

# PLANNING COMMISSION

Monday, March 17<sup>th</sup> at 4:30 p.m.  
City Council Chambers



# AGENDA

*The next Planning Commission meeting is Monday, April 21, 2025*

## ADMINISTRATIVE ITEMS:

ITEM 1: Roll Call of Members

ITEM 2: Approval of the February 18, 2025 Planning Commission Meeting minutes.

## PLANNING ITEMS:

ITEM 1: VARIANCE REQUEST

PROJECT LOCATION: 309 LATCHAW DRIVE, DEFIANCE, OH 43512.

APPLICANT: ROSS OBERHAUSEN, CEO, ALLY DEVELOPMENT CO., 5618 MORNINGSIDE DR., CRESTWOOD, KY 40014

ITEM 2: REZONING & VARIANCE REQUEST

PROJECT LOCATION: 0 WILDWOOD, DEFIANCE, OH 43512.

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

ITEM 3: SITE PLAN REVIEW

*Case Let Lie at the February 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

Update on Parks & Riverfront Plan

## PUBLIC INPUT AND DISCUSSION

## ADJOURNMENT



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

**VARIANCE REQUEST**

**309 LATCHAW DRIVE, DEFIANCE, OH 43512.**

**ROSS OBERHAUSEN, CEO, ALLY DEVELOPMENT CO., 5618 MORNINGSIDE DR., CRESTWOOD, KY 40014**

*Description:*

Parcel I060023000100 is approximately 21.889 acres located in the NW 1/4 OF Section 23 T4N, R4E in the City of Defiance, Noble Township, Defiance County, Ohio. Applicant is requesting the following variance:

-Variance request to increase the maximum height of signage from 5' to 6' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.C.5.b.i.





## PLANNING & ZONING APPLICATION

CITY OF DEFIANCE \* 631 PERRY STREET \* DEFIANCE \* OHIO \* 43512  
419.784.2249 \* [www.cityofdefiance.com](http://www.cityofdefiance.com)

Rezoning  
 Site Plan Review  
 Vacation (street or alley)

Variance  
 Conditional Use Permit  
 Minor Subdivision

Major Subdivision  
 Preliminary Plat  
 Final Plat

### LOCATION

Certified Address: 309 Latchaw Drive

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: 1060023 000 1 00

Current Zoning District(s): O-R Requested Zoning District(s):  Acreage: 21 1/4

Proposed use or reason for rezoning/variance/conditional use request: Ask for our main sign height to be 6'0".

### APPLICANT(S):

Name: Ally Development Company, Defiance Senior Living Real Estate LLC

Address: 5618 Morningside Dr. City/State: Crestwood KY Zip: 40014

Phone: 812.360.8737 Fax:  Email: roberhausen@allydevelopers.com

### PROPERTY OWNER(S):

Name: Defiance Senior Living Real Estate LLC

Address: 5618 Morningside Dr. City/State: Crestwood Zip: 40014

Phone: 812.360.8737 Fax:  Email: roberhausen@allydevelopers.com

ATTORNEY/AGENT: Ross Oberhausen Attorney

Agent (check one)

Name: Ross Oberhausen

Address: 5618 Morningside Dr. City/State: Crestwood KY Zip: 40014

Phone: 812.360.8737 Fax:  Email: roberhausen@allydevelopers.com

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

Applicant: Ross Oberhausen 

Property Owner: Defiance Senior Living Real Estate

Attorney/Agent: Ross Oberhausen

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

**ITEM 1:**

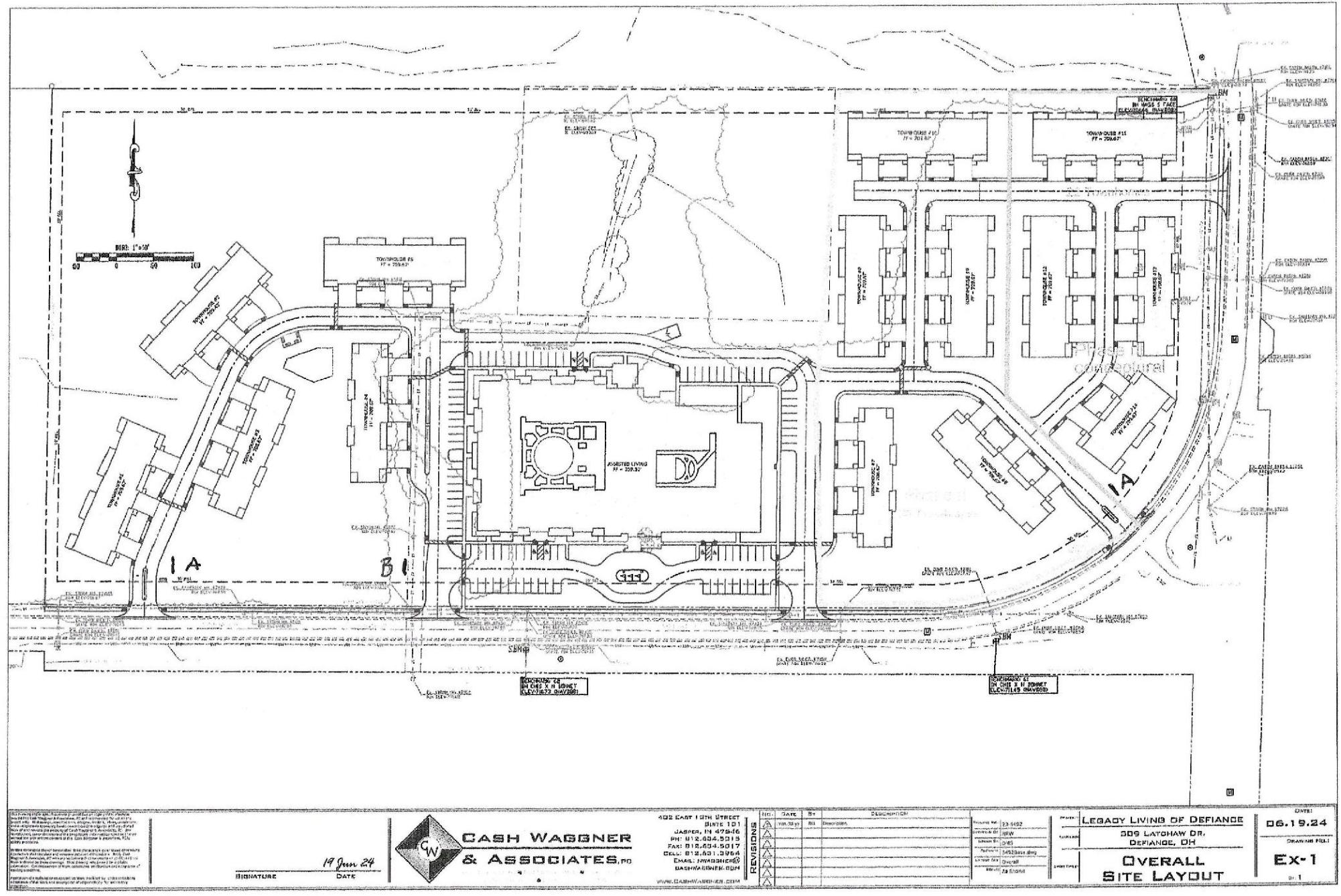
**PROJECT LOCATION:**  
**APPLICANT:**

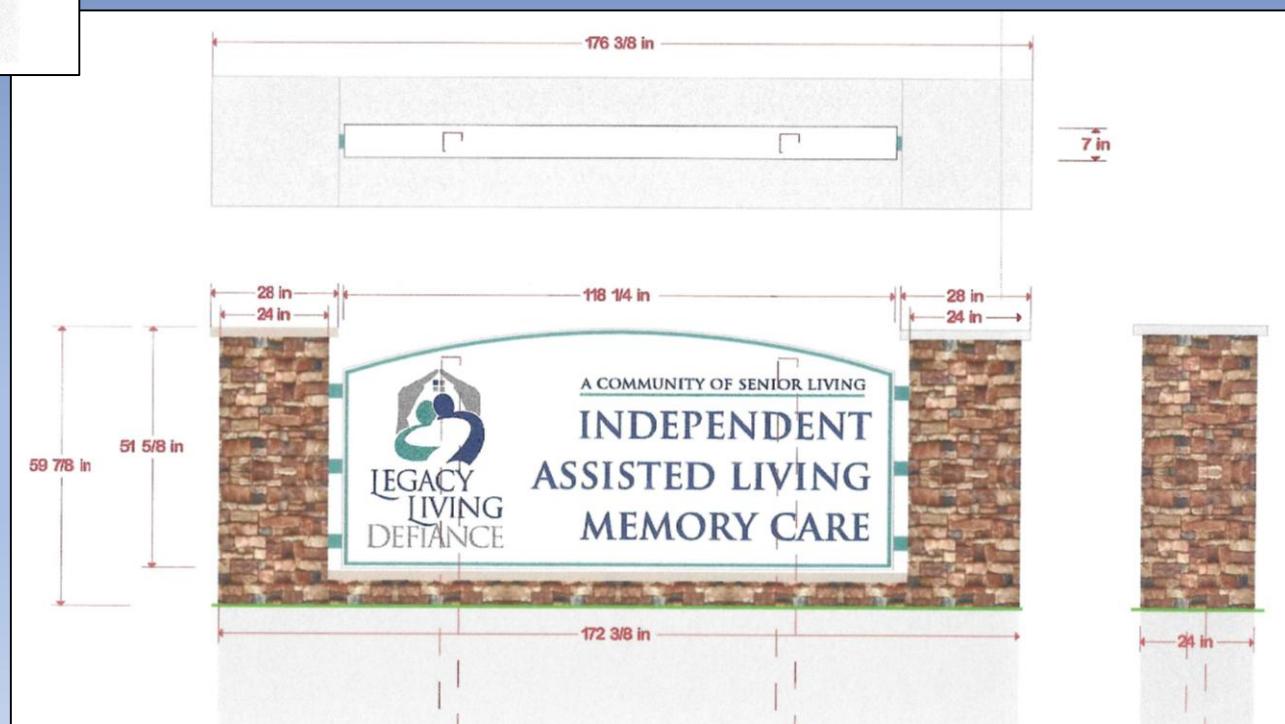
**VARIANCE REQUEST**

**309 LATCHAW DRIVE, DEFIANCE, OH 43512.**  
**ROSS OBERHAUSEN, CEO, ALLY DEVELOPMENT CO., 5618 MORNINGSIDE DR., CRESTWOOD, KY 40014**

Parcel I060023000100 is approximately 21.889 acres located in the NW 1/4 OF Section 23 T4N, R4E in the City of Defiance, Noble Township, Defiance County, Ohio. Applicant is requesting the following variance:

-Variance request to increase the maximum height of signage from 5' to 6' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.C.5.b.i.





"A"

5' x 11'

3.5' x 8'  
3.5' height of sign does not include the top curve.  
Top of curve to bottom should be 4'

5' x 11'

"B"

3.5' x 8'  
3.5' height of sign does not include the top curve.  
Top of curve to bottom should be 4'

5' x 13'

6' x 13'



## Project Review Comments for 330 Greenhouse Avenue

March 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> No issues.
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> No issues.
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.

# RALSTON PLANNING AREA

**OVERVIEW** The Ralston Planning Area contains a diverse mixture of older/newer residential neighborhoods and apartments at various densities; public uses that include ProMedica Regional Hospital, Diehl Park, and Dey Road/Tiffin River canoe launch, and commercial, business parks & light manufacturing uses along Ralston Avenue, Latchaw Drive, and High Street. There is a significant floodplain area and un-annexed "island" in the peninsula between the Maumee River and the Tiffin River.

## EXISTING LAND USES AND ZONING

Primarily residential land uses with supportive public and institutional land uses.

Existing zoning classifications include R-2 (Medium Density Residential) and R-3 (Medium to High Density Residential) on the majority of the edge of the planning area. Other zoning designations in this planning area include S-1 (Special), B-3 (Highway and General Business), B-1 (Neighborhood Business District), O-R (Office Residential), M-1 (Restricted Industrial), M-2 (Limited Industrial), M-3 (General Industrial), and R-1 (Low Density Residential). This planning area includes FP (Flood Plain) zoned areas along the Maumee and Tiffin Rivers.



## PREFERRED FUTURE LAND USES

- Single-Family Residential
- Multi-Family Residential (properly buffered)
- Neighborhood Commercial
- Industrial Use (limited to existing locations)
- Public and Institutional

54 • Comprehensive Community Action Plan



## PLANNING ISSUES

- Diverse land uses exist throughout the Planning Area, with some residential and commercial areas exhibiting general property maintenance issues.
- Embracing a long-term, phased neighborhood revitalization plan leveraged with federal and state grant resources, like CDBG funds. A portion of this planning area is comprised of census block groups that are classified as low-to-moderate income (LMI) with underserved populations (See Major Economic Development Incentive Programs).
- Poor and minimal buffering elements between generally incompatible land uses (e.g. family residential, public & institutional, land uses and commercial).
- Planning for residential expansion and supportive road network extensions.
- Lack of connections to the Maumee Riverfront and an underutilized and poorly maintained historic canoe launch along the Tiffin River.
- Directional challenges to local destinations and lack of gateways, specifically at the U.S. 24 overpass at the western edge of the planning area.
- Potential rail line blockages at at-grade crossings at West High Street, if the rail line becomes more active in the future.



## ENVIRONMENTAL CONSIDERATIONS

- Tiffin River, Maumee River, creeks, floodplains, and wetlands



## TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

The key transportation facilities that service this planning area include Ralston Avenue, Sessions Avenue, Latchaw Drive, West High Street and North Clinton Street. Several key corridors would benefit from sidewalk improvements to fill in coverage gaps and add sidewalks to corridors that have no pedestrian facilities. Mastic surface treatments were recently performed in 2021 to the following roads: High Street, Latchaw Drive, North Lane Street, Westfield Avenue, Northfield Avenue, North Clinton Street, and portions of the waterfront Dr. Maumee River Crossing, Chaise Dr, Brin Heath Dr, Justine Dr, Meadowbrook Dr. In 2022, 4th St. was resurfaced in 2023.

Potential geometric intersection improvements (or roundabout) at Ralston Avenue at Harding Street/ Latchaw Drive. Potential road diet on West Sessions Avenue from Northfield Avenue to North Clinton Street.

The following planned connectivity improvements should be considered:

- Sidewalk improvements along:
  - Ralston Avenue from U.S. to Northfield Avenue
  - Latchaw Drive from West High Street to Harding/ Ralston
  - W. High Street from Latchaw Drive to N. Clinton Street
  - Harding Street from Latchaw Drive to West High Street
- Develop a Shared Use Path (SUP) along the Carter Avenue right-of-way from Ralston Avenue eastward to North Clinton Street, which would align with the SUP along the south side of College Place that continues east to Webster Street.



## FUTURE CAPITAL IMPROVEMENTS

- 2025 Resurfacing – Gibson St, Elbert St, Moss St, Stiles St, Wilson Street
- 2026 Water Line Replacement - Wooded Acres Subdivision
- 2026 Rehabilitation – Bell Street



## UTILITY CONSIDERATIONS

The Ralston Planning Area is served by both combined and separated sewers, with the combined sewer service area primarily to the east of Defiance Hospital and Harding Street. Sewer improvements along several streets within the Ralston Planning Area were completed in 2020 (Groups 91 & 93 Inflow Reduction Project) to disconnect catch basins and reduce public sources of I/I within the collection system. Rain gardens and other green solutions were constructed within Diehl Park to reduce the peak rate of the flow into the combined sewers and improve water quality. Internal inspections and related repairs for existing mains throughout the service area will continue to reduce I/I tributary to the system and CSO activity.

The pumping stations on West High Street on opposite sides of the Tiffin River are prone to limited operation due to limited development upstream. A timer should be added to both of the pumping station control panels to ensure regular/frequent operation to avoid septic conditions during periods of low flow if such control does not currently exist.

The existing water distribution system within the Ralston Planning Area has sufficient capacity to support existing development and should support planned developments, as well, due to its proximity to the existing 16" crossing under the river west of Clinton Street. However, several of the existing mains are undersized to provide transmission capacity to other areas to the east and are aging. A minor leak has been identified near the intersection of Milton Avenue at Moss Street.

Planning for a new transmission line from the WTP to Carpenter Road, along West River Drive, will improve the local distribution capacity and long-term system resiliency for the entire City. Continued collaboration between the City Engineering and Water Distribution groups should occur to ensure aging and undersized water mains are replaced ahead of or concurrent with planned street improvements.

Recent capital improvements were recently made in this area including sanitary sewer extensions along Latchaw Dr. and W. High St. in 2020, while water lines were replaced along W. High St. in 2022.



## RECOMMENDED SOLUTIONS

- Collaborate with the Defiance County Commissioners to improve the infrastructure and overall experience of the Dey Bridge Canoe Launch. City officials could also discuss taking ownership of the site, if and when resources become available.
- Work with Noble Township officials on a phased annexation plan for the "Brumersburg" area and other un-annexed "islands", e.g., land between West High Street and the Tiffin/Maumee Rivers.
- Continue combined, sanitary and storm sewer inspections and repairs, as required, to ensure longevity and reduce excessive I/I entering the collection system and reduce CSO activity.
- Updates to the zoning map could include:
  - Ensuring city owned parcels are zoned S-1. At the present time, the northern portion of Diehl Park is zoned R-2.



**ITEM 2:  
PROJECT LOCATION:  
APPLICANT:**

**REZONING & VARIANCE REQUEST**  
**0 WILDWOOD, DEFIANCE, OH 43512.**  
**BADEN PROPERTIES, LTD, 2716 SR 66 SOUTH, DEFIANCE OH 43512.**

*Description:*

Parcels J03-0179-0-001-00 through J03-0179-0-0043-00 are located in Bistel Addition Extension lots 61-100, in the City of Defiance, Richland Township, Defiance County, OH. Applicant is requesting a map amendment to rezone from O-R, Office Residential to R-2, Residential to allow for single family homes. The applicant is also requesting the following variances:

- Variance request to reduce the required 60' lot width to 50' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.
- Variance request to reduce the required 75' corner lot dimension to 72' per *City of Defiance Planning and Zoning Code*, Chapter 1167.08.G.
- Variance request to enlarge the lot depth greater than 2.5 times the width per *City of Defiance Planning and Zoning Code*, Chapter 1167.08.I.





## PLANNING &amp; ZONING APPLICATION

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

Rezoning  
 Site Plan Review  
 Vacation (street or alley)

Variance  
 Conditional Use Permit  
 Minor Subdivision

Major Subdivision  
 Preliminary Plat  
 Final Plat

RECEIVED

JAN 28 2025

## LOCATION

Certified Address: Wildwood Drive, South Side, West of Upton

## BUILDING INSPECTION

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: See attached "Proposed Zoning Change Exhibit"

Current Zoning District(s): O-R Requested Zoning District(s): R-2 Acreage: 4.092 acres

Proposed use or reason for rezoning/variance/conditional use request: To Re-Plat Lots and market as single family residential lots.

## APPLICANT(S):

Name: Cory Baden for BADEN PROPERTIES LTD

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

Phone: 419-576-0284 Fax: Email: corybaden@timcorinc.com

## PROPERTY OWNER(S):

Name: Rita M. Meier

Address: 1875 Riverview Drive City/State: Defiance, Ohio Zip: 43512

Phone: 419-781-3516 Fax: Email:

ATTORNEY/AGENT:  Attorney  Agent (check one)

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

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

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

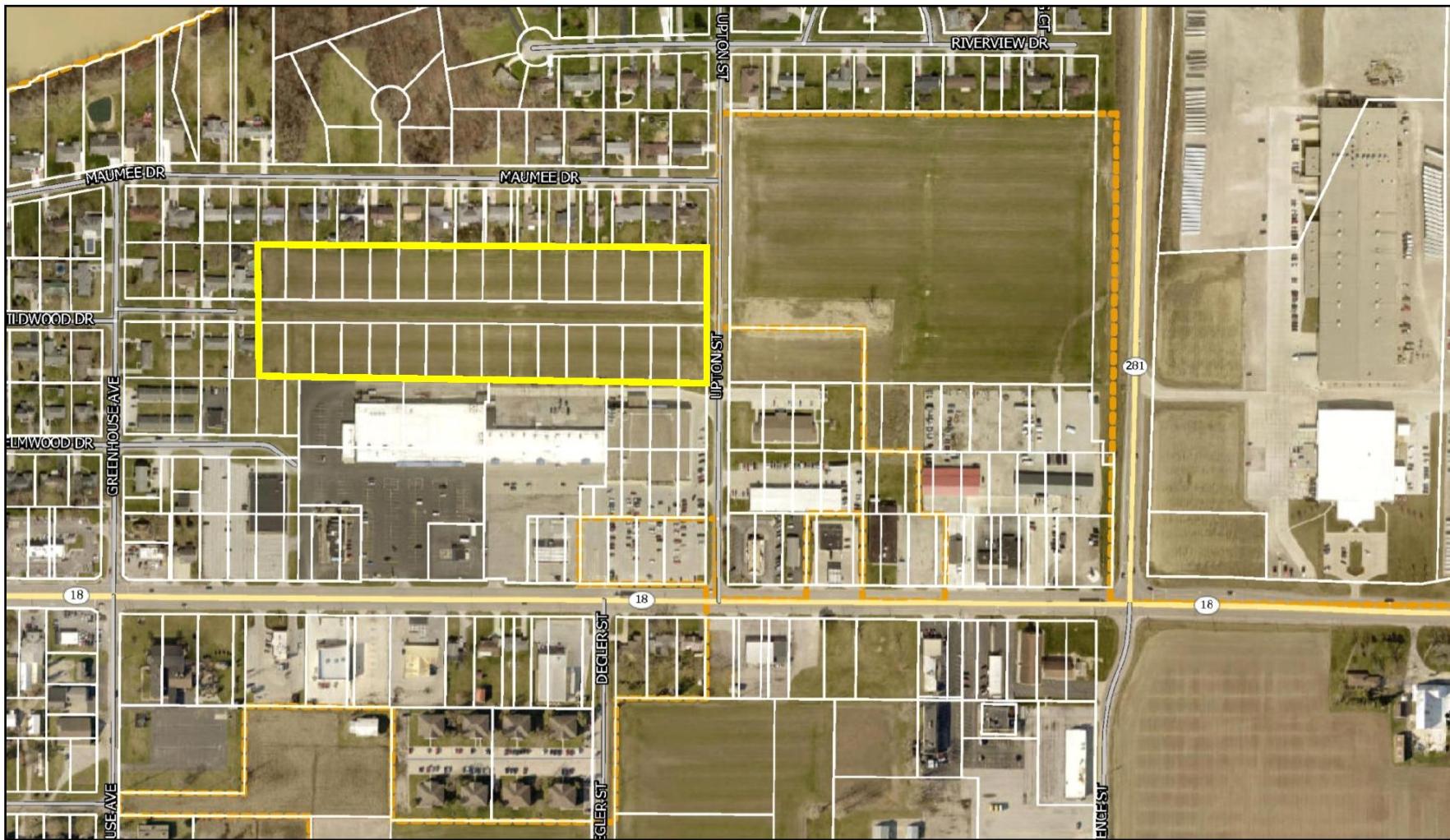
SIGNATURES: All signatures must be provided and signed in blue ink.

Applicant: Cory BadenProperty Owner: Rita M. Meier

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: 1/28/2025 Fee: \$600<sup>00</sup> Check No.: 20457 Accepted By: Debbie Stevens  
Effective date: January 1, 2020  
Receipt#127796

**ITEM 2:****REZONING & VARIANCE REQUEST****PROJECT LOCATION:****0 WILDWOOD, DEFIANCE, OH 43512.****APPLICANT:****BADEN PROPERTIES, LTD, 2716 SR 66 SOUTH, DEFIANCE OH 43512.**

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- Variance request to enlarge the lot depth greater than 2.5 times the width per *City of Defiance Planning and Zoning Code*, Chapter 1167.08.I.

**NOTE: SURVEY BEARINGS BASED ON  
OHIO NORTH ZONE STATE PLANE  
COORDINATES OBTAINED FROM  
THE OHIO DOT VRS NETWORK**

THIS SURVEY WAS PERFORMED WITHOUT THE  
REFERENCE TO ANY SURVEY LINE OR POINT  
THAT WAS DOCUMENTED ON THE SURVEY  
MAP. THERE MAY BE RECORDS OF SURVEY  
LINES AND POINTS AND/OR  
ENCLOSURES DOCUMENTED ON ENCLOSURES  
THAT ARE NOT SHOWN ON THIS DRAWING.

THE UNDERGROUND UTILITY SHOWN HAVE BEEN LOCATED  
FROM SURVEY INFORMATION AND EXISTING LINES.  
SURVEYOR MAKES NO GUARANTEE THAT THE UNDER-  
GROUND UTILITY SHOWN ON THIS DRAWING  
ARE EXACTLY LOCATED AS SHOWN OR THAT THE  
DRAWING IS ACCURATE. THE SURVEYOR  
DOES NOT WARRANT THAT THE UNDERGROUND UTILITY  
ARE IN THE EXACT LOCATION AS THOUGH HE OR SHE  
HAS LOCATED THEM.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED HIGH SURVEY BY SURVEYOR AND ARE LISTED ON DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON THE PROPERTY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND MARK ALL UTILITIES ON DRAWINGS. HE SHOWS YOU WHERE IT DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTAINLY BELIEVE HE IS LOCATING THEM AS ACCURATELY AS POSSIBLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

A graphic scale bar with a central circle containing the number '40'. Above the circle is the text '1"' and below it is the text '40'. To the left of the circle is the text '6' and to the right is the text '80'. A horizontal line extends from the left end of the scale to the left, and another line extends from the right end to the right.

**LEGEND**

S - LIGHT POLE  
 US - UNDERGROUND  
 EB - ELECTRIC BOX  
 EM - ELECTRIC METER  
 YH - YARD HYDRANT

*Bockrath & Son*

**CONCEP TUAL LAYOU**  
**BISTEL ADDITION EXTENSION LOTS DEVELOPMENT**  
**1001 DWOOD DRIVE**

**CONCEPIAL LAYOUT**  
**BISTEL ADDITION EXTENS**  
**WILDWOOD DRIVE**  
**DEFIANCE: OHIO 43512**

SCALE 1" = 40'  
JOB #21 108  
DRAWN BY RD  
1/13/25  
C101

*MAUMEE DRIVE (66' R/W)*

**PROPOSED LOT TYPE**

- A 50'-0" WIDE (QTY. 24)**
- B 58'-0" WIDE (QTY. 12)**

***TOTAL 38 LOTS***

WILDWOOD DRIVE (60' R/W)

**CURRENTLY ZONED Q-R (WANT ZONING CHANGE TO R-2)**

UPTON STATION (60' R/W)

**CONCEPTUAL LAYOUT  
B/STEL ADDITION EXTENS  
WILDWOOD DRIVE  
DEFIANCE, OHIO 43512**



### Project Review Comments for 0 Wildwood Drive

March 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> No comments on the rezoning or variances. The next step will be to proceed with a final plat due to a major change to an existing subdivision. They will need to come back.
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> No issues.
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 Fort Wayne 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 Street, Ottawa Avenue, Ayerstville Avenue, and Columbus Avenue/Allroad 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 Revitalization District and one historic firehouse. 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/Allroad 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 uses are residential, multi-family residential, p/infill, buffered, commercial, and institutional. Existing zoning classifications include M-1 (Residential), M-2 (Limited Industrial), M-3 (General Industrial), B-1 (Neighborhood Business District), B-2 (General Business), B-4 (Community Shopping Center), C-1 (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 (p/infill, buffered properties)  
Commercial and Offices  
Industrial Expansion limited to Cleveland/Allroad/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 stakeholders, prioritizing areas with financial and state grant resources like CDBG funds. Most of the census tract in this planning area and portions of Richland Township going east to Briele 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 pontoon walkway until the flood of 1913. The existing trails behind Mercy (managed by the Defiance County Parks Department) could be revitalized and could use better signage, wayfinding, and placemaking features such as benches and interpretive signage.
- Several properties on East Second Street are in need of revitalization and façade 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. Second Street.
- Numerous locations for residential single & multi-family/p/infill opportunities. According to the 2019 Housing Study, two vacant parcels north of Kroger along Upton would score well for OHA multi-family tax credit applications.
- The former SK Hand Tool site, located at 155 Hickey Street, once remediated, could annex to the city and incentivized for adaptive reuse purposes. Several parcels that comprise the former brownfield are eligible for OHA multi-family tax credit applications.
- Planning for legacy and uses/amenities and areas located in the flood zone that must now comply to Chapter 1933 (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 sever services.
- Potential rail line blockages at all-grade crossings (SR 15/Ottawa Avenue).
- Future Group 20 Inflow Reduction – Ayerstville Ave, Lewer Ave, Madison Ave, Martin Ave, Sauer Ave, Greener St, Hopkins Ave, Seneca St, 3rd St, East Street.
- Future Kingsbury Pumping Station Improvements UTC Group 3A.



## ENVIRONMENTAL CONSIDERATIONS

- Preston Creek, floodplain, and wetlands.
- Former SK Hand Tool Brownfield (remediation should be completed by 2023)

## FUTURE CAPITAL IMPROVEMENTS

- 2023 1st Maumee River Water Main Crossing at Carpenter Road
- 2023 Resurfacing – Wildwood Dr, Maumee Dr, Euclid Ave, Glover Ave, Tiederman Ave, Ruff St, King St, Ravine Ave, Greener St, Alton Street
- 2023 Full Depth Reclamation – Lora Lane
- 2024 Signalized Intersection Upgrades – E Second & Greenhouse
- 2024 Water Line Replacement – Summit St, East St, Douglas St, Sauer Street
- 2024 Resurfacing – Hopkins Street
- 2026 Resurfacing – Elmwood Dr, Summit St, Henry St, Emmett St, Vine St, Petain St, Upton St, Deg 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 – Ayerstville Ave, Lewer Ave, Madison Ave, Martin Ave, Sauer Ave, Greener St, Hopkins Ave, Seneca St, 3rd St, East Street
- Future Kingsbury Pumping Station Improvements UTC Group 3A

## TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

The primary roadways serving this planning area include East Second Street (SR 15); Ottawa Avenue (SR 15); Ayerstville Avenue; Doversville Road (SR 26); Hopkins Street, and Karmes 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 E. Second & Briele (2021), Blaine Street and Eastside Park pedestrian improvements (2020), Hopkins Street bridge replacement, and the resurfacing of Spruce Street, and Auglaize St. Seneca St, East St, Summit St, Highland St, Main St, Prospect St, were resurfaced in 2020.

The following planned connectivity improvements should be considered:

- Add sidewalks along:
  - Carpenter Avenue from Ottawa Avenue to Ayerstville Avenue (funding awarded by ODOT in 2022)
  - Ayerstville Avenue from Ottawa Avenue to Cleveland Avenue
  - Ottawa Avenue from Blaine Street to East Second Street (funding awarded by ODOT in 2022)
  - Karmes Avenue from Cleveland Avenue to Eastside Park, including a RRFB crossing at Karmes & Cleveland
- Sidewalk improvements along E. Second Street from Tiederman Avenue to Doversville Road.
- Extend Shared Use Path along Ottawa Avenue northward to Blaine 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 connectivity of a portion of recreational trails located near the Defiance County Sheriff's Office and the Health District.
- 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.

## 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/Ayerstville Road junction 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 Kahl 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 Vaugh'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 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
  - Rezone all public properties to S-1 zoning, especially Eastside Park (currently zoned R-2)

**ITEM 3:**

**PROJECT LOCATION:**

**APPLICANT:**

**SITE PLAN REVIEW**

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

**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 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:

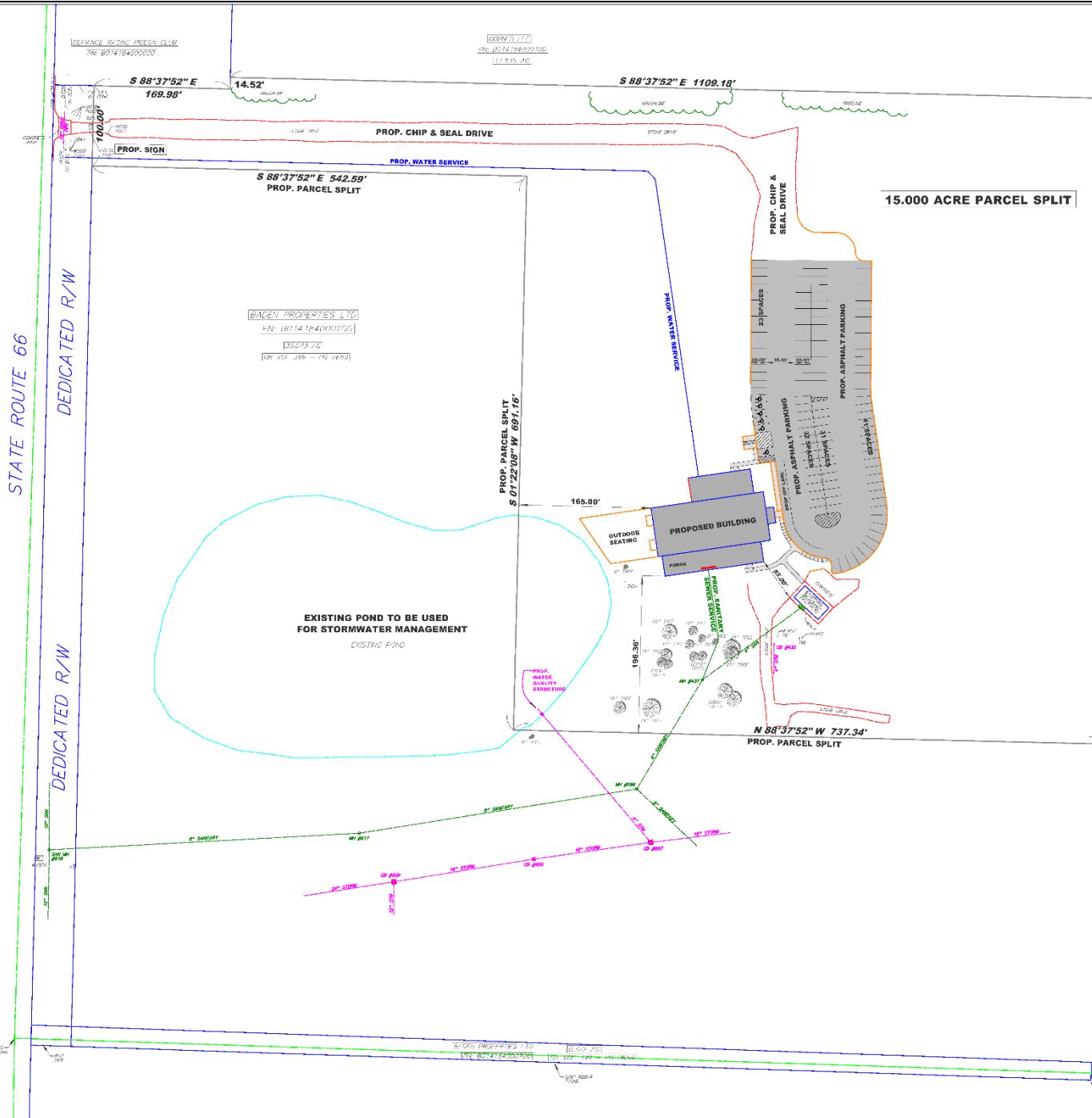
2705 SR 66 SOUTH, DEFIANCE, OH 43512

APPLICANT:

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

Parcels B014184000200 is located in Section 1 PT NW 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.





**NOTE: SURVEY BEARINGS BASED ON  
OHIO NORTH ZONE STATE PLANE  
COORDINATES OBTAINED FROM  
THE OHIO DOT VRS NETWORK**

**OHIO NORTH ZONE STATE PLANE  
COORDINATES OBTAINED FROM  
THE OHIO DOT VRS NETWORK**

THIS SURVEY WAS PERIODICALLY MADE FOR  
THE BENEFIT OF THE OWNERS OF THE PROPERTY  
DRAWN UP THERE MAY BE RECORDED OR UN-  
RECORDED EASEMENTS AND/OR  
UNPARKERED OR UNMARKED OR UNNUMBERED  
THE SURVEYED PROPERTY WHICH ARE NOT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION AND PASTING DRAWINGS. THE SURVEY MAN'S INFORMATION IS THAT HE IS UNKNOWN WHETHER THE UTILITIES SHOWN ARE IN USE, DEFECTIVE, FROZEN, FROZEN TO SPACE OR ABANDONED. THE SURVEYOR FURTHER STATED HE WAS UNKNOWN WHETHER UTILITIES SHOWN ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE RESPONSIBILITY OF THE INFORMATION SHOWN RESTS WITH THE SURVEYOR.

**SITEPLAN  
BADEN PROPERTIES LTD  
22705 ST. RT. 66  
REFLENTICE, OHIO 43512**

SCALE 1" = 60'

DRAWN BY KMB  
8/26/2

C101



**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 (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

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### 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 north-south of Jefferson Street, 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 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 insufficient to support current and planned development. Several private water mains provide fire protection and potable supply to the Defiance Area Schools. These are connected to the distribution system and are in poor repair. There are numerous potable water main breaks and service detection services 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 (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, Laurelwood Dr, Redwood Dr, Evan Dr, Sports Ct
- 2024 Rehabilitation – Sherwood Dr
- 2029 Resurfacing – Chippewa Ave, Chippewa Dr, Seminole Ave, Chinook 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 first STP was completed in 2020 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.



## **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