

# City of Defiance

## Planning Commission

April 21, 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.
Jeff Pyrmas	Gardner Signs	3800 Airport Hwy., Toledo, OH 43615	419-467-7558
Caren Bauer	New Home Development	417 N. Walnut, Bryan	419-438-0515
Todd Helberg (did not sign in)	Crescent News		
Rick Graber	G5 Architecture	301 Stryker Street, Archbold	419-551-7618
Cody Gable	DGL Consulting	3455 Briarfield Boulevard, Maumee	419-535-1015

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: Ms. Kaufman made a motion to approve the March 17, 2025, Planning Commission Meeting Minutes; Mr. Hoffman seconded the motion. The motion carried unanimously.

### PLANNING ITEMS:

ITEM 1:

#### SIGN VARIANCE REQUEST

PROJECT LOCATION: 601 CLINTON STREET, DEFIANCE, OH 43512.  
APPLICANT: WES BANCO, C/O MATT PARK, GARDNER SIGNS, 1087 NAUGHTON RD., TROY, MI 48083.

*Description:* Parcel B01-1008-0-003-00 is located Bouton Et al Block 7 Lot 7, in the City of Defiance, Defiance Township, Defiance County, OH. Applicant plans to remove the existing signage and replace with new signage due to change of business ownership. The applicant is requesting the following variance:

- Variance request to increase the maximum sign height to 16' 9" in lieu of 4' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.3.4.
- Variance request to permit a prohibited pylon sign of 20' tall by 2'3" per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.3.9.
- Variance request to reduce the maximum sign height from 3' to 20' in lieu of 10' to 14' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.6.1.

Chairman Mack read the item to all.

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

Jeff Prymas, Gardner Signs, was present to discuss the item. Mr. Prymas has been involved with the conversion of the First Federal/Premier/Wes Banco signage over the years. Mr. Prymas explained they would like to use the existing signage as it would save money.

Mayor McCann commented that he doesn't like the proposed sign. Mayor McCann explained that pylon signs aren't allowed in the Central Business District and the building is an historic building and doesn't like signs put on them. Mayor McCann understands why they want to utilize the existing signage. Mayor McCann said when turning from Fifth Street left onto Clinton (to go south) the view may be obstructed when going into the intersection (however drivers need to look and use caution when proceeding into any intersection).

Mr. Robison explained maximum sign height is 4' and the requested variance would make the sign taller. Ms. Kaufman wanted to know if there is there a safety issue with the sign when looking south? Mayor McCann said a monument sign could be considered – but he feels it would make it worse.

Mayor McCann wanted clarification on the maximum height of the pylon sign. Mr. Robison said the first variance request was to approved the sign to be over 4' high, the second variance request is for the actual height of the sign. Mr. Prymas said the existing sign is 21' 9".

Mr. Robison explained the variance is requested for the maximum sign height because downtown signs are to be mounted between 10' and 14', from the ground up.

- Mayor McCann made a motion to approve the Variance request to increase the maximum sign height to 16' 9" in lieu of 4'; seconded by Mr. Shindler. All members voting aye, the motion was approved.
- Mayor McCann made a motion to approve the Variance request to permit a prohibited pylon sign of 20' tall by 2'3"; seconded by Mr. Hoffman. All members voting aye, the motion was approved.
- Mayor McCann made a motion to approve the Variance request to reduce the maximum sign height from 3' to 20' in lieu of 10' to 14'; seconded by Mr. Shindler. All members voting aye, the motion was approved.

ITEM 2:

SIGN VARIANCE REQUEST

PROJECT LOCATION: 1177 N. CLINTON STREET, DEFIANCE, OH 43512.  
APPLICANT: WES BANCO, C/O MATT PARK, GARDNER SIGNS, 1087  
NAUGHTON RD., TROY, MI 48083.

*Description:* Parcel I08-0013-A-012-00 and I08-0013-A-013-00 are located as Hammersmith Sub Lot B & C, in the City of Defiance, Noble Township, Defiance County, OH. Applicant plans to remove the existing signage and replace with new signage due to change of business ownership. The applicant is requesting the following variance:

-Variance request to increase the maximum height of a monument sign to 10' in lieu of 5' per the *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.

Jeff Prymas, Gardner Signs, was present to discuss the item. Mr. Prymas explained the existing sign is a pylon sign (which is no longer allowed) and there are power lines located 8' over the existing sign which is a safety concern. Mr. Prymas said they will use the existing base.

- Ms. Kaufman made a motion to approve the Variance request to increase the maximum height of a monument sign to 10' in lieu of 5'; seconded by Mayor McCann. All members voting aye, the motion was approved.

ITEM 3:

VARIANCE REQUEST & SITE PLAN REVIEW

PROJECT LOCATION: 1747 UPTON STREET, DEFIANCE, OH 43512.

APPLICANT: NEW HOME DEVELOPMENT, C/O RICK GRABER, G5 ARCHITECTURE, 301 STRYKER STREET, ARCHBOLD, OH 43502.

*Description:* Parcel J11-0019-0-009-03, approximately 1.19 acres, located in Riverview Extension #3, City of Defiance, Richland Township, Defiance County, OH. Applicant is requesting a Site Plan Review for a new facility. Applicant also requests the following variances:

-Variance request to reduce the required 15' side yard setback to 5' 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 in attendance to represent the item.

Rick Graber, G5 Architecture, and Cody Grable, DGL Consulting, were present.

Mayor McCann said there is no concern with the item. Mr. Mack reviewed the Division Head notes which mainly involved comments and project requirements from Melinda Sprow, City Engineer regarding Storm Water Management and Civil Plan review. Mr. Grable said he was working with Ms. Sprow on these items.

- Mr. Shindler made a motion to approve the Variance request to reduce the required 15' side yard setback to 5'; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

- Site Plan: Ms. Kaufman made a motion to approve the Site Plan contingent upon final details from the City Engineer; seconded by Mr. Hoffman.

**CLERK'S REPORT:**

- Ms. Warncke wanted to thank everyone for attending the meetings of the Parks and Riverfront Master Plan meetings. They are working on the next phase that will include the 3-D monitoring. The project is scheduled to be complete in June.

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

- None were presented.

**ADJOURNMENT OF MEETING:**

A motion was made by Ms. Kaufman; seconded by Mr. Shindler 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