

City of Defiance Special Planning Commission

October 1, 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.
Mark Baringer	NAI Harmon		419-438-5839
Stephanie Kuhlman	NAI Harmon		419-351-1146
Josh Mast		340 Northwood	
Terry Cripe		1969 Redwood	419-784-3478
Ryan Lucke	Bockrath & Assoc.		419-523-5789
Cory Baden	Jefferson South Holdings		419-576-0284
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.

PLANNING ITEMS:

ITEM 1: MAP AMENDMENT/REZONING REQUEST, VARIANCE REQUESTS, & PLAT REVIEW
 PROJECT LOCATION: 0 ROSEWOOD, DEFIANCE, OH 43512.
 APPLICANT: JEFFERSON SOUTH HOLDINGS, LLC, 2716 SOUTH STATE ROUTE 66, DEFIANCE OH 43512
Description: Parcels B01-4167-F-005-00, B01-4167-A-016-05, and B01-4167-F-004-00 and the vacated Executive Drive ROW combined are approximately 8.836 acres located in Sherwood Forest Lots 4 and 5 and also Section 35 [^]pt NE in SE ¼ in the City of Defiance, Defiance Township, Defiance County, OH. Applicant is requesting a map amendment from the B-3: Highway and General Business District to the PUD: Planned Unit Development Overlay District. The PUD underlying district requested is R-2:

Medium Density Residence District. The following variances are requested to be included in the PUD Overlay:

- Variance request to exceed the maximum three acres for a zero lot line dwelling development per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.5.d.
- Variance request to eliminate more than one side yard setback for a zero lot line dwelling development per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.5.e.
- Variance request to exceed the total lot coverage of more than 25% of the total project area per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.7. mayor – Mr. Adams
- Variance request to exceed the maximum 10 units per acre per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.2.a.-Mr. Butler/Stacy

In addition, the applicant is requesting a Plat Review. The site plan for this development was approved by Planning Commission at the December 2024 meeting for 31 townhouse structures totaling 90 residential units.

Chairman Mack read the item to all.

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

Ryan Lucke, Bockrath and Associates, said he has been working with City staff to get the required variances approved so the final plat can be approved.

Jeff Gallogas (?-did not sign in), 1921 Redwood, wanted to know why they needed to amend the original plan; is it being changed? Mayor McCann said the Zoning wasn't correct for the plan. Ms. Warncke explained with the approved rezoning they will now be in the correct zone and will need a variance as the development will exceed the number of units. Mr. Gallogas wanted to know if this was on the original plan. Mr. O'Donnell explained the City received a request from the developer to have a sub division of lots, same number of units, units would be sub divided and in order to do that it triggered the need for variances. Mr. Gallogas wanted to know why this was needed. Mayor McCann said the houses were originally laid out they were not have their own lot, now they will have their own lot. Mayor McCann said there will be 89 units, that has not changed. Mayor McCann explained there would have been multiple units on the lot and now they will have their own lots. Mr. O'Donnell said City Council voted to allow the ordinance for this type of development. Mr. Gallogas said he thought the rules and ordinances were in place for a reason. Ms. Kaufman recommended that Mr. Lucke, with Bockrath and Associates, explain the reason for the variances. Mr. Lucke said the variances are for the interior lots only, no units will be squeezed into the adjoining property lines (each unit will be separate with their own lot). Mr. Gallogas asked about fencing. Mr. Lucke said there will not be any fencing in the southern area where Mr. Gallogas was inquiring (as they reviewed the map of the development). Mr. Gallogas asked about landscaping on the turnaround in the development. Mr. Baden said grass will be planted and the area will be maintained.

Note: On 9/11/25, Ms. Warncke spoke with and sent an email to Tony Giesige, 1959 Rosewood, regarding pond and ditch issues, Ms. Sprow was copied on the email as well.

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

- Mayor McCann made a motion to approve the Variance request to exceed the maximum three acres for a zero-lot line dwelling development; seconded by Mr. Butler. All members voting aye, the motion was approved.
- Ms. Kaufman made a motion to approve the Variance request to eliminate more than one side yard setback for a zero-lot line dwelling development; seconded by Mr. Butler. All members voting aye, the motion was approved.
- Mayor McCann made a motion to approve the Variance request to exceed the total lot coverage of more than 25% of the total project area; seconded by Mr. Adams. All members voting aye, the motion was approved.
- Mr. Adams made a motion to approve the Variance request to exceed the maximum 10 units per acre; seconded by Ms. Kaufman. All members voting aye, the motion was approved.
- Ms. Kaufman made a motion to approve the Plat Review; seconded by Mr. Shindler. All members voting aye, the motion was approved.

ITEM 2:

SITE PLAN REVIEW

PROJECT LOCATION: 25940 COMMERCE DRIVE, DEFIANCE, OH 43512.

APPLICANT: EDWARD HARMON, 4427 TALMADGE ROAD, TOLEDO, OH 43623.

Description: Parcel J05-0018-0-002-00, approximately 8.07 acres, located in Section 18 NE PT SE & Mid PT S RR NE, City of Defiance, Richland Township, Defiance County, OH. Applicant is a site plan review to develop the site with a 100,000 s.f. industrial spec building. The following variances are requested:

-Variance request to exclude the required offsets on the front facades per *City of Defiance Planning and Zoning Code*, Chapter 1173.04.D.3.c.ii.

-Variance request to allow loading spaces in the front yard per *City of Defiance Planning and Zoning Code*, Chapter 1175.10.C.1.b.

Chairman Mack read the item to all.

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

Ms. Stephanie Kuhlman, NAI Harmon, was present. Ms. Kuhlman said they have an existing building to the north of the proposed building (APG) and have committed to a new 70,000 sf building for the first phase which may be expanded in the future.

Mayor McCann said there were **comments from the City Engineer**, which were reviewed:

- **Parking and landscaping, may encroach on the existing Toledo Edison and Ohio Gas easements.** Ms. Kuhlman said they will work on those items with the City Engineer.
- **If ownership of the prior vacated right of way is staying with the new lot, they should also install sidewalks on north side of the private street as well. Sidewalks should also be installed along Domersville.** Mayor McCann said Planning Commission and City Council are in favor of sidewalks as there are many people walking in the area and the City is requesting sidewalks on the north and south side of the property as well as sidewalks along Domersville (regarding the sidewalks along Domersville, Mayor McCann may be willing to wait on installing until there is an end user in the building). Ms. Kuhlman said they will put them in. Ms. Kuhlman explained the buildings are under different ownership and she will talk with the owner of APG and make sure they will install the sidewalk along the north side of the street and the proposed new building along the south side of the street.

- **What is the plan for dedicating the right of way for Commerce Drive? Will there be shared access agreements in place for the two parcels who will access their businesses from the "private street"?** Ms. Kuhlman said access agreements will be put in place.
- **How will the layout of the "future parking" impact the initial parking layout and sidewalk installation?** Ms. Sprow asked that they clarify the striped parking area as the area is referencing the parking area if the building is expanded. Mr. Jim Howell, Logan Creek (the general contractor), was present. Mr. Howell said the future parking area was clouded for future building expansion.
- **The DGL Traffic Impact Study referenced additional northbound and southbound turn lanes once an additional parcel was developed (after APG).** Ms. Kuhlman said they thought there may be a roundabout installed. Mayor McCann said the City will be installing two roundabouts next year and he feels a roundabout would be a good idea for that intersection, if warranted, and would be a safer option. Ms. Kuhlman said she would like to table this item for future discussion.
- **A shared access easement should be granted to the parcel owned by Capsize LLC. This could possibly eliminate the need for additional intersection improvements on Domersville to the Capsize LLC parcel.** Mayor McCann explained the situation with Capsize to everyone and the current project has not been developed. Ms. Kuhlman said the APG building is currently 80,000 sf. Ms. Kuhlman said when easements are granted for non-compatible users it doesn't turn out well (they would not want traffic from that area into their commercial lot). Ms. Kuhlman said they are having discussions now with end users that want to expand this new proposed building.

Mayor McCann addressed the Fire Chief's concerns of fire hydrants and accessibility to them. Ms. Kuhlman said they will be installed.

Mayor McCann asked loading spaces in the front yard. Ms. Kuhlman said the code has changed since the first building (APG) was installed so a variance is required.

Mayor McCann said our Code is set up to look at visual interests. Ms. Warncke said they can be added on. Mayor McCann said the appearance of the APG building has met and exceeded his expectations so he is certain the new building will be the same.

Mayor McCann asked if anyone had comments on the site plan. Ms. Kaufman said she agreed the issues were worthwhile and she hopes that the City Engineer and Fire Chief concerns are met with both Harmon and the City.

Ms. Kuhlman thanked the City and she said it is a pleasure to work with the City as it is not how it is with other jurisdictions.

Ms. Sprow commented that Engineering and Zoning Certificates will be required.

- Mayor McCann made a motion to approve the Variance request to exclude the required offsets on the front facades; seconded by Mr. Shindler. All members voting aye, the motion was approved.
- Mr. Shindler made a motion to approve the Variance request to request to allow loading spaces in the front yard; seconded by Mr. Butler. All members voting aye, the motion was approved.
- Mayor McCann made a motion to approve the Site Plan; seconded by Ms. Kaufman. All members voting aye, the motion was approved.

Special Note:

- Ms. Warncke announced she is leaving the City on Oct. 16th and this would be her last Planning Commission meeting. She said it was a pleasure to work with everyone. Mayor McCann said that she should be very proud of the huge project that she has been working on for the City. Ms. Warncke said sidewalks will be installed on E. Second from Greenhouse to Domersville Road on the south side; the million-dollar project will be completely paid for. Mr. Mack said everyone appreciates all the hard work Ms. Warncke has done for the City. Ms. Sprow commented that Ms. Warncke will still be in the area and working with us.

ADJOURNMENT OF MEETING:

A motion was made by Mr. Shindler; seconded by Ms. Kaufman to adjourn the meeting at 5:09 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 *Melinda Sprow*
Planning Commission Clerk


Ryan Mack
Planning Commission Chairman