

# PLANNING COMMISSION

Tuesday, February 18<sup>th</sup> at 4:30 p.m.  
City Council Chambers



# AGENDA

*The next Planning Commission meeting is **Monday, March 17, 2025***

## **ADMINISTRATIVE ITEMS:**

ITEM 1: Roll Call of Members

ITEM 2: Approval of the January 21, 2025 Planning Commission Meeting minutes.

## **PLANNING ITEMS:**

ITEM 1: VARIANCE REQUESTS

PROJECT LOCATION: 330 GREENHOUSE AVENUE, DEFIANCE, OH 43512.

APPLICANT: JOHNNY & NAVY QUACH, C/O JOSEPH P. BORGHESE, JACK D. WALTERS & ASSOCIATES, INC., 5166 BLAZER PARKWAY, DUBLIN, OH 43017.

ITEM 2: VARIANCE REQUEST

PROJECT LOCATION: 211 BIEDE AVENUE, DEFIANCE, OH 43512.

APPLICANT: BOARD OF COMMISSIONERS OF DEFIANCE COUNTY, C/O MAUMEE VALLEY GUIDANCE CENTER, 211 BIEDE AVENUE, DEFIANCE OH 43512.

ITEM 3: SITE PLAN REVIEW

*Case Let Lie at the January 2025 Planning Commission meeting.*

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

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

## **CLERK'S REPORT**

## **PUBLIC INPUT AND DISCUSSION**

## **ADJOURNMENT**



**ITEM 1:**

**PROJECT LOCATION:**

**APPLICANT:**

**VARIANCE REQUESTS**

**330 GREENHOUSE AVENUE, DEFIANCE, OH 43512.**

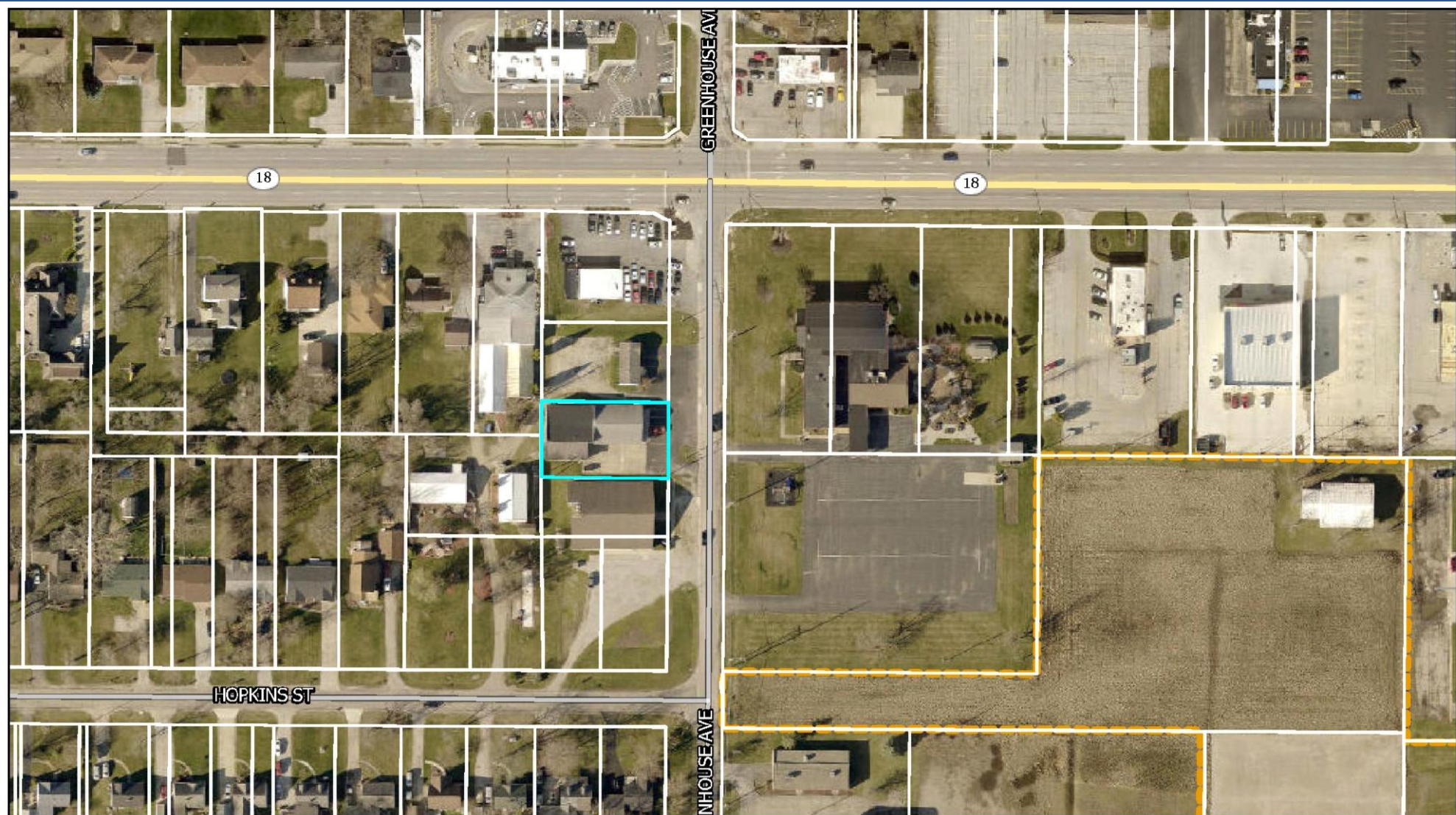
**JOHNNY & NAVY QUACH, C/O JOSEPH P. BORGHESE, JACK D. WALTERS & ASSOCIATES, INC., 5166 BLAZER PARKWAY, DUBLIN, OH 43017.**

Parcel J04-0030-0-019-00, approximately 0.2514 acre, located in Section 30 South PT, City of Defiance, Richland Township, Defiance County, OH. Applicant requests two parking variances for the new business locating here. The request is as follows:

-Variance request to reduce the required number of parking spaces from 32 to 12 per *City of Defiance Planning and Zoning Code*, Chapter 1175.04.

-Variance request to reduce the required size of the 90 degree, 2-way parking aisle from 24 feet to 22 feet per *City of Defiance Planning and Zoning Code*, Chapter 1175.04-2.





ITEM 1: VARIANCE REQUESTS  
 PROJECT LOCATION: 330 GREENHOUSE AVENUE, DEFIANCE, OH 43512.  
 APPLICANT: JOHNNY & NAVY QUACH, C/O JOSEPH P. BORGHESE, JACK D. WALTERS & ASSOCIATES, INC., 5166  
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# PLANNING & ZONING APPLICATION

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

RECEIVED  
JAN 13 2025

## ENGINEERING DIVISION

☐ Rezoning  
☐ Site Plan Review  
☐ Vacation (street or alley)
 ☒ Variance  
☐ Conditional Use Permit  
☐ Minor Subdivision
 ☐ Major Subdivision  
☐ Preliminary Plat  
☐ Final Plat

## LOCATION

Certified Address: 330 Greenhouse Ave., Defiance, Ohio 43512

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

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

Parcel Number(s) for Certified Address: J04-0030-0-019-00

Current Zoning District(s): B-3 Requested Zoning District(s): B-3 Acreage: 0.2514

Proposed use or reason for rezoning/variance/conditional use request: 1175.04 Personal Services, Parking.

16 Personal care stations, 32 spaces required. Lot can only provide 12 spaces.

1175.04-2 90 degree 2-way parking aisle: 24 feet required, lot can only provide 22 feet.

## APPLICANT(S):

Name: Joseph P. Borghese, Architect of Jack D. Walters & Associates, Inc.

Address: 5166 Blazer Parkway City/State: Dublin/Ohio Zip: 43017

Phone: 614-889-2516 Fax: \_\_\_\_\_ Email: jdwardcheng@gmail.com

## PROPERTY OWNER(S):

Name: Johnny L. & Navy M. Quach

Address: 7730 Fallbrook Drive City/State: Houston/ Texas Zip: 77086

Phone: 281-203-4507 Fax: \_\_\_\_\_ Email: jlq27@yahoo.com

## ATTORNEY/AGENT: ☐ Attorney ☒ Agent (check one)

Name: Joseph P. Borghese, Architect of Jack D. Walters & Associates, Inc.

Address: 5166 Blazer Parkway City/State: Dublin/Ohio Zip: 43017

Phone: 614-889-2516 Fax: \_\_\_\_\_ Email: jdwardcheng@gmail.com

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

Applicant: Joseph P. Borghese  
 Property Owner: Johnny L. Quach Signed by: Navy M. Quach 1/11/2025  
 Attorney/Agent: Joseph P. Borghese Signed by: Navy M. Quach

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: 1/13/25 Fee: \$300.00 Check No.: 470 Accepted By: [Signature]

Effective date: January 1, 2020

Receipt # 27032





**Project Review Comments for 330 Greenhouse Avenue**  
February 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> Applicant will need to connect to the new sanitary sewer being installed this year by the City.
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> Wastewater has no issues with the parking request. Our concern is we are in the process of designing and installing a sanitary sewer across the front of this property in the ROW. We have not bid out the project yet, but the timing may be important for us to know when they plan on doing the work. Our project will be in the ROW but the location is close enough to their property that it may have an impact.
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.



EASTSIDE PLANNING AREA

**OVERVIEW** This planning area is located immediately to the east of downtown abutting the Maumee River and Auglaize River and extends to the city limits to the east and Cleveland Avenue to the south. The planning area is a diverse collection of aging and newer residential neighborhoods with a variety of non-residential land uses clustered along East Second St, Ottawa Ave, Aversville Ave, Karnes Ave, and Columbus Avenue/halfroad corridor. Major public and institutional uses include Mercy Health Center, Defiance County offices and Eastside Park. The Defiance Water Pollution Control plant is located north of E. Second Street near the eastern city limits, and the adjacent GM Powertrain plant is located just beyond the eastern city limits. Eastside Park and the Preston Run floodplain, along with floodplain areas along the Maumee River and Auglaize River, are also located in this planning area. This area includes one Downtown Redevelopment District anchored by the historic Ymca. The area is zoned predominantly residential, with commercial zoning along E. Second Street, Hopkins Street, Ottawa Avenue and Spruce Street. There is a significant area near the confluence zoned as floodplain (FF) and industrial zoning in the Columbus Avenue/halfroad corridor and the Cleveland Avenue/Ottawa Avenue area. The Defiance County office campus is zoned special district and the Mercy Health Defiance Hospital campus is zoned office residential.

EXISTING LAND USES AND ZONING

Primary land uses include residential, multi-family residential, public/institutional, commercial, and industrial. Existing zoning classifications include: M-1 (Restricted Industrial), M-2 (Limited Industrial), M-3 (General Industrial), B-1 (Neighborhood Business District), B-3 (Highway and General Business), B-4 (Community Shopping Center), O-R (Office-Residential), R-1 (Low Density Residential), R-2 (Medium Density Residential), R-3 (Medium to High Density Residential), S-1 (Special), F-P (Flood Plain).

PREFERRED FUTURE LAND USES

- Single family residential
- Multi-family residential (if infill, buffered property)
- Commercial and Offices
- Industrial (Expansion limited to Cleveland/Agnes/E 2nd Street adjacent to GM legacy areas should be phased out.)
- Public and Institutional Uses

PLANNING ISSUES

- Framing in a long-term, phased neighborhood revitalization plan in collaboration with the Eastside Neighborhood Association, leveraged with federal and state grant resources, like CDBG funds. Most of the census tracts in this planning area and portions of Richland Township going east to Vine Road are classified as low to moderate income (LMI) with underserved populations (See Map: Economic Development Incentive Programs).
- Opportunities for improved pedestrian connectivity elements and new or improved access points along the Maumee and Auglaize Rivers, and Preston Run. This area was once connected to Preston Island with a portion walkway until the flood of 1913. The existing trail behind Mercy is managed by the Defiance County Health District) are not capitalized on and could use better signage, wayfinding, and placemaking features such as benches and river views.
- Several properties on East Second Street are in need of revitalization and facade renewal in order to improve the aesthetics of the corridor.
- Opportunities to improve land use buffering between land uses and address billboards and excess signage along E. 2nd Street.
- Numerous locations for residential single & multi-family infill opportunities. According to the 2019 Housing Study, two vacant parcels north of Hooper along Upton would score well for GHFA multi-family tax credit applications.
- The former SK Hand Tool site, located at 135 Hickory Street, once remediated could annexed to the city and incentivized for adaptive reuse purposes. Several parcels that comprise the former brownfield are wholly owned by the Defiance County Land Reutilization Corporation.
- Planning for legacy land use structures and areas located in the flood zone that must now comply to Chapter 1333 (Floodplain Construction Standards) and likely cannot rebuild if damaged.
- Identifying future growth and commerce areas adjacent to Defiance in Richland Township and collaborating with stakeholders for transportation and infrastructure capacity improvements. At the present time, the CSX Industrial Site across from the GM plant needs sewer services.
- Potential rail line blockages at all grade crossings (SR 150/Ottawa Avenue).
- This planning area is adjacent to parcels that are not located in the corporation limits, but may receive city services.



FUTURE CAPITAL IMPROVEMENTS

- 2023 16' Maumee River Water Main Crossing at Carpenter Road
- 2023 Resurfacing - Wilcox Dr, Maumee Dr, Maumee Dr, Euclid Ave, Gleason Ave, Tiedeman Ave, Buft St, King St, Route Ave, Greener St, Alton Street
- 2023 Full Depth Reclamation - Lora Lane
- 2024 Signalized Intersection Upgrades - E Second & Greenhouse
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- 2026 Resurfacing - Elmwood Dr, Summit St, Henry St, Emmett St, Vine St, Petain St, Upton St, Degler St, Elmwood Dr, Greenhouse Ave, Buckeye St, Richland St, Spruce Street
- 2027 Water Transmission Main Line - Ottawa Ave, Greener Street
- 2028 Water Line Replacement - Columbus Avenue
- Future Group 20 Inflow Reduction - Aversville Ave, Leaver Ave, Madison Ave, Martin Ave, Savers Ave, Greener St, Hopkins Ave, Spruce St, 3rd St, East Street
- Future Kingsbury Pumping Station Improvements (TCCP Group 3A)

TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

The primary roadways servicing this planning area include East Second Street (SR 16), Ottawa Avenue (SR 15), Aversville Avenue, Dornerville Road (SR 28), Hopkins Street, and Karnes Avenue. The area is in need of improving pedestrian connectivity, as there are sidewalk coverage gaps through various areas.

Numerous road and connectivity improvements were made in this planning area since 2020, to include Signalized Intersection Upgrades at East Second & Belden (2021), Baline Street and Eastside Park pedestrian improvements (2020), Hopkins Street Bridge replacement, and the resurfacing of Summit Street (2021), Auglaize St, Spruce St, East St, Summit St, Highland St, Main St, Prospect St were resurfaced in 2022.

The following planned connectivity improvements should be considered:

- Add sidewalks along:
  - Cleveland Avenue from Ottawa Avenue to Aversville Avenue (funding awarded by ODOT in 2022)
  - Aversville Avenue from Ottawa Avenue to Cleveland Avenue
  - Ottawa Avenue from Baline Street to East Second Street (funding awarded by ODOT in 2022)
  - Karnes Avenue from Cleveland Avenue to Eastside Park, including a RFB crossing at Karnes & Cleveland
- Sidewalk improvements along E. Second Street from Tiedeman Avenue to Dornerville Road.
- Extend Shared Use Path along Ottawa Avenue northward to Baline Street.
- Improve Ottawa Avenue to curb and gutter design from Agnes Street northward to CSX railroad to improve drainage issues.
- Coordinate with the Health District on a connectivity plan of recreational trails located near the Defiance County Sheriff's Office and the old hospital property.
- Explore the feasibility of extending Florence Avenue southward Standley Road with a potential overpass of the CSX railroad.
- Explore the feasibility of activating Preston Run with a trail system from Standley Road to East Second Street.



Activating Preston Run with a trail system could connect the community in profound ways.

UTILITY CONSIDERATIONS

The Eastside Planning Area is served by combined sewers tributary to the Kingsbury Lift Station. The Kingsbury Lift Station and Force Main are identified as critical areas in the City's watershed and asset management planning and are planned for replacement in the near future. The facilities are responsible for conveying the vast majority of sanitary and combined flows generated by the City to the Water Pollution Control Facility on East Second Street, just east of Dornerville Road. Four (4) additional lift stations, including one (1) owned by General Motors, are tributary to the collection system.

No known incidences of water in basement (WIB) or surface flooding events are occurring during wet weather. Regular internal inspection of the sewers is occurring and should continue to identify locations of issues. Areas identified for needed repairs are coordinated through the Engineering Department and non-emergency repairs are included in street improvement projects when they occur. The water distribution system is generally older distribution mains sufficient to support current development and infill of residential and commercial development with no significant history of breaks or leaks. Older fire hydrants and valves are scheduled for replacement and lead services, when identified, are replaced. Areas identified for needed repairs are coordinated through the Engineering Department and non-emergency repairs are included in street improvement projects when they occur.

Water lines were replaced along Hopkins Street and Greenhouse and Florence Avenues in 2020, and city officials in 2022 began planning and construction for a 16' Maumee River Crossing Replacement Project connecting to Carpenter Road on the north will begin just east of Belden Avenue on the south side in 2022.

RECOMMENDED SOLUTIONS

- City officials should continue to work with the Eastside Neighborhood stakeholders in developing a phased Neighborhood Revitalization Strategy, to include a plan for heightened property maintenance and nuisance abatement. Consider expanding Eastside Park by acquiring additional vacant parcels.
- Collaborate with realtor and property owners of vacant commercial properties on available tools and incentives to improve their marketability and potential for adaptive reuse projects.
- Continue to pursue Complete Streets and off-road pedestrian connectivity solutions that connect to the school campus and YMCA. An opportunity may exist to develop a trail system along Preston Run connecting Hopkins Street to Standley/Aversville Road juncture utilizing city-owned parcels, utility easements, and rights-of-way, with minimal private property acquisition.
- Finalize and fund improvements at Buchanan Park, and pursue other activation nodes along the Auglaize River like Kahlo Cemetery. At the present time, access to the cemetery is hard to distinguish and not signed/maintained appropriately.
- Adopt and utilize a vacant property registration ordinance to monitor and create accountability for vacant commercial properties.
- 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.
- Pursue the development of a Corridor Overlay along East 2nd Street to promote general aesthetics, access management and site planning.
- City officials should consider working with the owners of Vaughn's Auto Sales and junkyard on a phase out strategy. It is currently a non-conforming land use operating in an R-1 residential district, and on city-owned property in a floodway along Preston Run.
- Working with Richland Township, Defiance County Commissioners, and business/property owners (especially along E. Second Street, Hopkins and Spruce Streets) on future transportation network improvements and on a phased annexation strategy that aims to help improve the site readiness of underutilized and undeveloped parcels. Income tax grants that ameliorate the annexation "costs" on employees could be pursued, especially for large employers.
- Install water meters on City facilities to account for unbilled water utilized throughout the City's distribution system.
- Eroded banks along the southern edge of the Maumee River near Preston Run.
- Updates to the zoning map could include:
  - Phased approval of the rezoning of older M-3 land uses along Columbus (once vacated) to higher density residential uses
  - Rezoning all public properties to S-1 zoning, especially Eastside Park (currently zoned R-2)



**ITEM 2:**

**PROJECT LOCATION:**

**APPLICANT:**

**VARIANCE REQUEST**

**211 BIEDE AVENUE, DEFIANCE, OH 43512.**

**BOARD OF COMMISSIONERS OF DEFIANCE COUNTY, C/O MAUMEE VALLEY  
GUIDANCE CENTER, 211 BIEDE AVENUE, DEFIANCE OH 43512.**

Parcel B014145018200 is located AUD PL of Biede Place, in the City of Defiance, Richland Township, Defiance County, OH. Applicant plans to build an addition to the current building. The applicant is requesting the following variance:

-Variance request to reduce the required 50' side yard setback to 20' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-3 chart.





**ITEM 2:**

PROJECT LOCATION:

APPLICANT:

**VARIANCE REQUEST**

211 BIEDE AVENUE, DEFIANCE, OH 43512.

BOARD OF COMMISSIONERS OF DEFIANCE COUNTY, C/O MAUMEE VALLEY GUIDANCE CENTER, 211 BIEDE AVENUE, DEFIANCE OH 43512.

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-Variance request to reduce the required 50' side yard setback to 20' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-3 chart.





# PLANNING & ZONING APPLICATION

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

RECEIVED

JAN 14, 2025

☐ Rezoning  
☐ Site Plan Review  
☐ Vacation (street or alley)

☒ Variance  
☐ Conditional Use Permit  
☐ Minor Subdivision

☐ Major Subdivision  
☐ Preliminary Plat  
☐ Final Plat

BUILDING INSPECTION

## LOCATION

Certified Address: 211 Biede Ave. Defiance, OH 43512

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

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

Parcel Number(s) for Certified Address: B01-4145-D-182-00

Current Zoning District(s): \_\_\_\_\_ Requested Zoning District(s): \_\_\_\_\_ Acreage: 52

Proposed use or reason for rezoning/variance/conditional use request: construct an addition to current building

## APPLICANT(S):

Name: Maumee Valley Guidance Center

Address: 211 Biede Ave City/State: Defiance, OH Zip: 43512

Phone: 419-782-8856 Fax: 419-784-4506 Email: Dmiller@mvgc.org  
(Dawn Miller)

## PROPERTY OWNER(S):

Name: Board of Commissioners of Defiance County Ohio

Address: 500 Court St. City/State: Defiance, OH Zip: 43512

Phone: 419-782-4761 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

## ATTORNEY/AGENT:

☐ Attorney ☒ Agent (check one)

Name: MVGC

Address: 211 Biede Ave City/State: Defiance Ohio Zip: 43512

Phone: 419-782-8856 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

Applicant: Dawn Miller, CEO

Property Owner: Dana Phipps

Attorney/Agent: Dawn Miller

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: \_\_\_\_\_ Fee: \_\_\_\_\_ Check No.: \_\_\_\_\_ Accepted By: \_\_\_\_\_

Effective date: January 1, 2020





### Project Review Comments for 211 Biede Avenue

February 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> Maumee Valley Guidance property is surrounded by floodplain. They will need to comply with floodplain regulations as needed.
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> The storage unit next to Maumee Valley Guidance Center does not show the location of the building. We have a 8" sewer line that runs in the west yard. The city does not want the building built over the top of the sewer line.
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>Tim Bowling, Assistant Fire Chief:</b> Is this on the grade with street or does it have basement like the rest of the building? Is there a way to prevent it from flooding?

EASTSIDE PLANNING AREA

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FUTURE CAPITAL IMPROVEMENTS

- 2023 16' Maumee River Water Main Crossing at Carpenter Road
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- Future Kingsbury Pumping Station Improvements (TCCP Group 3A)

TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

The primary roadways servicing this planning area include East Second Street (SR 16), Ottawa Avenue (SR 15), Aversville Avenue, Dornerville Road (SR 281), Hopkins Street, and Karnes Avenue. The area is in need of improving pedestrian connectivity, as there are sidewalk coverage gaps through various areas.

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  - Aversville Avenue from Ottawa Avenue to Cleveland Avenue
  - Ottawa Avenue from Baline Street to East Second Street (funding awarded by ODOT in 2022)
  - Karnes Avenue from Cleveland Avenue to Eastside Park, including a RFB crossing at Karnes & Cleveland
- Sidewalk improvements along E. Second Street from Tiedeman Avenue to Dornerville Road.
- Extend Shared Use Path along Ottawa Avenue northward to Baline Street.
- Improve Ottawa Avenue to curb and gutter design from Agnes Street northward to CSX railroad to improve drainage issues.
- Coordinate with the Health District on a connectivity plan of recreational trails located near the Defiance County Sheriff's Office and the old hospital property.
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UTILITY CONSIDERATIONS

The Eastside Planning Area is served by combined sewers tributary to the Kingsbury Lift Station. The Kingsbury Lift Station and Force Main are identified as critical areas in the City's watershed and asset management planning and are planned for replacement in the near future. The facilities are responsible for conveying the vast majority of sanitary and combined flows generated by the City to the Water Pollution Control Facility on East Second Street, just east of Dornerville Road. Four (4) additional lift stations, including one (1) owned by General Motors, are tributary to the collection system.

No known incidences of water in basement (WIB) or surface flooding events are occurring during wet weather. Regular internal inspection of the sewers is occurring and should continue to identify locations of issues. Areas identified for needed repairs are coordinated through the Engineering Department and non-emergency repairs are included in street improvement projects when they occur. The water distribution system is generally older distribution mains sufficient to support current development and inflow of residential and commercial development with no significant history of breaks or leaks. Older fire hydrants and valves are scheduled for replacement and lead services, when identified, are replaced. Areas identified for needed repairs are coordinated through the Engineering Department and non-emergency repairs are included in street improvement projects when they occur.

Water lines were replaced along Hopkins Street and Greenhouse and Florence Avenues in 2020, and city officials in 2022 began planning and construction for a 16' Maumee River Crossing Replacement Project connecting to Carpenter Road on the north will begin just east of Biede Avenue on the south side in 2022.

RECOMMENDED SOLUTIONS

- City officials should continue to work with the Eastside Neighborhood stakeholders in developing a phased Neighborhood Revitalization Strategy, to include a plan for heightened property maintenance and nuisance abatement. Consider expanding Eastside Park by acquiring additional vacant parcels.
- Collaborate with realtor and property owners of vacant commercial properties on available tools and incentives to improve their marketability and potential for adaptive reuse projects.
- Continue to pursue Complete Streets and off-road pedestrian connectivity solutions that connect to the school campus and YMCA. An opportunity may exist to develop a trail system along Preston Run connecting Hopkins Street to Standley/Aversville Road juncture utilizing city-owned parcels, utility easements, and rights-of-way, with minimal private property acquisition.
- Finalize and fund improvements at Buchanan Park, and pursue other activation nodes along the Auglaize River like Kahlo Cemetery. At the present time, access to the cemetery is hard to distinguish and not signed/maintained appropriately.
- Adopt and utilize a vacant property registration ordinance to monitor and create accountability for vacant commercial properties.
- 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.
- Pursue the development of a Corridor Overlay along East 2nd Street to promote general aesthetics, access management and site planning.
- City officials should consider working with the owners of Vaughn's Auto Sales and junkyard on a phase out strategy. It is currently a non-conforming land use operating in an R-1 residential district, and on city-owned property in a floodway along Preston Run.
- Working with Richland Township, Defiance County Commissioners, and business/property owners (especially along E. Second Street, Hopkins and Spruce Streets) on future transportation network improvements and on a phased annexation strategy that aims to help improve the site readiness of underutilized and undeveloped parcels. Income tax grants that ameliorate the annexation "costs" on employees could be pursued, especially for large employers.
- Install water meters on City facilities to account for unbilled water utilized throughout the City's distribution system.
- Eroded banks along the southern edge of the Maumee River near Preston Run.
- Updates to the zoning map could include:
  - Phased approval of the rezoning of older M-3 land uses along Columbus (once vacated) to higher density residential uses
  - Rezoning all public properties to S-1 zoning, especially Eastside Park (currently zoned R-2)

**ITEM 3:**

**SITE PLAN REVIEW**

*Case Let Lie at the January 2025 Planning Commission meeting.*

**PROJECT LOCATION:**

**2705 SR 66 SOUTH, DEFIANCE, OH 43512**

**APPLICANT:**

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

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.







ITEM 1: SITE PLAN REVIEW  
 PROJECT LOCATION: 2705 SR 66 SOUTH, DEFIANCE, OH 43512  
 APPLICANT: JULIE BADEN, 2716 SR 66 SOUTH, DEFIANCE OH 43512.

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.





# PLANNING & ZONING APPLICATION

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

RECEIVED

DEC 23 2024

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? ☒ 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

Effective date: January 1, 2020

Accepted By: [Signature]

Receipt #27380







**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: R-3 (Highway and General Business), 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 FF (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



## 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 grant 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 roadways 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 Ave 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 rehabilitated 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 Greiner Road to Palmer Drive.



## FUTURE CAPITAL IMPROVEMENTS

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



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 additional 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 part of the City and is sufficient to support current and planned development. Several private water mains to provide fire protection and potable supply to the Defiance City Schools are connected to the distribution system and are relatively new. These private mains are unmetered, except for the individual service connections entering 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 (SR15) 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 (SR15) 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.



## 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 Travel Plan (STP). The last STP was completed 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 wooded trail system and "Interpretive Environmental Stewardship Nature Area" 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.



## **Important Dates Parks & Riverfront Master Plan**

### Public Open House

Wednesday, March 19<sup>th</sup> from 6:00 p.m. to 8:00 p.m. at the Stroede

### Joint Meeting of the Parks Commission and Planning Commission with special guests Defiance County Metro Parks Board

Thursday, April 3<sup>rd</sup> from 5:00 p.m. to 6:30 p.m. in Council Chambers

### Presentation to Council

Tuesday, April 8<sup>th</sup> from 7:00 p.m. in Council Chambers