

City of Defiance Planning Commission

September 15, 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.
Marc Warncke	CKLW Law	419 Fifth Street, Suite 2000	419-782-6055
Rod Rittenhouse	The Baltimore Group CNR Development Shorai Corp	P.O. Box 382	419-576-0660
Brian Campbell	Campbell Home Improvement	2356 S. Clinton Street, Defiance	419-789-5670
Russ Walters		2000 Westwood Dr.	419-39-0595
Wes Schultz		2029 Westwood Dr.	419-576-6853
Todd Helberg (did not sign in)	Crescent News		

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

PLANNING ITEMS:

ITEM 1: REZONING MAP AMENDMENT REQUEST
 PROJECT LOCATION: 1910 BALTIMORE STREET, DEFIANCE, OH 43512.
 APPLICANT: SHORAI CORPORATION C/O ROD RITTENHOUSE OF THE BALTIMORE GROUP, P.O. BOX 382, DEFIANCE, OH 43512.
Description: Parcels B01-2098-0-061-00, B01-1098-0-063-00, B01-1072-0-013-00, B02-0027-0-010-00, B02-0027-0-010-00, B02-0027-0-009-00, B02-0027-0-011-00, B01-2111-0-033-00, B01-2098-0-019-00 through B01-2098-0-031-00 is approximately 34.023 acres located Sections 27 and

28 ½ PT City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a map amendment to rezone the identified parcels from B-3: Highway and General Business District, R-3: Medium to High Density Residence District, and S-1: Special District to M-2: Limited Industrial District.

Chairman Mack read the item to all.

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

Mr. Mack said this change generally conforms with what you would see in the comprehensive plan which was included in your packet (for Planning Commission members) for appropriate use for that area of town.

Mark Warncke, Attorney for Shorai Corporation, was present. Mr. Warncke said the rezoning request makes more sense according to the surrounding industrial areas.

Mayor McCann wanted to know what is the responsibility of the City. Mr. Mack explained since this is a rezoning map amendment request the commission would vote to recommend or not recommend to Council.

Russ Walters, resident of 2000 Westwood Drive, wanted to know about the areas are that are not highlighted in yellow. Rod Rittenhouse, with Shorai Corporation, said the three areas are to be rezoned to M-2.

Wes Schultz, resident of 2029 Westwood, asked if the road would be extended. Mr. Rittenhouse said if the entire area is rezoned to M-2, there would not be any need to extend the road; if part of it would stay as residential, they would put in a road for residential use. Mr. Rittenhouse said the rezoning to M-2 will not rezone the Ravine area.

Mr. Rittenhouse said once the area it rezoned it will be used for support services for the paper company.

Mayor McCann said he wanted to make sure Mr. Rittenhouse knows he needs to bring everything to Planning Commission for review. Mr. Rittenhouse understood and has been talking with Ms. Sprow. Mr. Rittenhouse said they have not finalized what the area will look like, at this point.

Ms. Warncke said the map will be amended before going to Council.

- Mayor McCann made a motion to approve the Rezoning Map Amendment Request and recommend to City Council; seconded by Mr. Butler. All members voting aye, the motion was approved.

ITEM 2:

REZONING MAP AMENDMENT REQUEST

PROJECT LOCATION: 386 MAUMEE RIVER CROSSING, DEFIANCE, OH 43512.

APPLICANT: DAVE KUHLMAN, P O BOX 432, OTTAWA, OH 45875.

Description: Parcel I06-0022-0-003-02, approximately 0.276 acres, located in Section 22(PT) W ½ Section 22, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a map amendment to rezone the current parcel from B-3: Highway and General Business District to R-2: Medium Density Residence District to construct single-family homes.

Chairman Mack read the item to all.

Mr. Mack wanted to know who was present to represent the item. No one was present.

Mr. Mack said the area conforms with what they are asking for. Mr. Mack said the Division Heads had no comments.

Mr. Shindler wanted to know what the area across the street from 386 Maumee River Crossing was zoned. Mr. Robison said it was R-2.

- Mr. Butler made a motion to approve the Rezoning Map Amendment Request and recommend to City Council; seconded by Mr. Shindler. All members voting aye, the motion was approved.

ITEM 3:

STREET VACATION REQUEST

PROJECT LOCATION: BROADWAY STREET AND RIDGE STREET, DEFIANCE, OH 43512.

APPLICANT: BRIAN CAMPBELL, 2356 SOUTH CLINTON STREET, DEFIANCE, OH 43512.

Description: Broadway Street is 66 feet in width. The south right-of-way abuts lots 34 and 35 and the north right-of-way is the north boundary of the subdivision, abutting the south line of parcel number B01-3121-0-005-00. Vacation of a portion of Broadway Street in the Plat of North Defiance, located in Town 3 North, Range 4 East, City of Defiance, Defiance County, OH in the North and East of the first principal meridian of the Ohio Land Subdivisions. Said vacated portion is between the west boundary of the subdivision (also the east right-of-way of Ridge Street in Arrowsmith's Addition) and the west right-of-way of Van Buren Street (known as Jackson Street on the Plat of North Defiance). The entire 66 foot width of vacated Broadway Street shall be combined with the southern abutting parcels (Lots 34 and 35).

Chairman Mack read the item to all.

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

Brian Campbell, property owner, was present. Mr. Campbell said he wants to consolidate the land to propose housing for veterans.

- Mr. Adams made a motion to approve the Street Vacation Request and recommend to City Council; seconded by Mr. Shindler. All members voting aye, the motion was approved.

CLERK'S REPORT:

- Ms. Warncke wanted to remind everyone of the Special Planning Commission meeting on October 1, 2025.

OPPORTUNITY FOR PUBLIC INPUT AND DISCUSSION OF TOPICS:

- None were presented.

ADJOURNMENT OF MEETING:

A motion was made by Mr. Butler; seconded by Mr. Hoffman 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

Melinda Sprow

~~Niki O. Warncke~~ *Melinda Sprow*
Planning Commission Clerk

Ryan Mack

Ryan Mack
Planning Commission Chairman