

# PLANNING COMMISSION

Tuesday, January 21<sup>st</sup> at 4:30 p.m.  
City Council Chambers



# AGENDA

*The next Planning Commission meeting is Tuesday, February 18, 2025*

## **ADMINISTRATIVE ITEMS:**

ITEM 1: Roll Call of Members

ITEM 2: Approval of the December 16, 2024 Planning Commission Meeting minutes.

## **PLANNING ITEMS:**

ITEM 1: SITE PLAN REVIEW

PROJECT LOCATION: 2705 SR 66 SOUTH, DEFIANCE, OH 43512

APPLICANT: JULIE BADEN, 2716 SR 66 SOUTH, DEFIANCE OH 43512.

*Description:*

Parcels B014184000200 is located in Section 1 PT NW ½, in the City of Defiance, Defiance Township, Defiance County, OH. Applicant is requesting a site plan review to allow an indoor/outdoor event rental space.

## **CLERK'S REPORT**

## **PUBLIC INPUT AND DISCUSSION**

## **ADJOURNMENT**



**ITEM 1:  
PROJECT LOCATION:  
APPLICANT:**

**SITE PLAN REVIEW**  
**2705 SR 66 SOUTH, DEFIANCE, OH 43512**  
**JULIE BADEN, 2716 SR 66 SOUTH, DEFIANCE OH 43512.**

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ITEM 1:

## SITE PLAN REVIEW

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**PROJECT LOCATION:**

**APPLICANT:**

2705 SR 66 SOUTH, DEFIANCE, OH 43512

JULIE BADEN, 2716 SR 66 SOUTH, DEFIANCE OH 43512.

Parcels B014184000200 is located in Section 1 PT NW 1/2, in the City of Defiance, Defiance Township, Defiance County, OH. Applicant is requesting a site plan review to allow an indoor/outdoor event rental space.



RECEIVED

DEC 23 2024

PLANNING & ZONING APPLICATION

CITY OF DEFIANCE \* 631 PERRY STREET \* DEFIANCE \* OHIO \* 43512  
419.784.2249 \* www.cityofdefiance.com

BUILDING INSPECTION

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Variance	<input type="checkbox"/> Major Subdivision
<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Vacation (street or alley)	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Plat

LOCATION

Certified Address: 2705 St. Route 66

Is this application being annexed into the City of Defiance? X Yes    No (select one)

If this site is currently pending annexation, applicant must show documentation of county commissioner's adoption of the annexation petition. Site is Currently Annexed

Parcel Number(s) for Certified Address: Pt. B01-4184-0-002-00

Current Zoning District(s): B-3 Requested Zoning District(s): N/A Acreage: 15 acres

Proposed use or reason for rezoning/variance/conditional use request: \_\_\_\_\_

APPLICANT(S):

Name: Julie Baden for BADEN PROPERTIES LTD

Address: 2716 SR 66 SOUTH City/State: Defiance, Ohio Zip: 43512

Phone: 419-576-0284 Fax: \_\_\_\_\_ Email: juliebaden@hotmail.com

PROPERTY OWNER(S):

Name: BADEN PROPERTIES LTD

Address: 2716 SR 66 SOUTH City/State: Defiance, Ohio Zip: 43512

Phone: 419-576-0284 Fax: \_\_\_\_\_ Email: juliebaden@hotmail.com

ATTORNEY/AGENT:    Attorney    Agent (check one)

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

SIGNATURES: All signatures must be provided and signed in blue ink.

Applicant: Julie Baden

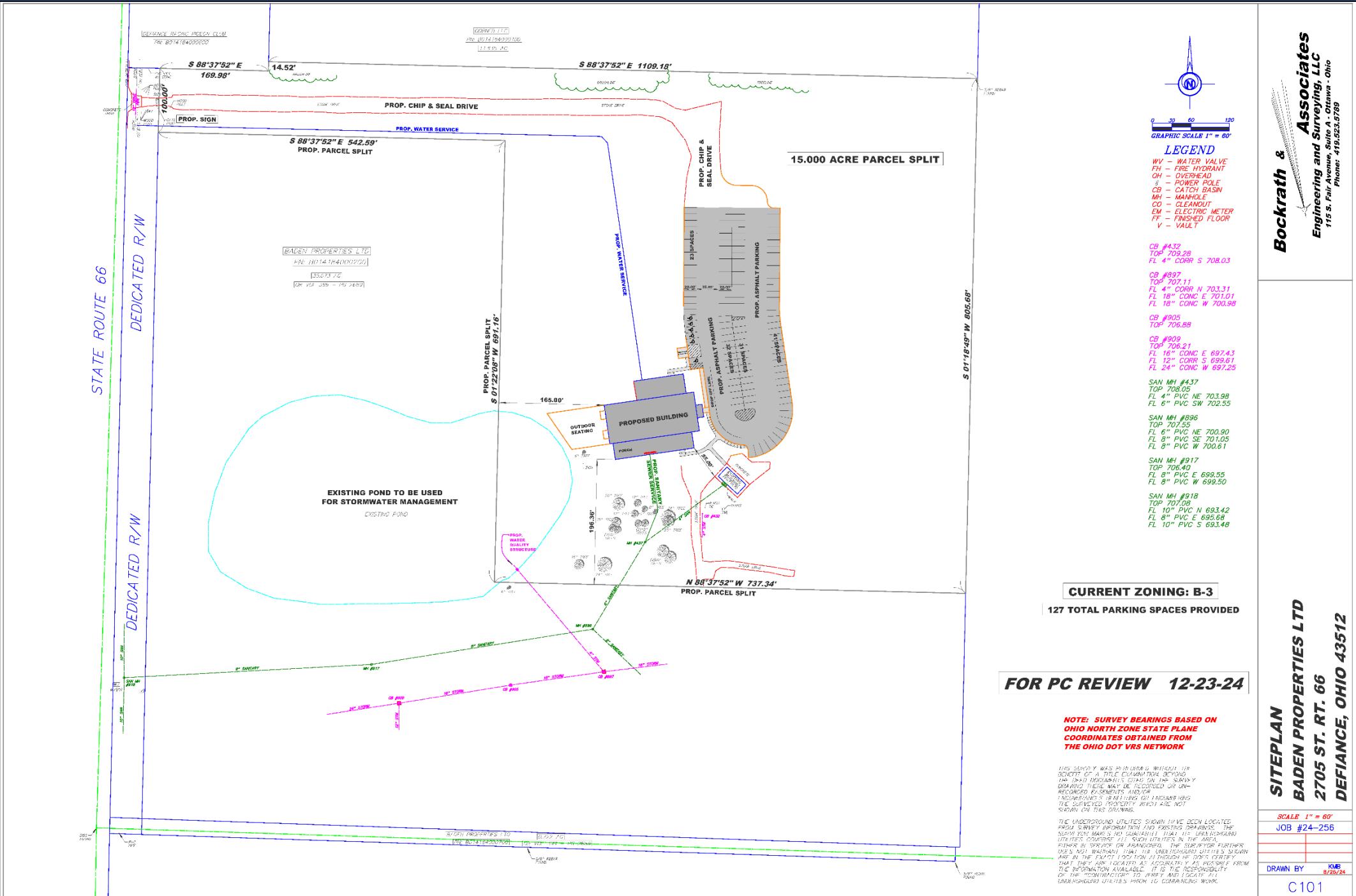
Property Owner: BADEN PROPERTIES LTD

Attorney/Agent: \_\_\_\_\_

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the city staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc may delay review of this application.

Date Received: 12/23/24 Fee: # 2500 Check No.: 5149 Accepted By: Julie Baden  
Effective date: January 1, 2020

Receipt # 27380



**Bockrath & Associates**  
**Engineering and Survey, LLC**  
**115 S. Fair Avenue, Suite A - Ottawa - Ohio**  
**Phone: 419.523.5759**



**Project Review Comments for 2705 SR 66 South**  
January 2025

Division	Comments
Building & Zoning	<b>Rex Robison, Building &amp; Zoning Commissioner:</b> No comments received.
Engineering	<b>Melinda Sprow, P.E., City Engineer:</b> <ul style="list-style-type: none"><li>• We will need a full set of civil plans (proposed water service tie-in details, proposed sanitary sewer tie-in details, etc)</li><li>• We will want to see the plumbing plans from the architectural drawings</li><li>• All storm water management documents will be required with associated calculations</li><li>• Storm water easements will be required</li><li>• Are modifications being proposed to the existing drive? It appears narrow and not accommodating for 2-way traffic? This can be addressed on the full set of civil plans.</li><li>• Sidewalks need to be shown</li><li>• WPC will need to determine if an oil/grease interceptor is needed</li><li>• Water Distribution will coordinate needed backflow prevention</li><li>• Fire Department should be consulted regarding additional hydrants that may be required</li><li>• The site plan references a proposed 15-acre parcel split that does not match the proposed zoning change boundary legal/plat. The proposed zoning boundary is 7.486 acres. Are the two intended to be different, or does the rezoning boundary need to be modified and approval for the 15-acre division be approved?</li></ul>
Parks & Grounds	<b>Rob Cereghin, Parks Director:</b> No park issues.
Streets & Water Distribution	<b>DJ Zeedyk, Streets Superintendent:</b> No issues from streets or water distribution.
Water Pollution Control	<b>Mark Lenhart, Superintendent, Water Pollution Control</b> Only sanitary sewage can be discharged into the sewer lines, no clean water. If the event building is going to have fryers, then a grease trap will need to be installed. If the calculations show that the grease trap needs to be larger than 1,000 gallons, then a PTI to the Ohio EPA will be required
Water Treatment	<b>Joe Ewers, Superintendent, Water Treatment Plant:</b> No issues.
Storm Water, MS4	<b>Jen English, MS4 Coordinator:</b> No comments received.

Police	<b>Todd Shafer, Police Chief:</b> No issues.
Fire & Rescue	<b>Shawn Wittkop, OFE, NRP, Fire Chief:</b> No zoning issues.

# SOUTH RIVER PLANNING AREA

**OVERVIEW** The South River Planning Area is a predominantly residential area centered on Jefferson Avenue extending from the Auglaize River to the southern city limits, adjacent to Camp Lakota (a large camp operated by the Boy Scouts of America). The area includes newer residential subdivisions, several apartment complexes, a nursing home, senior housing, a number of churches, developed and undeveloped commercial sites along Jefferson Avenue, the Defiance Area YMCA, and the Defiance City Schools campus and stadium. The only industrial use in this planning area is a concrete plant on Cleveland Avenue near Ottawa Street.

This area is zoned predominantly residential. There is commercial zoning on Jefferson Avenue extending for most of the frontage from the Auglaize River to Rosewood Avenue along with several areas of office-residential zoning. There is also a small area of commercial zoning at the southwest corner of Cleveland Avenue and Ottawa Avenue. The Defiance City Schools complex is zoned special district and the concrete plant on Cleveland Avenue is zoned industrial. There is an area zoned agriculture on the east side of Jefferson Avenue, south of Carter Road.

## EXISTING LAND USES AND ZONING

Primary land uses include public/institutional, residential, multi-family residential, commercial, and agricultural.

Existing zoning classifications include: B-3 (Single Family Residential), O-R (Office/Residential), and R-1 (Low Density Residential) along the S. Jefferson Ave corridor. To the east and west of Jefferson, areas are zoned R-2 (Medium Density Residential), R-3 (Medium to High Density Residential), and S-1 (Special) where the schools are located. Areas below Carter Rd along SR 66 are zoned R-2, R-3, and A-1 (Agricultural). Other designations include a significant portion of FP (Flood Plain) on the north side of the planning area, and a small M-1 (Restricted Industrial) area along Cleveland Ave.



## PREFERRED FUTURE LAND USES

- Single Family Residential
- Multi-Family Residential (limited to existing areas, properly buffered)
- Neighborhood Commercial (limited to existing areas, properly buffered)
- Public and Institutional

64 • Comprehensive Community Action Plan

## PLANNING ISSUES

- Improving the pedestrian connections around and to the schools and working with school officials on an updated pedestrian connectivity improvement strategy.
- A portion of this planning area (north of Cleveland Avenue) is classified as low-to-moderate income (LMI) making it eligible to community development block funding for public infrastructure projects (See Map: Economic Development Incentive Programs).
- Addressing commercial revitalization opportunities along Jefferson Avenue.
- No access points or connectivity to the Auglaize River, but opportunities exist for future planning and collaboration with Camp Lakota officials for planned site accessibility in their "off-season".
- Significant flood zones north of Chippewa Drive and growth areas that include mature woodlots.

## ENVIRONMENTAL CONSIDERATIONS

- Significant floodplains in the northwest corner of the planning area along the Auglaize River, north of Chippewa Drive.
- Creek along the northeast edge of the planning area.
- Mature woodlots.

## TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

The planning area is serviced by the key north-south of Jefferson Avenue, SR 66, Ottawa Avenue (SR 15), Cleveland Avenue, and Carter Road. Recent improvements in this planning area include the SR 15/Cleveland Avenue Roundabout (2021), resurfacing of Chippewa Drive, Kowa Court, and Delaware Court, and Safe Routes to School connectivity improvements along Cleveland Avenue. Oak Pointe Lane and Oak Ridge Lane were re-paved in 2022.

The following planned connectivity improvements should be considered:

- Sidewalk improvements on Jefferson Avenue from Rosewood Avenue to Carter Road
- Sidewalk improvements to infill sidewalk gaps within Sherwood Forest
- Sidewalk improvements on Ginter Road from Jefferson Avenue to south corporation limits (completing in 2023 in cooperation with Defiance Township)
- Sidewalk improvements on Cleveland Avenue from Greener Road to Palmer Drive



Cleveland Avenue plays a key pedestrian connectivity role in getting residents and students safely to the unified school and YMCA footprint. A shared use path was recently added but more improvements are necessary.

## UTILITY CONSIDERATIONS

The storm sewers within the South River Planning Area appear sufficient to support existing and future development with properly designed storm water management facilities. Local storm conveyance and water quality improvements will be seen by incorporating low-impact design solutions for newly developed sites when they occur.

The sewers within this service area are separated and served by four (4) existing pumping stations. Existing sanitary gravity sewers and pumping stations within this Planning Area have capacity to serve current development. Pumping station capacities will need to be assessed when future additional development occurs. Existing public and private sanitary sewers serving the existing developments should be internally inspected for condition and as potential sources of I/I and regular maintenance.

The water distribution system within the South River Planning Area is relatively new in comparison to other parts of the City and is sufficient to support current and planned development. Several private water mains provide fire protection and potable water to the Defiance City Schools. These are connected to the distribution system and are in good repair. There is a concern with the ownership of the water main serving the school as service connections enter different school buildings. The City should coordinate with the schools to provide leak detection services to confirm that significant water losses are not occurring and overall reliability.

The water main along South Ottawa Avenue (SR 15) is a dead-end main south of Cleveland Avenue. The water main on Jefferson Street, south of Rosewood Avenue, is also a dead-end main. Future connections along Carter Road, east to the main on South Ottawa Avenue (SR 15) and west to Ginter Road, should be considered for overall system reliability.

Water mains within the Ranchland Heights Subdivision are currently located within backyard easements and very difficult to access for maintenance. Future improvements along these streets should include relocation of the water mains into the public rights-of-way for future maintenance.

## FUTURE CAPITAL IMPROVEMENTS

- 2023 Full Depth Reclamation – Ginter Rd, Carter Rd
- 2024 Resurfacing – W Sherwood Dr, Colleen Dr, Buckingham Ct, Laurewood Dr, Redwood Dr, Evan Dr, Sports Ct
- 2024 Rehabilitation – Sherwood Dr
- 2025 Resurfacing – Chippewa Ave, Chippewa Dr, Seminole Ave, Chippewa Trail Ct, Iroquois Ct
- Future Rehabilitation – Oak Pointe Ln, Oak Ridge Ln

## RECOMMENDED SOLUTIONS

- Future park and recreational planning should work to improve Auglaize River accessibility. Opportunities exist for additional collaboration with Camp Lakota officials for planned site accessibility in their "off-season".
- Work with Defiance City Local School officials in the development of a new School Trail Plan (STP). The last STP was developed in 2008 before the school consolidation and should be updated to reflect the current walking and biking impediments and opportunities. City and school officials could also pursue the creation of a wooded trail system and "Interpreting Environmental Stewardship Nature Areas" on their footprint adjacent to the Elementary School.
- Pursue the development of a Corridor Overlay along Jefferson Street to promote general aesthetics, access management and site planning.
- Planned capital improvements should be linked to outside resources whenever possible, from the Ohio Department of Development, Jobs Ohio, Ohio Public Works Commission, Ohio EPA, and Ohio Department of Transportation.
- Work with developers on a tree preservation plan on projects that impact mature, established woodlots. City officials should consider adopting a Tree Preservation Ordinance that provides guidance to developers of applicable projects in the future.
- Complete water main improvements to eliminate dead ends in the distribution system and improve overall reliability.
- Install water meters on City facilities to account for unbilled water utilized throughout the City's distribution system.
- Updates to the zoning map could include:
  - Expand the S-1 zoning at the southwest corner of the school complex along Palmer to include the school athletic field. At the present time this area is zoned B-3.

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