

# City of Defiance Planning Commission

May 19, 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.
Ryan Lucke	Bockrath & Assoc		
Brad Federinko	Jefferson South		
Todd Helberg (did not sign in)	Crescent News		
Greg Bockrath	Bockrath & Assoc.	115 S. Fair Ave., Ottawa	419-553-5789
Charlie Nosh	Lola G	30413 Gerken Road	419-758-3258
Cory & Katie Baden	Jefferson South		
Michelle Meyer	Michelle Meyer		
Brandy Patrick	Clayton Homes	2720 US 68, Bellefontaine, OH 43311	937-592-3039
Kevin Muck	Clayton Homes	2720 US 68S, Bellefontaine, OH	937-592-3039
Natasha A		115 Greer St.	419-439-1784

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

## PLANNING ITEMS:

ITEM 1: **VARIANCE REQUEST & SITE PLAN REVIEW**  
**PROJECT LOCATION:** 326 W. SESSIONS STREET, DEFIANCE, OH 43512.  
**APPLICANT:** LOLA G. AND PEOPLE, LLC, C/O CLAYTON HOMES, 2720 US 68 SOUTH, BELLEFONTAINE, OH 43311.  
*Description:* Parcels B01-3120-0-035-00 and B01-3120-0-036-00, approximately 0.1757 acres, located in Carter Et Al Addition Lot 68, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a

Site Plan Review for a new residence. Applicant also requests the following variances:  
-Variance request to reduce the required 30' rear yard setback to 24.72' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.  
-Variance request to reduce the required 50' front yard setback on a highway to 18.5' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02.C.

Chairman Mack read the item to all.

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

Kevin Muck, Clayton Homes, was present. Mr. Muck said it will be a new smaller home to fit on the property. Mr. Adams wanted to know if the home could be shifted toward the west. Brandy Patrick, Clayton Homes, said there are setbacks of 30' in the rear of the property and 50' in the front. Mr. Shindler wanted to know why it needs to be shifted to the west. Mr. Robison explained the property is located on a corner lot in a major thoroughfare the front yard will have to be 50' and will need a 25' back yard; being on a corner lot, Elbert Street will be considered as the front yard so they need 30' off the alley. Mr. Robison said the setback off the alley isn't an issue, but the front yard setback variance will need to be determined by Planning Commission.

Mr. Mack wanted to know where the driveway would be located. Mr. Robison said it would be on Elbert Street.

Mr. Robison said being there is a major thoroughfare and Planning Commission needs to determine whether it would be considered a major thoroughfare (which would have commercial properties on it) or a residential road. Mr. Mack said it is now pre-existing residential houses. Mr. Shindler said three-fourths of the area are homes now. Mr. Robison said they require 10' off the other side yard as well.

Mr. Mack read the comment from Melinda Sprow, City Engineer, that stated "If the driveway is off Elbert, it should be shifted as far to the North as possible with setbacks for safety at the intersection." Mr. Muck acknowledged and understood the comment.

- Mr. Shindler made a motion to approve the Variance request to reduce the required 30' rear yard setback to 24.72'; seconded by Mr. Butler. All members voting aye, the motion was approved.
- Mr. Butler made a motion to approve the Variance request to reduce the required 50' front yard setback on a highway to 18.5'; seconded by Mr. Shindler. All members voting aye, the motion was approved.
- Site Plan: Mr. Adams made a motion to approve the Site Plan; seconded by Mr. Shindler. All members voting aye, the motion was approved.

## ITEM 2:

### FINAL PLAT REVIEW

PROJECT LOCATION: 0 WILDWOOD DRIVE, DEFIANCE, OH 43512.

APPLICANT: JEFFERSON SOUTH HOLDINGS, LLC., 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 Final Plat Review.

Chairman Mack read the item to all.

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

Greg Bockrath and Ryan Lucke, Bockrath & Associates, were present. Mr. Bockrath explained they are here today for replatting of the lots; there will be 42 buildable lots with one to be used for a detention pond/storm water management. Mr. Bockrath said they have been in discussion with Melinda Sprow.

Mr. Mack said Melinda Sprow, City Engineer, will need to approve the improvement plans when they are submitted and the final plat is brought before Council.

Mr. Robison said the subdivision had a 40' setback however now they are replatted at 25', which will meet the R-2 requirement.

- Mr Adams made a motion to approve the Final Plat Review request and recommend to City Council contingent upon the City Engineer receiving the improvement plan; seconded by Mr. Butler. All members voting aye, the motion was approved.

**CLERK'S REPORT:**

- Ms. Warncke said we are coming into the final phase of the Parks and Riverfront Master Plan and the final open house and workshop will be at the Stroede at 6:00 p.m. on Tuesday, July 29, 2025. The final joint Parks Commission & Planning Commission meeting will be held on Monday, August 18, 2025, at 5:00 p.m. in Council Chambers. The final presentation with Council will be on Tuesday, September 2, 2025, in Council Chambers.

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

- None were presented.

**ADJOURNMENT OF MEETING:**

A motion was made by Mr. Butler; seconded by Mr. Shindler to adjourn the meeting at 4:43 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