

City of Defiance Planning Commission

May 15, 2023, Meeting Minutes

ATTENDANCE:

Name	Title	Yes	No
Jen Clady Rosebrook*	Defiance City Planning Commission Chairman	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	
Ryan Mack*	Defiance City Administrator <i>(Representative to Defiance Reinvestment Area Committee)</i>	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.
Sarah & Jesse Woods	n/a	12766 Dohoney Road, Defiance, OH 43512	419-980-6074

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

ADMINISTRATIVE ITEMS:

- Mr. Mack made a motion to approve the April 17, 2023, Planning Commission Meeting Minutes; Mr. Hoffman seconded the motion. The motion carried unanimously.
- Clerk's Report: Ms. Warncke said she received the Comprehensive Plan draft to review and changes were made. She will have the Plan available for Planning Commission to review (during the June meeting) and make a recommendation to Council. Mr. Mack said it involves various areas of town and what people want to see in the future.
- Additional Note: Mayor McCann said Ms. Trish Speiser has proposed new signage after the meeting last month. Ms. Warncke said Ms. Speiser has submitted a Zoning for Signage Application and new plans. Ms. Warncke said Mr. Robison noted her new signage would require variances. Mr. Robison confirmed that two variances will be required. Ms. Warncke said the item will be on the agenda for the June meeting.

PLANNING ITEMS:

ITEM 1:

VARIANCE REQUEST

PROJECT LOCATION: 12820 DOHONEY ROAD, DEFIANCE, OH 43512
 APPLICANT: JESSE & SARAH WOODS, 12766 DOHONEY ROAD, DEFIANCE, OH 43512

Description: Parcel J040031000205 is located in Section 31[^]Pt SE ¼ of Richland Township, Defiance County, OH. Applicant would like to construct an accessory building on a lot without a principal building. In addition, the applicant would like to construct an accessory building larger than the 720 square feet allowable and within the required side yard setback.

-Variance requested to allow an accessory use to be established without a principal use first being established per *City of Defiance Planning and Zoning Code*, Chapter 1169.10.B.4.

-Variance requested to allow an accessory use to be permitted within the side yard setback per *City of Defiance Planning and Zoning Code*, Chapter 1169.10.B.6.

-Variance requested to allow an accessory use in excess of 720 s.f. per *City of Defiance Planning and Zoning Code*, Chapter 1169.10.B.7.

Chairman Clady Rosebrook read the item to all.

NOTE: Ms. Warncke had submitted a Public Hearing Meeting Notice to be published in *The Crescent News* and Public Hearing Meeting Notices were mailed to all property owners within 200' of this item location.

Jesse and Sarah Woods, owners, were present. They explained they want to building a 30' x 50' garage on land where they are planning to build a house within the next year. There will be a 15' wide driveway from the road to the garage (the driveway will be tarred).

Mayor McCann explained there are specifications for driveways. Mr. Woods was aware of the requirements (as he has been talking with Mr. Robison). Mr. Robison said the lot drops down so they need a variance due to that drop.

Ms. Sprow wanted clarification on the easement. Mr. Woods said they were told originally by the City that is what they would need. Mr. Robison said it is a Right of Way setback, not an easement.

Ms. Sprow wanted to confirm they will have a culvert pipe put in. Mr. Woods confirmed they will.

Ms. Sprow said the drainage is a concern, but they have a lot of land and there is drainage in place with Preston Run.

- Mayor McCann made a motion to approve the Variance requested to allow an accessory use to be established without a principal use first being established; seconded by Mr. Mack. All members voting aye, the motion was approved.

- Mr. Mack made the motion to approve the Variance requested to allow an accessory use to be permitted within the side yard setback with addition of "because of the topography of the parcel itself it requires them to place the building to the side more"; seconded by Mayor McCann. All members voting aye, the motion was approved.

- Mr. Butler made a motion to approve the Variance requested to allow an accessory use in excess of 720 s.f.; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

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 4:41p.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



Jen Clady Rosebrook

Planning Commission Chairman