

City of Defiance Planning Commission

August 21, 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 Selmet	Defiance City Planning Commission Secretary	X	

* Voting Members of Committee

OTHERS PRESENT (as noted on "sign in" sheet):

Name	Company	Address	Phone No.
Christopher Daoust		1378 Ironwood Court	419-508-1480
Jean Lantow		1813 Ayersville Avenue	419-438-5544
Scott Brown		501 Haig Street	419-956-7744
Todd Helberg (did not sign in)	The Crescent News		
Randy Hohman (did not sign in)		1813 Ayersville Avenue	

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

ADMINISTRATIVE ITEMS:

- Mayor McCann made a motion to approve the July 17, 2023, Planning Commission Meeting Minutes; Mr. Hoffman seconded the motion. The motion carried unanimously.
- Clerk's Report: Ms. Warncke said there is a new platform on the City website for our City projects. Ms. Warncke gave an overview of the platform and the information that was available. Anyone accessing the site will be able to see the current projects and status as well as put in their e-mail address to receive updates on the project. Mayor McCann said that was a feature they liked when looking at new website.

PLANNING ITEMS:

ITEM 1:

VARIANCE REQUEST

PROJECT LOCATION: 1813 AYERSVILLE AVENUE, DEFIANCE, OH 43512

APPLICANT: JODY HOHMAN, 1813 AYERSVILLE AVENUE, DEFIANCE, OH 43512

Description: Parcel J040178A03900 is located in Section 31 PT S, ½ NE of Richland Township, Defiance County, OH. Applicant would like to construct an accessory building totaling 840 square feet, 120 square feet larger than allowed.
-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 request 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.

Ms. Jean Lantow, 1813 Ayersville, (she is the mother of Jody Hohman) she explained that Jody had to work and she was present on her behalf. Mr. Randy Hohman, the owner's husband and resident of 1813 Ayersville was present also. Mr. Hohman explained that he was going to build a house at another location (outside City limits) and had built a pole barn at that location; since then they bought a house across the street from where they were living. Mr. Hohman said he would like to move the 24' x 36' pole barn to their new house.

Mayor McCann said our water division had a concern with the sanitary line and the location of the pole barn. Mr. Homan understands he is responsible to maintain the line (if the building is placed on top of it and it would need to be repaired/relocated).

Mayor McCann was initially concerned with a pole barn being placed in the front yard and the curb appeal factor but once he saw the property he was not as concerned.

Mr. Mack commented that he viewed the property with Mr. Robison and there is a topography issue with the land that would prevent Mr. Hohman from moving the building over any further as a ravine is located on the property.

- Mr. Mack made a motion to approve the Variance request to allow an accessory use to be permitted within the side yard setback; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

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

ITEM 2:

ALLEY VACATION REQUEST

PROJECT LOCATION: HAIG STREET, REAR OF THE LOTS, ADJACENT EASTSIDE PARK, DEFIANCE, OH 43512

APPLICANT: SCOTT BROWN, 501 HAIG STREET, DEFIANCE, OH 43512

Description: The undeveloped alley at the rear of the homes along Haig Street adjacent to the multi-use trail at Eastside Park, located between Ottawa Terrace Lots 53-65 and the Lots between Ottawa and Karnes Lot 6 and Lot 50, City of Defiance, Defiance Township, Defiance County, OH. Applicant is requesting this alley be vacated. All properties abutting the alley have signed the request to vacate.

Chairman Clady Rosebrook read the item to all.

Mr. Scott Brown, 501 Haig, was present. Mr. Brown said he has lived there over 37 years and has maintained the paper alley. Mr. Brown explained that wants to put a new building on his lot and there is limited room on his lot, with the alley acquisition – he will gain room to place his building.

Mr. Brown said he wants to put up a 28' x 25' building and will need to be 6' off his property line. Mr. Brown said there are many lines in the paper alley to the west of his property, so he decided not to request to vacate that alley.

Mayor McCann said there are overhead utilities in the alley and Toledo Edison will need to access the alley to maintain their utilities. Mr. Brown said is aware of the situation and understands Toledo Edison will need access.

Mayor McCann explained to Mr. Brown how the process and time line works with City Council hearing and approval: there will be three readings during Council (separate meetings) and if it the request is approved, there is a 30 day waiting period before it can be recorded by the City Engineer then it will be final and complete. Mr. O'Donnell suggested Mr. Brown contact the City to find out when the approval is complete (approximately November time period).

- Mr. Mack made the motion to approve the Alley Vacation Request and recommend to City Council; seconded by Mr. Butler. All members voting aye, the motion was approved.

ITEM 3:

REZONING: FINAL PUD OVERLAY REVIEW REQUEST

This case Let Lie at the July meeting.

PROJECT LOCATION: 492 DOMERSVILLE ROAD, DEFIANCE, OH 43512

APPLICANT: SCOTT AYRES, 14271 JEFFREY RD. #119, IRVINE, CA 92620.

Description: Parcel J050018000200 is approximately 8.5 acres located in the NE ¼ of the SW ¼ of Section 18, T4N, R4E in the City of Defiance, Richland Township, Defiance County, Ohio. Applicant is requesting review for the Final PUD Overlay to construct multi-family townhomes, a convenience store, retail space, and self-storage.

Chairman Clady Rosebrook read the item to all.

Mr. Christopher Daoust, 1378 Ironwood Court, was present to answer any questions the Board may have. Mr. Daoust said his project partner – Mr. Scott Ayers was not able to attend the meeting. Note: Mr. Daoust corrected the spelling of Mr. Ayer's last name – it should be Ayres not Ayers.

- Mr. Mack made the motion to "Let it Lie"; seconded by Mr. Shindler. 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. Shindler, seconded by Mr. Hoffman adjourn the meeting at 4:49 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



Jen Clady Rosebrook

Planning Commission Chairman