEFIANCE, OH 43512.  
APPLICANT: ROSS OBERHAUSEN, CEO, ALLY DEVELOPMENT CO., 5618  
MORNINGSIDE DR., CRESTWOOD, KY 40014

*Description:* Parcel I060023000100 is approximately 21.889 acres located in the NW 1/4 OF Section 23 T4N, R4E in the City of Defiance, Noble Township, Defiance County, Ohio. Applicant is requesting the following variance:

-Variance request to increase the maximum height of signage from 5' to 6' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.C.5.b.i.

Chairman Mack read the item to all.

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

Ross Oberhausen, Ally Development Company, was present. Mr. Oberhausen explained there will be three signs on the property, the sign indicated as "B" (which will be at the main building entrance) will have two columns. Mr. Oberhausen said they want to increase the base by one foot, which will make the total sign height six foot; the sign will be double sided and ground lit with landscaping. Mr. Oberhausen said the building project is ongoing and ahead of schedule.

- Mr. Adams made a motion to approve the Variance request to increase the maximum height of signage from 5' to 6'; seconded by Ms. Kaufman. All members voting aye, the motion was approved.

ITEM 2:

REZONING & VARIANCE REQUEST

PROJECT LOCATION: 0 WILDWOOD, DEFIANCE, OH 43512.

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

*Description:* Parcels J03-0179-0-001-00 through J03-0179-0-0043-00 are located in Bistel Addition Extension lots 61-100, in the City of Defiance, Richland Township, Defiance County, OH. Applicant is requesting a map amendment to rezone from O-R, Office Residential to R-2, Residential to allow for single family homes. The applicant is also requesting the following variances:

-Variance request to reduce the required 60' lot width to 50' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.

-Variance request to reduce the required 75' corner lot dimension to 72' per *City of Defiance Planning and Zoning Code*, Chapter 1167.08.G.

-Variance request to enlarge the lot depth greater than 2.5 times the width per *City of Defiance Planning and Zoning Code*, Chapter 1167.08.I.

Chairman Mack read the item to all.

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

Greg Bockrath, Bockrath & Associates; Brad Federinko and Cory Baden of Jefferson South Properties were present. All reviewed the overview map. Mr. Bockrath explained the area and explained that single family houses would be built on the lots; they will need 50' and 58' lots for the houses which will be both single story and two-story houses.

- Mr. Adams made a motion to approve the Rezoning request from O-R to R-2 and recommend to City Council; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

- Mr. Butler made a motion to approve the Variance request to reduce the required 60' lot width to 50'; seconded by Ms. Kaufman. All members voting aye, the motion was approved.

- Mayor McCann made a motion to approve the Variance request to reduce the required 75' corner lot dimension to 72' along Upton Street; seconded by Mr. Butler. All members voting aye, the motion was approved.

- Mr. Adams made a motion to approve the Variance request to enlarge the lot depth greater than 2.5 times the width; seconded by Mr. Shindler. All members voting aye, the motion was approved.

ITEM 3:

**SITE PLAN REVIEW**

*Case Let Lie at the February 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.

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

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

Cory Baden, Jefferson South Properties, was present and requested the item be tabled.

- Mayor McCann made a motion to table the Site Plan Review item; seconded by Mr. Butler. All members voting aye, the motion was approved.

**CLERK'S REPORT:**

- Ms. Warncke wanted to remind everyone of 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 were presented.

**ADJOURNMENT OF MEETING:**

A motion was made by Mr. Hoffman; seconded by Mayor McCann to adjourn the meeting at 4:47 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*

Niki O. Warncke  
Planning Commission Clerk

*Ryah Mack*

Ryah Mack  
Planning Commission Chairman