

PLANNING COMMISSION

Monday, March 17th 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 ¼ 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

☐ 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: 1060023000100

Current Zoning District(s): O-R Requested Zoning District(s): _____ Acreage: 2.1 +/-

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:

Name: Ross Oberhausen Attorney ☒ Agent (check one)

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:

VARIANCE REQUEST

PROJECT LOCATION:

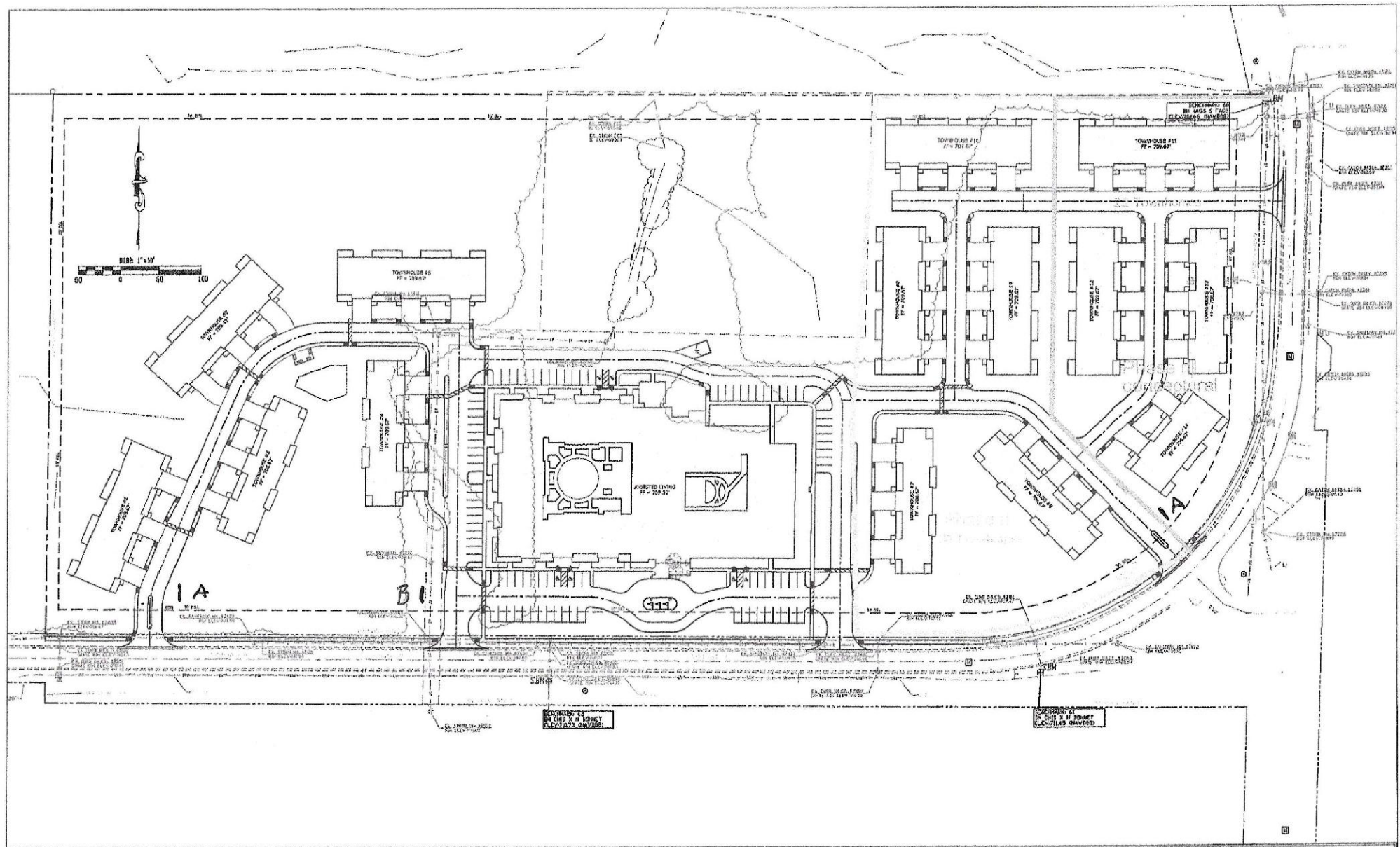
309 LATCHAW DRIVE, DEFIANCE, OH 43512.

APPLICANT:

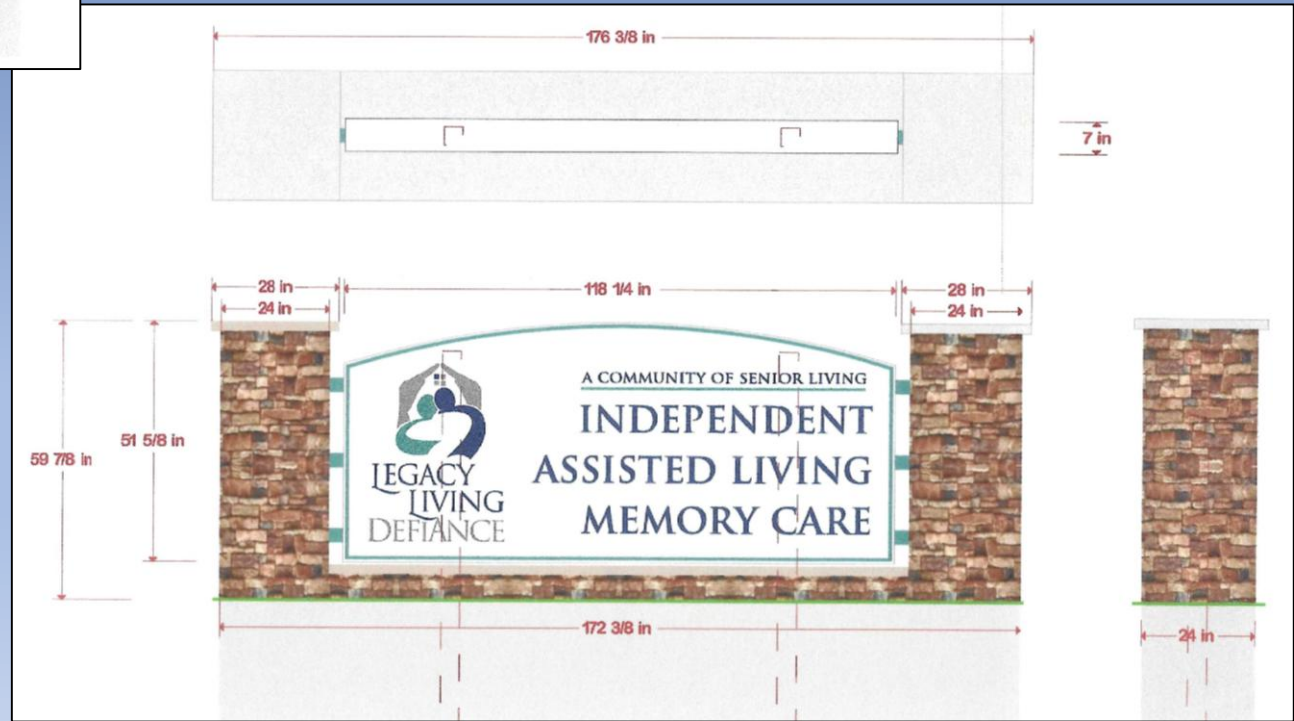
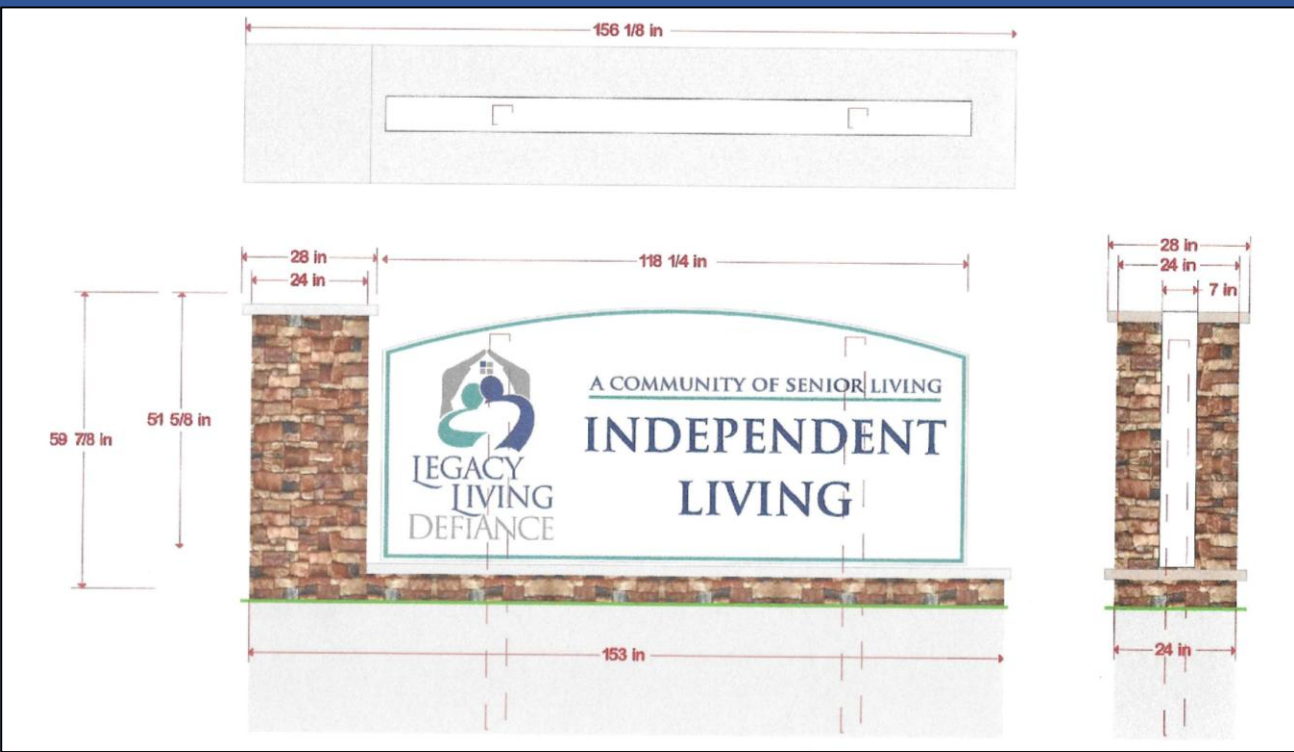
ROSS OBERHAUSEN, CEO, ALLY DEVELOPMENT CO., 5618 MORNINGSIDE DR., CRESTWOOD, KY 40014

Parcel I060023000100 is approximately 21.889 acres located in the NW ¼ OF Section 23 T4N, R4E in the City of Defiance, Noble Township, Defiance County, Ohio. Applicant is requesting the following variance:

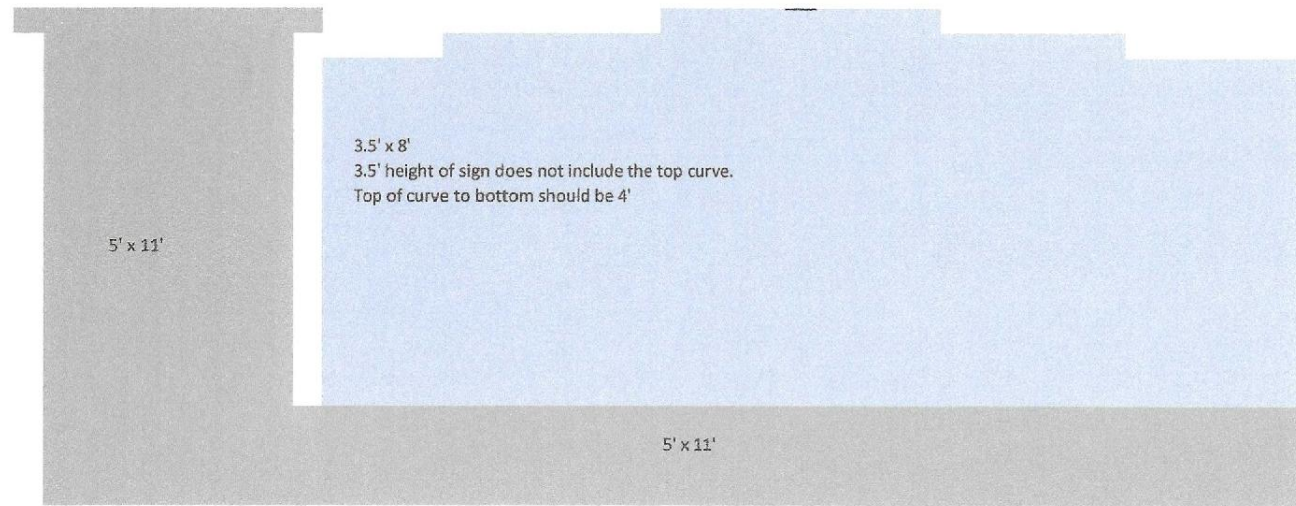
-Variance request to increase the maximum height of signage from 5' to 6' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.C.5.b.i.



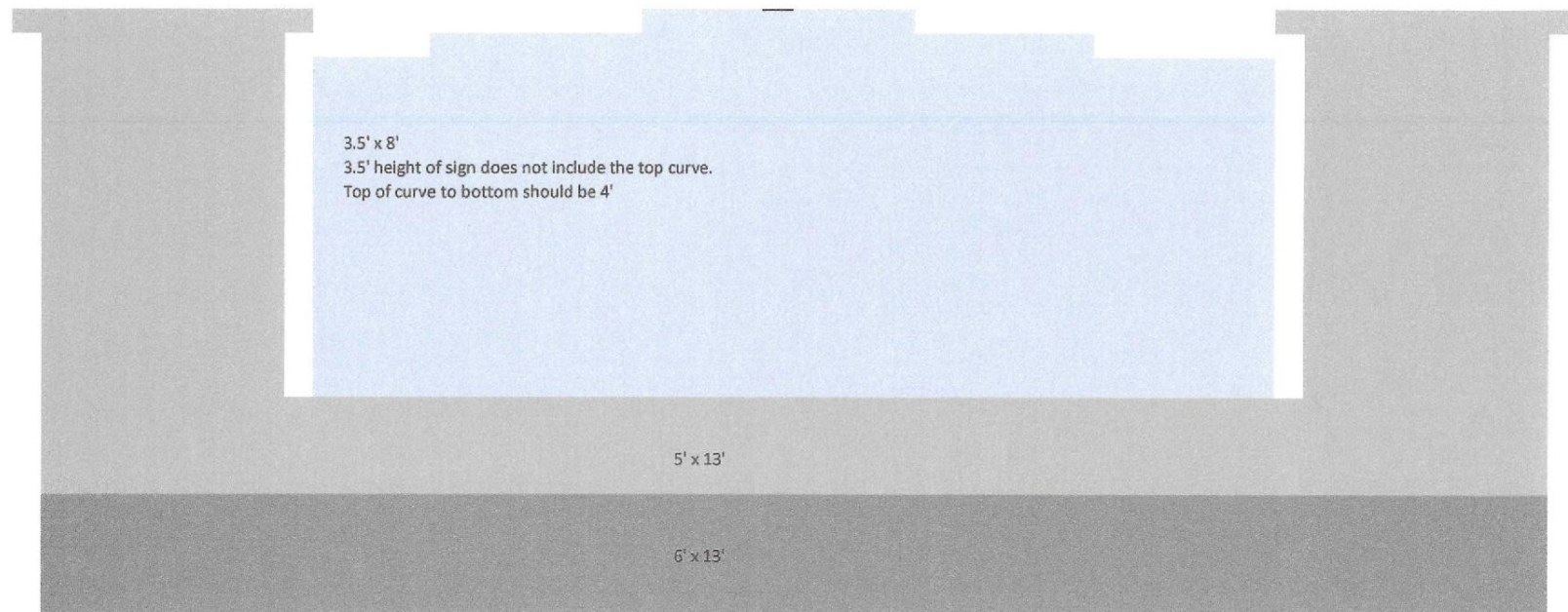
<p>100 EAST 10TH STREET SUITE 101 JASPER, IN 47532 PH: 317.634.5013 FAX: 317.634.5017 CELL: 317.631.3364 EMAIL: INFO@CASHWAGNER.COM WWW.CASHWAGNER.COM</p>		<p>DATE: 06.19.24 BY: [Signature] CHECKED: [Signature]</p>	<p>DATE: 06.19.24 BY: [Signature] CHECKED: [Signature]</p>
<p>CASH WAGNER & ASSOCIATES, P.C.</p>		<p>LEGACY LIVING OF DEFIANCE</p>	<p>06.19.24</p>
<p>306 LATCHAW DR., DEFIANCE, OH</p>		<p>OVERALL SITE LAYOUT</p>	<p>EX-1</p>



"A"



"B"





Project Review Comments for 330 Greenhouse Avenue
March 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments received.
Engineering	Melinda Sprow, P.E., City Engineer: No issues.
Parks & Grounds	Rob Cereghin, Parks Director: No park issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: No issues from streets or water distribution.
Water Pollution Control	Mark Lenhart, Superintendent, Water Pollution Control No issues.
Water Treatment	Joe Ewers, Superintendent, Water Treatment Plant: No issues.
Storm Water, MS4	Jen English, MS4 Coordinator: No comments received.
Police	Todd Shafer, Police Chief: No issues.
Fire & Rescue	Shawn Wittkop, OFE, NRP, Fire Chief: 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 eastside 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-4 (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



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 (single family residential public & institutional land uses and commercial).
- Planning for residential expansion and supportive road network extensions.
- Lack of connections to the Maumee River 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, and South Lane Street, and performed on Riverfront Dr, Maumee River Crossing, Chelsea Dr, Briarheath Dr, Jedine Dr, Meadowbrook Dr. In 2022, High St. was resurfaced in 2023.

Potential geometric intersection improvements (or roundabouts) 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. 10 to Northfield Avenue
 - Latchaw Drive from West High Street to Harding Street
 - 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, Stiesel 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 sewers 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 (Group 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 Hilton Avenue at Moss Street.

Planning for a new transmission main 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 "Brunersburg" 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 & 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: 419-784-3516 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 Baden

Property Owner: Rita M. Meier

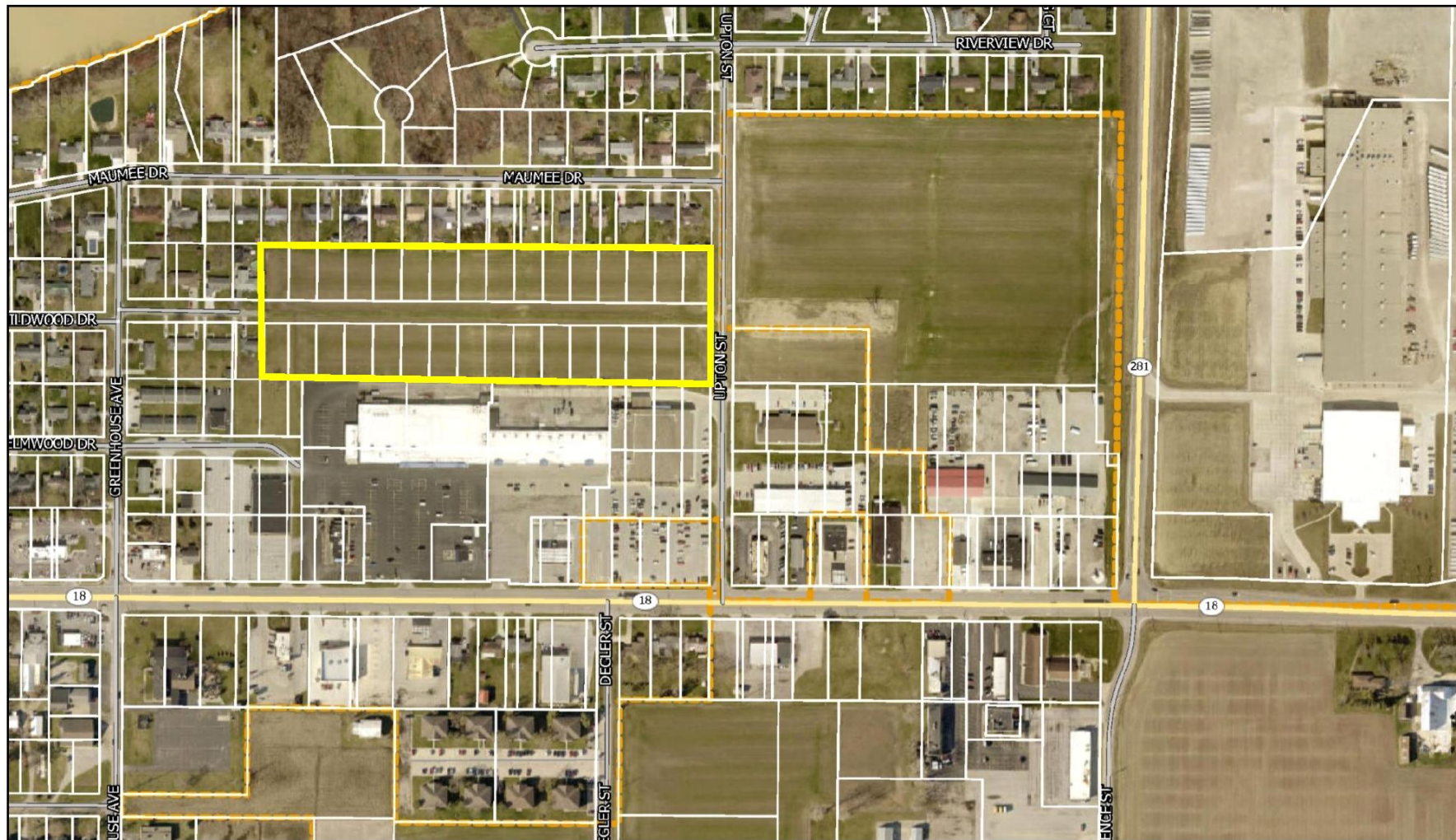
Attorney/Agent:

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
Effective date: January 1, 2020

Fee: \$600⁰⁰
Check No.: 20457
Receipt # 457796

Accepted By: Debbie Stevens



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 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.

PROPOSED LOT TYPE

A 50'-0" WIDE (QTY. 24)

B 58'-0" WIDE (QTY. 12)

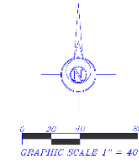
C 83'-0" WIDE (QTY. 2)

TOTAL 38 LOTS

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

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE EXAMINATION BEYOND
THE DEED DOCUMENTS CITED ON THE SURVEY
DRAWING. THERE MAY BE RECORDS OF LATER
ACQUISITION, EASEMENTS, AND/OR
ENCUMBRANCES AFFECTING THE SURVEYED
PROPERTY WHICH ARE NOT
SHOWN ON THIS DRAWING.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED
FROM SURVEY INFORMATION AND POSITIVE OBSERVATIONS. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND
UTILITIES LOCATED ARE SUCH UTILITIES AS THE DATA
ENTERED BY SURVEYOR OR AVAILABLE. THE SURVEYOR FURTHER
DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN
ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTIFY
THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM
THE INFORMATION AVAILABLE. IT IS THE RESPONSIBILITY
OF THE "CONTRACTOR" TO VERIFY AND LOCATE ALL
UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

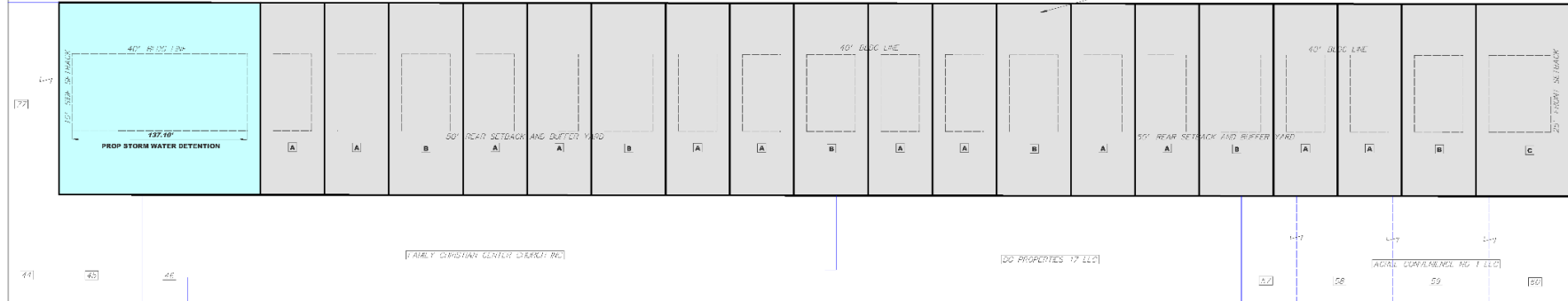


LEGEND
S - 120V POWER
E - 120V POWER
G - 120V POWER
L - 120V POWER
M - 120V POWER
Y - 120V POWER

MAUMEE DRIVE (60' R/W)



WILDWOOD DRIVE (60' R/W)



CONCEPTUAL LAYOUT
BISTEL ADDITION EXTENSION LOTS DEVELOPMENT
WILDWOOD DRIVE
DEFIANCE, OHIO 43512

Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789

SCALE: 1" = 40'
JOB #24 / 08
DRAWN BY: [Signature]
DATE: 12/2024



Project Review Comments for 0 Wildwood Drive

March 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments received.
Engineering	Melinda Sprow, P.E., City Engineer: 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	Rob Cereghin, Parks Director: No park issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: No issues from streets or water distribution.
Water Pollution Control	Mark Lenhart, Superintendent, Water Pollution Control No issues.
Water Treatment	Joe Ewers, Superintendent, Water Treatment Plant: No issues.
Storm Water, MS4	Jen English, MS4 Coordinator: No comments received.
Police	Todd Shafer, Police Chief: No issues.
Fire & Rescue	Shawn Wittkop, OFE, NRP, Fire Chief: 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, Kames 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 uses/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, Buif St, King St, Route 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, Savers Avenue
- 2024 Resurfacing - Hopkins Street
- 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 281), Hopkins Street, and Kames 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)
 - Kames Avenue from Cleveland Avenue to Eastside Park, including a RFB crossing at Kames & 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 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 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 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

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

☐ Variance
☐ Conditional Use Permit
☐ Minor Subdivision

☐ Major Subdivision
☐ Preliminary Plat
☐ 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: _____

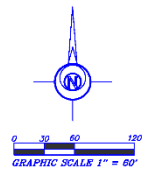
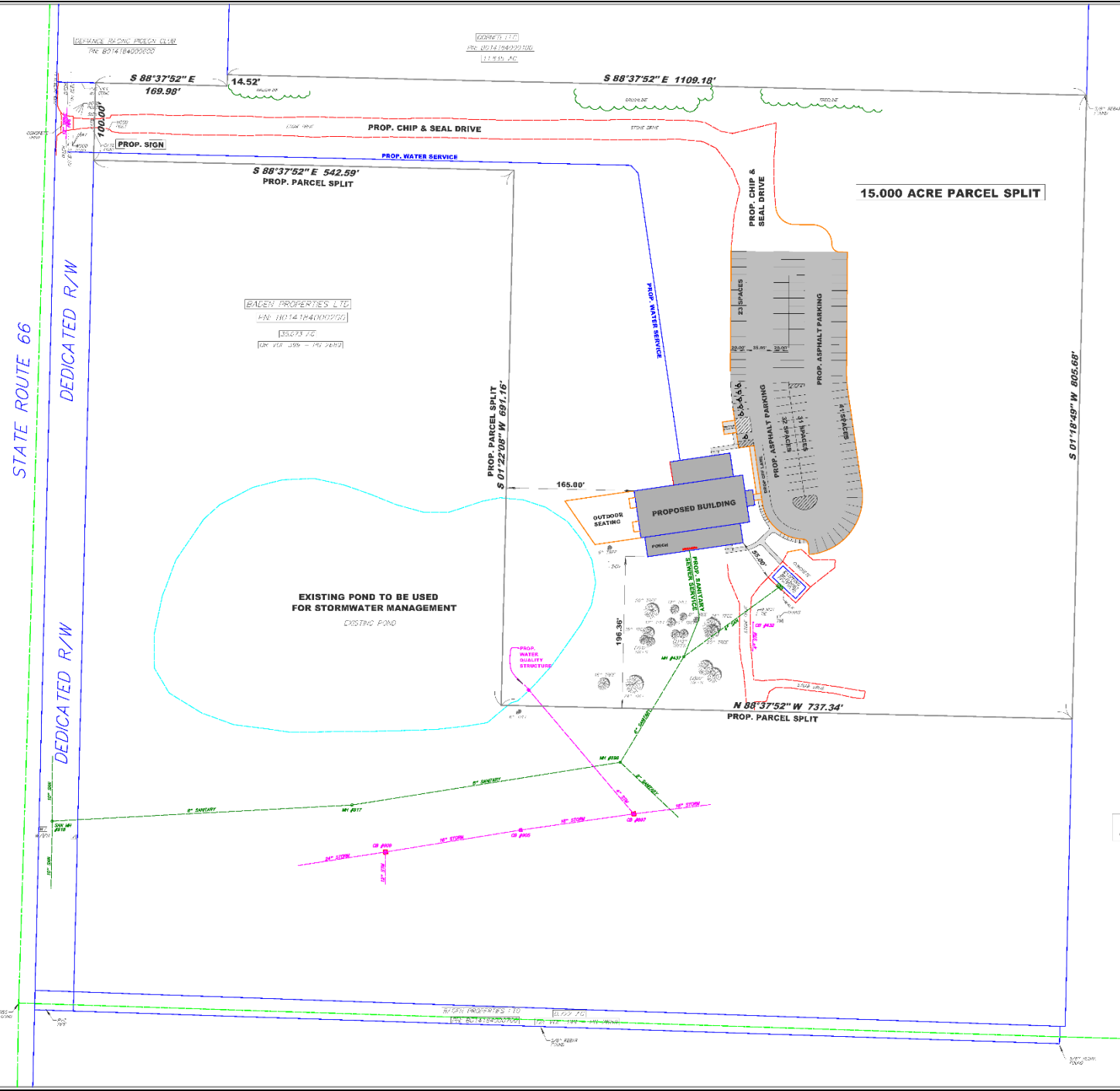
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the city staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided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

Date Received: 12/23/24 Fee: \$2500 Check No.: 5149 Accepted By: [Signature]

Effective date: January 1, 2020

Receipt #27380

STATE ROUTE 66
DEDICATED R/W



- LEGEND**
- WV - WATER VALVE
 - FH - FIRE HYDRANT
 - OH - OVERHEAD
 - P - POWER POLE
 - CB - CATCH BASIN
 - MH - MANHOLE
 - CO - CLEANOUT
 - EM - ELECTRIC METER
 - FF - FINISHED FLOOR
 - V - VAULT

- CB #432
TOP 709.28
FL 4" CORR S 708.03
- CB #897
TOP 707.11
FL 4" CORR N 703.31
FL 18" CONC E 701.01
FL 18" CONC W 700.98
- CB #905
TOP 706.88
- CB #909
TOP 706.21
FL 16" CONC E 697.43
FL 12" CORR S 699.61
FL 24" CONC W 697.25
- SAN MH #437
TOP 708.05
FL 4" PVC NE 703.98
FL 6" PVC SW 702.55
- SAN MH #896
TOP 707.55
FL 6" PVC NE 700.80
FL 8" PVC SE 701.05
FL 8" PVC W 700.61
- SAN MH #917
TOP 706.40
FL 8" PVC E 699.55
FL 8" PVC W 699.50
- SAN MH #918
TOP 707.08
FL 10" PVC N 693.42
FL 8" PVC E 695.68
FL 10" PVC S 693.48

CURRENT ZONING: B-3

127 TOTAL PARKING SPACES PROVIDED

FOR PC REVIEW 12-23-24

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

THIS SURVEY WAS PERFORMED WITHIN THE SCOPE OF A TITLE CURATIVE BEYOND THE 1940 RECORDS. THE SURVEYOR HAS REVIEWED THE SURVEY RECORDS AND HAS DETERMINED THAT THE SURVEY IS ACCURATE AND THAT THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS, AND/OR ENCUMBRANCES THAT MAY AFFECT THE SURVEYED PROPERTY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS, AND/OR ENCUMBRANCES THAT MAY AFFECT THE SURVEYED PROPERTY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS, AND/OR ENCUMBRANCES THAT MAY AFFECT THE SURVEYED PROPERTY.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION OR DEPTH. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS, AND/OR ENCUMBRANCES THAT MAY AFFECT THE SURVEYED PROPERTY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS, AND/OR ENCUMBRANCES THAT MAY AFFECT THE SURVEYED PROPERTY.

Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789

SITEPLAN
BADEN PROPERTIES LTD
2705 ST. RT. 66
DEFIANCE, OHIO 43512

SCALE 1" = 60'
JOB #24-256
DRAWN BY KMB
8/28/24
C101



Project Review Comments for 2705 SR 66 South
January 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments received.
Engineering	Melinda Sprow, P.E., City Engineer: <ul style="list-style-type: none"> We will need a full set of civil plans (proposed water service tie-in details, proposed sanitary sewer tie-in details, etc) We will want to see the plumbing plans from the architectural drawings All storm water management documents will be required with associated calculations Storm water easements will be required 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. Sidewalks need to be shown WPC will need to determine if an oil/grease interceptor is needed Water Distribution will coordinate needed backflow prevention Fire Department should be consulted regarding additional hydrants that may be required 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?
Parks & Grounds	Rob Cereghin, Parks Director: No park issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: No issues from streets or water distribution.
Water Pollution Control	Mark Lenhart, Superintendent, Water Pollution Control 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	Joe Ewers, Superintendent, Water Treatment Plant: No issues.
Storm Water, MS4	Jen English, MS4 Coordinator: No comments received.

Police	Todd Shafer, Police Chief: No issues.
Fire & Rescue	Shawn Wittkop, OFE, NRP, Fire Chief: 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, Ingoak 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 19th 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 3rd from 5:00 p.m. to 6:30 p.m. in Council Chambers

Presentation to Council

Tuesday, April 8th from 7:00 p.m. in Council Chambers