

PLANNING COMMISSION

Monday, April 21st at 4:30 p.m.
City Council Chambers



AGENDA

The next Planning Commission meeting is Monday, May 19, 2025

ADMINISTRATIVE ITEMS:

ITEM 1: Roll Call of Members

ITEM 2: Approval of the March 17, 2025 Planning Commission Meeting minutes.

PLANNING ITEMS:

ITEM 1: SIGN VARIANCE REQUEST

PROJECT LOCATION: 601 CLINTON STREET, DEFIANCE, OH 43512.

APPLICANT: WES BANCO, C/O MATT PARK, GARDNER SIGNS, 1087 NAUGHTON RD., TROY, MI 48083.

ITEM 2: SIGN VARIANCE REQUEST

PROJECT LOCATION: 1177 N. CLINTON STREET, DEFIANCE, OH 43512.

APPLICANT: WES BANCO, C/O MATT PARK, GARDNER SIGNS, 1087 NAUGHTON RD., TROY, MI 48083.

ITEM 3: VARIANCE REQUEST & SITE PLAN REVIEW

PROJECT LOCATION: 1747 UPTON STREET, DEFIANCE, OH 43512.

APPLICANT: NEW HOME DEVELOPMENT, C/O RICK GRABER, G5 ARCHITECTURE, 301 STRYKER STREET, ARCHBOLD, OH 43502.

CLERK'S REPORT

PUBLIC INPUT AND DISCUSSION

ADJOURNMENT



ITEM 1:

PROJECT LOCATION:

APPLICANT:

SIGN VARIANCE REQUEST

601 CLINTON STREET, DEFIANCE, OH 43512.

WES BANCO, C/O MATT PARK, GARDNER SIGNS, 1087 NAUGHTON RD., TROY, MI 48083.

Parcel B01-1008-0-003-00 is located Bouton Et al Block 7 Lot 7, in the City of Defiance, Defiance Township, Defiance County, OH. Applicant plans to remove the existing signage and replace with new signage due to change of business ownership. The applicant is requesting the following variance:

- Variance request to increase the maximum sign height to 16' 9" in lieu of 4' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.3.4.
- Variance request to permit a prohibited pylon sign of 20' tall by 2'3" per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.3.9.
- Variance request to reduce the maximum sign height from 3' to 20' in lieu of 10' to 14' per *City of Defiance Planning and Zoning Code*, Chapter 1179.07.6.1.



RECEIVED

FEB 28 2025



PLANNING & ZONING APPLICATION

CITY OF DEFIANCE * 631 PERRY STREET * DEFIANCE * OHIO * 43512

419.784.2249 * www.cityofdefiance.com

ENGINEERING DIVISION

Rezoning
 Site Plan Review
 Vacation (street or alley)

Variance
 Conditional Use Permit
 Minor Subdivision

Major Subdivision
 Preliminary Plat
 Final Plat

LOCATION

Certified Address: 601 Clinton ST

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: _____

Current Zoning District(s): C.B.D Requested Zoning District(s): C.B.D Acreage: _____

Proposed use or reason for rezoning/variance/conditional use request: Replace existing sign
in exact location for new monument. No foundation or
footer work, reusing existing poles.

APPLICANT(S):

Name: Matt Park - Gardner Signs

Address: 1087 Naughton Rd. City/State: Troy MI Zip: 48083

Phone: 248-689-9100 Fax: _____ Email: MATT.PARK@gardner-signs.com

PROPERTY OWNER(S):

Name: Wes Banco

Address: 601 Clinton ST City/State: Defiance OH Zip: 43512

Phone: 248-689-9100 Fax: _____ Email: MATT.PARK@gardner-signs.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: Matt Park

Property Owner: Wes Banco

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: 3/4/25
Effective date: January 1, 2020

Fee: \$300.00 Check No.: 1105 Accepted By: Tom Janic
Receipt # 27903



ITEM 1:

SIGN VARIANCE REQUEST

PROJECT LOCATION:

601 CLINTON STREET, DEFIANCE, OH 43512.

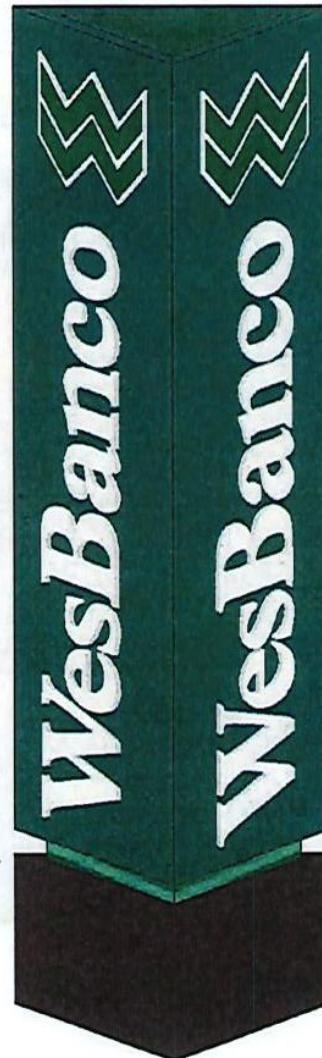
APPLICANT:

WES BANCO, C/O MATT PARK, GARDNER SIGNS, 1087 NAUGHTON RD., TROY, MI 48083.

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WesBanco - 601 CLINTON ST. DEFIANCE OH

A PYLON SIGN



EXISTING



PROPOSED



B FACELIT CHANNEL LETTER SET

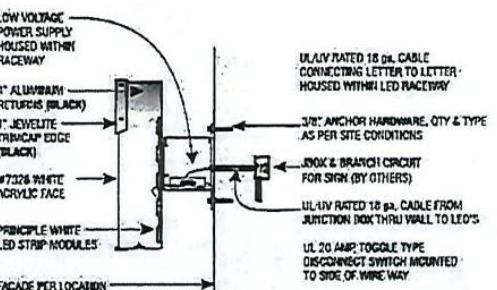
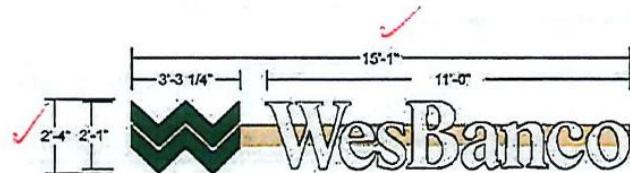
WS-35

WS-35

FACELIT CHANNEL LETTER LAYOUT

SCALE: 1/4" = 1'-0"

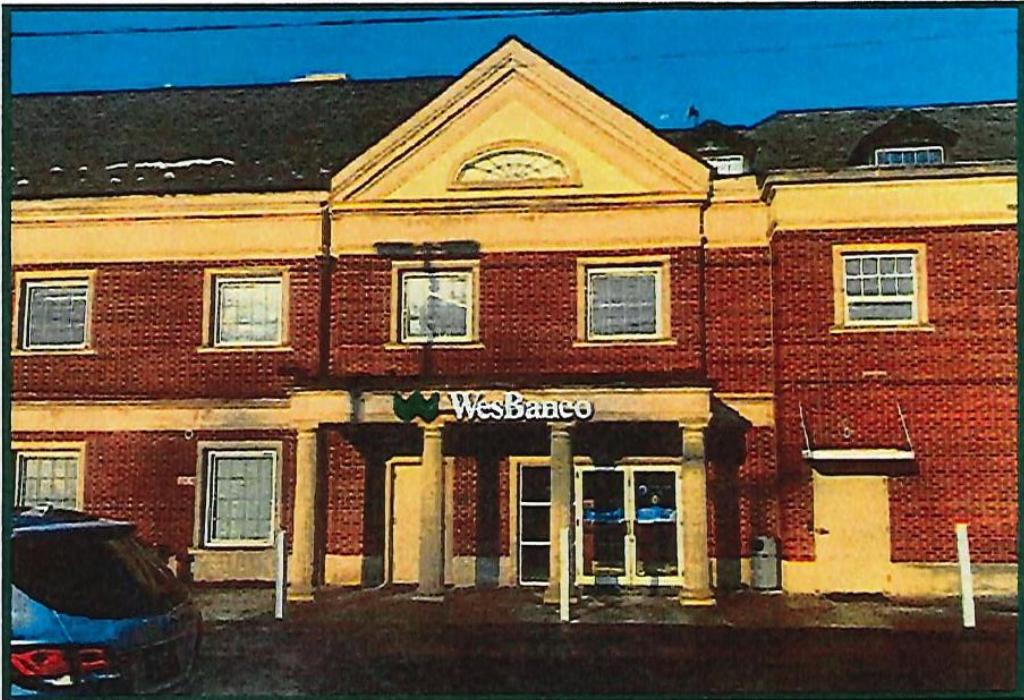
NO POWER NEEDED



LETTER SECTION TYPICAL N.T.S.



EXISTING



PROPOSED

Gardner
signs
FERRIN
signs
Frontage
signs
MICHIGAN
1000 Technology Dr
Farmington Hills, MI 48336
800.444.3773OHIO
1000 Technology Dr
Farmington Hills, MI 48336
800.444.3773FLORIDA
1000 Technology Dr
West Palm Beach, FL 33411
800.444.3773FLORIDA
1000 Technology Dr
West Palm Beach, FL 33411
800.444.3773

www.gardnersigns.com

JOB INFORMATION	
CLIENT:	WESBANCO
PROJECT:	FACELET CHANNEL LETTERS
LOCATION:	601 CLINTON ST. DEFiance OH
COUNTY:	
SALESPERSON:	JEFF PRYMAS

DESIGN INFORMATION	
SCALE:	AS NOTED
DESIGNER:	VERONICA
DATE:	12/29/25
REVISIONS:	

CLIENT AUTHORIZATION

SIGNED BY:

DATE:

COLOR SPECIFICATIONS

LETTER FACES:
#7328 WHITE ACRYLIC
TRIM & RETURNS:
PRE FINISHED BLACK
LOGO: 3M 3630-156
"VIVID GREEN" (PMS 355C)

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COLORS CONTAINED WITHIN THIS RENDERING MAY VARY SLIGHTLY FROM THE ACTUAL FINISHED PRODUCT DUE TO COMPUTER AND PRINTER OUTPUT AND LIMITATIONS.



Project Review Comments for 601 Clinton Street

April 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.

DOWNTOWN PLANNING AREA

OVERVIEW This Planning Area is the historic heart of Defiance at the confluence of the Maumee and Auglaize rivers. It includes many mixed land uses including many well-kept walkable residential neighborhoods including the Holgate Historic District, several parks and other public spaces, and businesses settled in mostly historic and architecturally significant buildings. Public uses include the Defiance County Courthouse, Carnegie-funded public library, Old Fort Defiance Park, Triangle Park, Kingsbury Park, Holgate Park, and various city alleys and gathering spaces. The Downtown planning area includes a 96-acre DORA (Defiance Outdoor Revitalization Area) and 10 Downtown Revitalization Districts anchored by historic properties such as the former Defiance High School built in 1918. This area includes a mix of commercial, residential and industrial zoning along with significant floodplain (FF) zoning along the rivers.

EXISTING LAND USES AND ZONING

Primary land uses include residential, institutional, and commercial, of which a significant amount is historic in nature. A small pocket of industrial use exists in the planning area as well.

Land use categories under mostly B-2 Central Business District and C-R (Office Residential) surrounded by R-2 Medium Density Residential and B-3 (Medium to High Density Residential) and commercial sections of M-2 (Medium Industrial) and M-3 (General Industrial) in the downtown area. Other designations include B-1 (Neighborhood Business), B-3 (Highway and General Business), S-1 (Special), and FP (Flood Plain).



PLANNING ISSUES

- Floodplains touch the boundaries of the entire planning area, which affects the redevelopment potential of existing properties and may limit new development.
- Retail attraction challenges due to lack of foot traffic, incompatible mix of storefront uses and hours of operation that are geared toward single destination patronage, rather than meandering and experience.
- Property and poor building maintenance in the central business district.
- Continuing development/development of Gateway Park properties acquired with FEMA Flood Hazard Mitigation Funds.
- Pursing the feasibility of improving pedestrian connectivity through the construction of a "Bridge" at the confluence of the Maumee and Auglaize Rivers for a shared use path facility to provide shared access to the three parks (Fort Defiance Park, Holgate Park, and Kingsbury Park). Also consider trail connections westward from the Bridge to the old railroad bridge crossing of the Maumee River just west of the Clinton Street Purple Heart Bridge, where a shared use path structure may be feasible at the old railroad bridge (either attached to or built next to the railroad bridge).
- Directional challenges to local destinations, cohesive design and branding issues and lack of public signage including small parking signs.
- Threats to the preservation of the historic character of the Downtown and surrounding residential areas and lack of appropriate regulatory tools to support historic preservation. At the present time, only property owners in the Downtown Improvement District that utilize CDRG and other grant funds must comply with the historic design guidelines (Chapter 135f of the Defiance Codified Ordinances).
- Several Downtown Revitalization Districts exist in the planning area that generate funding for revitalization and development projects, and public infrastructure that occurs in these areas.
- Addressing pedestrian connectivity and safety issues. Vehicle and truck traffic along the main Clinton Street corridor may, at times, create unsafe conditions for pedestrians and bicyclists to navigate the downtown footprint. The traffic commission approved not allowing right turn on red at the 2nd and 3rd Street intersection along Clinton Street, but more safety elements may be necessary.
- Planning for the adaptive reuse of aging industrial properties and the middle school property (1918 property).
- Potential rail line blockages at at-grade crossings S. Jackson and Deatrick Streets.
- Shallow vaults at (Deatrick/Harrison, Jackson, Perry, Wayne, Jefferson) that pose height restrictions for emergency vehicles and trucks.
- Opportunities may exist to create a "Grand Boulevard" along East River Drive, from N. Clinton Street to E. High Street. Pedestrian connectivity challenges from the Indian monument at Pontiac Park going east on E. River Road but they may be mitigated.

PREFERRED FUTURE LAND USES

Single Family Residential (preferably infill in existing single-family neighborhoods)

Multi-Family Residential

General and Neighborhood Commercial

Public and Institutional (confined to existing areas, expanding public uses should be limited to generate new property valuation especially in the DRCs)

FUTURE CAPITAL IMPROVEMENTS

- 2025 Signalized Intersection Upgrades - Fifth & Wayne
- 2024 Water Line Replacement - Jefferson Ave
- 2025 Water Line Replacement - E Second St River Crossing
- Future Embankment Improvements - First & Jackson
- Future Water Line Replacements - Wayne Ave, N & S of Williams
- Future Rehabilitation - Maude Street
- Future Embankment Improvements - Kingsbury Park
- Future Water Transmission Main Improvements - Holgate Avenue

ENVIRONMENTAL CONSIDERATIONS

- Floodplains posed by the Maumee and Auglaize rivers.
- Potential environmental remediation as part of historic property renovation (i.e. lead, asbestos).
- Combined sewer overflows exist at several locations near public gathering locations (Gateway Park, Kingsbury Park).
- Potential brownfield and abatement issues at certain properties (former Vortex and Precision Products sites, Deluse Cleaners, and Mercury Cleaners).

TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

This planning area is the city's urban core with key roadways servicing the area including Clinton Street, Second Street, Jefferson Avenue, Holgate Avenue, and Streets St, Holgate Street, and a portion of E. River Road, W. First Street, Fifth Street, Perry Street, W. Second Street were resurfaced in 2021, while 2022 witnessed the rehabilitation of Maude St, and rustic surface treatments to Ababella St, (Riverwest Ave, Washington Ave).

The Purple Heart Bridge (Clinton Street) contains a Shared Use Path on the west side of the bridge, but on the south side of the bridge there is a need to enhance bicycle and pedestrian facilities for improved connectivity.

A connectivity consideration is to connect the three riverfront parks along the Maumee River and Auglaize River by constructing "The Tridge" structure across the confluence of the Maumee & Auglaize Rivers to reduce bicycles and pedestrian on the busy corridors of North Clinton Street and East Second Street.

The following planned connectivity improvements should be considered:

- Shared Use Path (SUP) Tridge Structure at confluence of Maumee River and Auglaize River that would connect three parks.
- Shared Use Path from Pontiac Park west to Ridge Street, then up to High Street. Improving pedestrian connectivity east of Pontiac Park to E. High Street and beyond should be examined.
- Evaluate feasibility of constructing a shared use path facility structure at the old railroad bridge crossing of the Maumee River just west of the Clinton Street Purple Heart Bridge.
- Evaluate alternatives to enhance pedestrian and bicycle safety and improve facilities in downtown Defiance through traffic signal timing, changing roadway design, new lanes to lanes to allow for bike lanes, and development of bike facilities on adjacent parallel roads.
- Consider conducting a Feasibility Study for a new Maumee River crossing to alleviate heavy traffic on Clinton Street and as an alternative river crossing.

UTILITY CONSIDERATIONS

The Downtown Planning Area is served by combined sewers tributary to the East Side service area and Kingsbury Pumping Station. Surface-water separation projects did occur in the westerly portion of this Planning Area in the early 2000's and reduced the volume of public W/W sources tributary to the system. On-going regular CCTV inspections and cleaning aid in maintaining the system. Areas identified for needed repair are prioritized through the Engineering Department and non-emergency repairs are included in street improvement projects when they occur. No known incidences of water in basement (WIB) or surface flooding events are occurring during wet weather.

Flows collected by the Downtown Sewer System pass under the Auglaize River through two (2) inverted siphons, one (1) at the eastern end of Fort Street and another at the end of High Street Bridge. This critical infrastructure should be closed, inspected and assessed for condition and capacity. Inspections of the siphon should occur bi-annually to ensure continued service.

The water distribution system is generally older distribution mains sufficient to support current development and mix of residential and commercial development with no significant history of breaks or leaks. Older fire hydrants and valves scheduled for replacement and new hydrants and valves are replaced. Areas identified for needed repair are coordinated through the Engineering Department and non-emergency repairs are included in street improvement projects when they occur.

The planned transmission improvements from the WTP to the existing 10" main under the Maumee River to enhance capacity and reliability for the system north of the river will be completed along Holgate Avenue. Additional construction will be needed to provide a smaller distribution main in parallel to the transmission main for connection of water services. The age of the existing homes along Holgate Avenue may be indicative of older plumbing that would be challenged to withstand future system pressures resulting from the transmission main installation.

RECOMMENDED SOLUTIONS

- Continue to develop and Public Realm Activation Strategy. The last few planning efforts highlighted numerous opportunities of spaces to activate, with the Canal Amphitheater to nearby parks and areas like Triangle Park, Pontiac Park, and now Gateway Park. Other areas exist in the planning area to connect to the City's heritage, and Maumee and Auglaize Rivers on city owned or underutilized parcels in the flood zone. Several alleys in the downtown could also be activated with lighting and other amenities.
- Develop Downtown Property Inventory and Conditions Summary. Like with many Downtown buildings, their age and conditions are inadequate utilized efficiently in today's retail environment. The survey that accompanied this Plan identified these consumer preferences, but many properties are outdated and unable to meet current code requirements. City officials could utilize this inventory list along with an Activation Strategy and outside funding sources and private investors to target specific properties. Expanding this list to include commercial, industrial and under-utilized sites in the entire Downtown Planning Area would also help to implement other plan strategies, especially in regards to residential development.
- Encourage tactical residential densification through the CRA incentives and flexible zoning and density bonuses. Consider redeveloping legacy and antiquated industrial land uses along S. Jackson Street and Perry Street (like the former and now vacant Defiance Precision Products 4.25 acre site) higher density residential areas that provide additional full-time consumer synergy to the downtown. Other documented or potential brownfields exist in this planning area (4 as of 2022) that could be utilized for dense housing opportunities.
- Implement the Façade Grant Program. City Officials, working in conjunction with the Defiance Development & Visitor's Bureau and property owners could use the grant funds to incentivize targeted property owners that reactive their building facades and signage in alignment with downtown design guidelines. Program commenced in 2023 and initially funded by \$50,000 within the City FY2023 Budget.
- Pursue the development of design guidelines and applying these guidelines to all projects occurring in the Central Business District (B-2). At the present time, Chapter 135f of the Defiance Codified Ordinance (Exterior Construction and Improvements in the Downtown Improvement District) is applied to all grant funded projects in the Downtown Improvement District bounded by the Maumee River to the north; Wayne to the east; a half block of Juliet to the south; and, Perry to the west. The city could continue to utilize two sets of guidelines, with the more rigorous existing standards being required for projects that utilize Community Development Block Grant funds.
- Developing a Wayfinding Plan. City officials have embraced this activity many times in the past but never through a formal, creative process. This task should be part of the Public Realm Activation Strategy planning process.
- Embrace a Downtown Parking Study to inventory downtown parking and develop policies that promote the most efficient parking turnover rates.
- Continue to promote the greatest level of pedestrian connectivity and safety in the downtown footprint. The City Traffic Committee recently made turn lane restrictions on 2nd and 3rd Streets, but ongoing policies will be needed to improve the walkability culture in the downtown. City officials have embraced downtown stakeholders with Road Diet and other pedestrian connectivity strategy, but further Complete Streets elements can be infused into public and private projects in the Planning Area.
- 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.
- Consider working with Defiance College in the future adaptive reuse of the middle school property (1918 property). Defiance College's new Engineering School initiative and ongoing need for additional housing opportunity for staff and graduate students appear to be good reasons in framing this potential partnership.
- Install water meters on City facilities to account for unbillable water utilized throughout the City's distribution system.
- Inspect and assess existing inverted siphon under Maumee River at Pontiac Park and under the Auglaize River at Kingsbury Park.
- Updates to the zoning map could include:

 - Phased approval of the rezoning of older manufacturing land uses along (once blighted or vacated) to higher density residential uses
 - Rezone all public properties to S-1 zoning

ITEM 2:

**PROJECT LOCATION:
APPLICANT:**

SIGN VARIANCE REQUEST

**1177 N. CLINTON STREET, DEFIANCE, OH 43512.
WES BANCO, C/O MATT PARK, GARDNER SIGNS, 1087 NAUGHTON RD.,
TROY, MI 48083.**

Parcel I08-0013-A-012-00 and I08-0013-A-013-00 are located as Hammersmith Sub Lot B & C, in the City of Defiance, Noble Township, Defiance County, OH. Applicant plans to remove the existing signage and replace with new signage due to change of business ownership. The applicant is requesting the following variance:

-Variance request to increase the maximum height of a monument sign to 10' in lieu of 5' per the *City of Defiance Planning and Zoning Code*, Chapter 1179.07.C.5.b.i.



RECEIVED

FEB 28 2025



PLANNING & ZONING APPLICATION ENGINEERING DIVISION
CITY OF DEFIANCE * 631 PERRY STREET * DEFIANCE * OHIO * 43512
419.784.2249 * www.cityofdefiance.com

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

LOCATION

Certified Address: 1177 N. Clinton ST

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: _____

Current Zoning District(s): B3 Requested Zoning District(s): _____ Acreage: _____

Proposed use or reason for rezoning/variance/conditional use request: REPLACE EXISTING SIGN
in exact location for new Monument. No foundation or footer work
reusing existing poles

APPLICANT(S): Matt Park - Gardner Signs

Name: Matt Park Address: 1087 Naughton Rd City/State: Troy MI Zip: 48083

Phone: 248-689-9100 Fax: _____ Email: Matt.Park@gardnersigns.com

PROPERTY OWNER(S):

Name: WES BANCO Address: 1177 N. Clinton ST City/State: Defiance OH Zip: 43512

Phone: 248689-9100 Fax: _____ Email: Matt.Park@gardnersigns.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: Matt Park Matt Park

Property Owner: WesBanco

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: 3/4/25 Fee: \$300.00 Check No.: 1105 Accepted By: DLJain
Effective date: January 1, 2020
Receipt #127902



ITEM 2:

PROJECT LOCATION:

PROJECT ESSAY
APPLICANT:

SIGN VARIANCE REQUEST

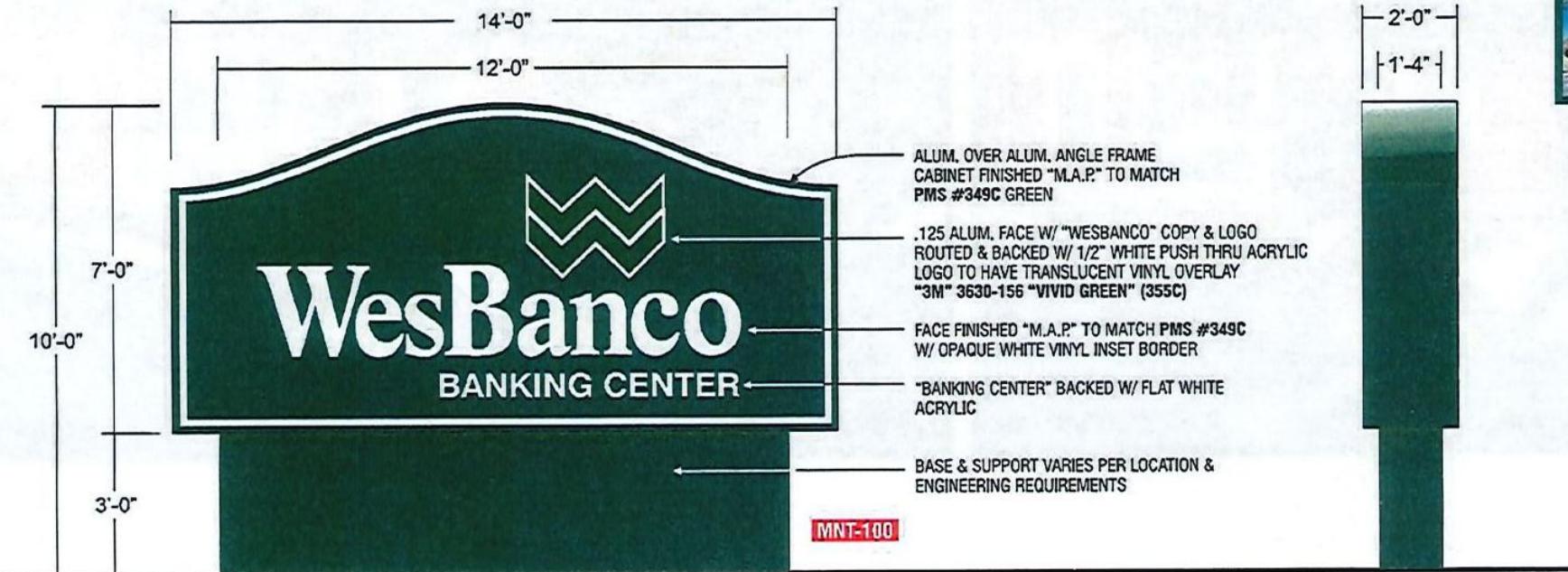
SIGN VARIANCE REQUEST

WES BANCO C/O MATT PARK GARDNER SIGNS 1087 NAUGHTON RD - TROY MI 48083

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A MONUMENT SIGN

140 sq ft



D/F MONUMENT SIGN ELEVATION SCALE: 3/8"=1'-0"

EXISTING



UTILIZE EXISTING STEEL & FOUNDATION. OFFSET 2'-0"

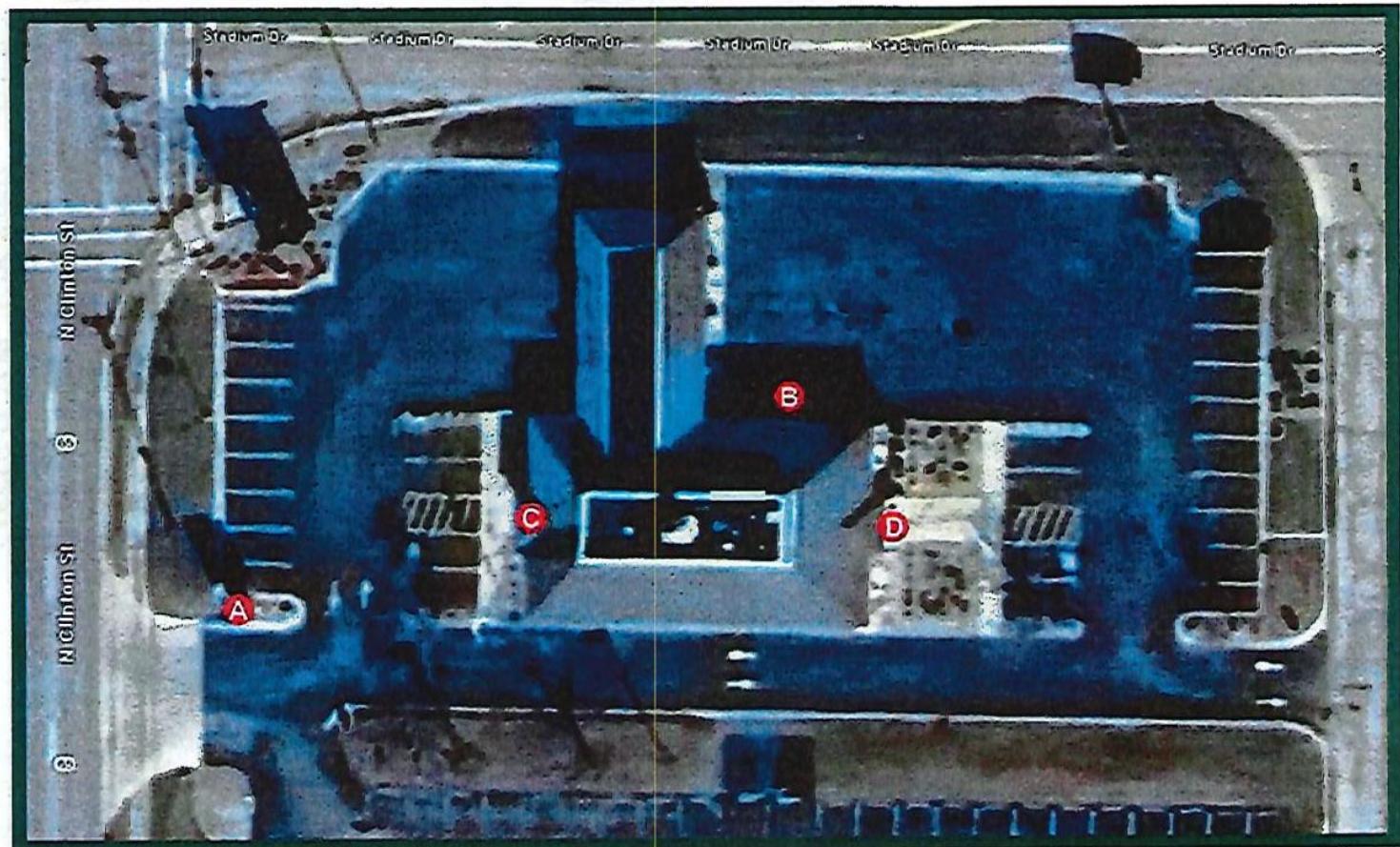
WESBANCO - 1177 North Clinton St., Defiance, OH

A MONUMENT SIGN

B FACELIT CHANNEL LETTER SET **WSS-35**

C FACELIT CHANNEL LETTER SET **WS-20**

D FACELIT CHANNEL LETTER SET **WS-20**





Project Review Comments for 1177 N. Clinton Street

April 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.

NORTHTOWNE PLANNING AREA

OVERVIEW The Northtowne Planning Area is a predominantly commercial area located on both sides of N. Clinton Street, south of the U.S. 24 interchange. This planning area includes a large portion of the city's commercial uses, including the Northtowne Mall, several big box retail uses, restaurants, auto-related uses and banks. The only residential uses are a manufactured home park and apartment complex located between the mall and Carter Avenue. The area is predominantly zoned commercial, with medium to high density residential and mobile home parks zoning for the area between the mall and Carter Avenue. The undeveloped acreage located to the west of the mall is zoned medium density and medium to high density residential. Several blocks of the N. Clinton Street frontage in this planning area closest to Defiance College are in the College Overlay District.

EXISTING LAND USES AND ZONING

Primarily commercial uses, with a section of agricultural use proposed to be developed as multi-family housing. There is also a manufactured home park near the mall.

Existing zoning classifications include B-3 (Highway and General Business) and B-4 (Community Shopping Center), as well as R-4 (Mobile Home Park) on the southwest corner of the planning area.



PREFERRED FUTURE LAND USES

- » Commercial
- » Multi-family Residential

52 • Comprehensive Community Action Plan

PLANNING ISSUES

- » The corridor suffers from poor access management, aesthetics, and excessive signage.
- » Properly buffering adjacent neighborhoods and residential uses from abutting commercial.
- » Ensuring adequate infrastructure to ensure the Northtowne Mall can remain a thriving destination in the community.
- » Opportunities to better utilize the excessive impervious surfaces for infill development, stormwater BMPs, greening solutions, or public spaces.
- » Increased use of zoning and regulatory tools, incentives, and other tools will be required to revitalize the N. Clinton Street corridor.
- » Accommodating future higher density residential land uses in a manner that does not adversely affect adjacent single family neighborhoods, existing traffic flows, levels of service (LOS) at key intersections, and pedestrian safety.

ENVIRONMENTAL CONSIDERATIONS

- » Mature woodlands on the eastern edge of the planning area.

TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

The primary roadway servicing the area is the SR 66 (N. Clinton Street) corridor, which contains good sidewalk facilities along this north-south corridor; however, the side streets that intersect this roadway lack consistent sidewalk coverage. Bike racks are generally limited at most commercial enterprises.

The following planned connectivity improvements should be considered:

- » Sidewalk improvements along south side of George Isaac Drive from N. Clinton Street eastward to Webster Street by working with Defiance College to add sidewalks along the north side of the Defiance College George M. Smart Athletic Center.
- » Add marked crosswalks at intersection of Stadium Drive and Webster Street.
- » Add sidewalks to east-west public roadways intersecting N. Clinton Street if feasible.

FUTURE CAPITAL IMPROVEMENTS

- » No significant capital projects are currently planned for this area.

UTILITY CONSIDERATIONS

The storm sewers within the Northtowne Planning Area appear sufficient to support additional development and re-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 new and re-developed sites when they occur, including the Northtowne Mall and Stadium Plaza sites.

The sewers within this service area are separated. Existing sanitary gravity sewers and pumping stations within this Planning Area have capacity to serve current development. The pumping station on North Clinton, near Lowes, serves the properties along the east side of Clinton and discharges to a combined sewer on McKinley, within the Defiance College Planning Area. Existing public and private sanitary sewers serving the existing developments should be internally inspected for condition and as potential sources of infiltration.

The water distribution system within the Northtowne Planning Area is sufficient to support current development with only nominal capacity for additional growth. Several private water mains to provide fire protection and potable supply to the large box retail locations and Northtowne Mall are connected to the distribution system. These private mains are unmetered, except for the individual service connections entering each business location. The City should coordinate with the developers to provide leak detection services to confirm that significant water losses are not occurring, as well as ensuring overall reliability.



Opportunities exist to encourage new residential opportunities adjacent to the Northtowne Mall.

RECOMMENDED SOLUTIONS

1. Develop a N. Clinton Street Corridor Plan to establish methods to activate and improve the corridor with beautification, commercial revitalization, safety and pedestrian connectivity solutions. Key to this plan will be a financing and incentives strategy that includes the development of a special improvement district, tax increment financing or special assessments.
2. Pursue the feasibility of relocating overhead utilities to underground to improve streetscape/aesthetics as part of N. Clinton Corridor Plan.
3. Stormwater management BMPs should be pursued in this planning area to remove unneeded impervious surfaces.
4. Continue sanitary and storm sewer inspections and repairs, as required, to ensure longevity and reduce I/I entering the sanitary collection system.
5. Updates to the zoning map could include:
 - » Ensuring all parcels owned by Defiance College are zoned S-1.

ITEM 3:
PROJECT LOCATION:
APPLICANT:

VARIANCE REQUEST & SITE PLAN REVIEW
1747 UPTON STREET, DEFIANCE, OH 43512.
NEW HOME DEVELOPMENT, C/O RICK GRABER, G5 ARCHITECTURE,
301 STRYKER STREET, ARCHBOLD, OH 43502.

Parcel J11-0019-0-009-03, approximately 1.19 acres, located in Riverview Extension #3, City of Defiance, Richland Township, Defiance County, OH. Applicant is requesting a Site Plan Review for a new facility. Applicant also requests the following variances:

-Variance request to reduce the required 15' side yard setback to 5' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-3 chart.





PLANNING & ZONING APPLICATION

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

RECEIVED

MAR 11 2025

Rezoning
 Site Plan Review
 Vacation (street or alley)

Variance
 Conditional Use Permit
 Minor Subdivision

Major Subdivision
 Preliminary Plat
 Final Plat

ENGINEERING DIVISION

LOCATION

Certified Address: 1747 UPTON ST.

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: 1090019 000903

Current Zoning District(s): O-R Requested Zoning District(s): Acreage: 1.19

Proposed use or reason for rezoning/variance/conditional use request: 15' SIDE YARD SETBACKS
REQ'D. PROPOSED SETBACKS ARE 5'. OWNER ALSO OWNS THE PROPERTY ON
BOTH SIDES OF THIS PROPERTY

APPLICANT(S):

Name: RICK GRABER - G5 ARCHITECTURE

Address: 301 STRYKER ST. City/State: ARCHBOLD, OH Zip: 43502

Phone: 419-446-9497 Fax: 419-445-1702 Email: RICK@G5ARCHITECTURE.COM

PROPERTY OWNER(S):

Name: CAREN BALLER - NEW HOME DEVELOPMENT, INC.

Address: 617 N. WALNUT, #12 City/State: BRYAN, OH Zip: 43506

Phone: 419-519-3075 Fax: 419-519-3042 Email: NHDC@DEFNET.COM

ATTORNEY/AGENT: Attorney Agent (check one)

Name: RICK GRABER

Address: 301 STRYKER ST. City/State: ARCHBOLD, OH Zip: 43502

Phone: 419-446-9497 Fax: 419-445-7078 Email: RICK@G5ARCHITECTURE.COM

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

Applicant: Rick Gruber

Property Owner: Caren Bauer New Home Development

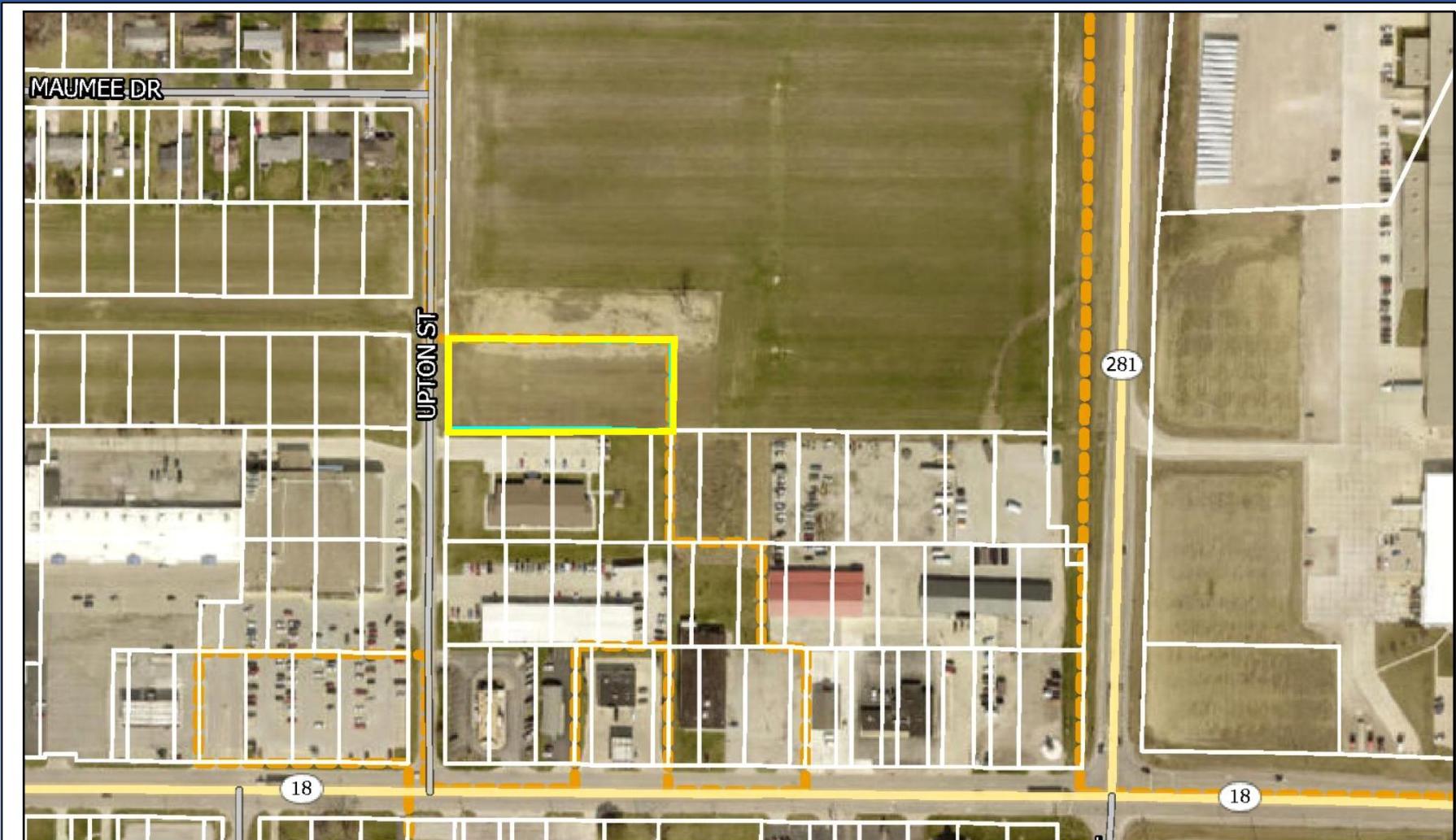
Attorney/Agent: Rick Gruber

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: 3/11/25 Fee: \$1325.00 Check No.: 35942 Accepted By: Oliver L. Schaeffer

Effective date: January 1, 2020

Received on 3/11/25
Received on 3/11/25



ITEM 3:

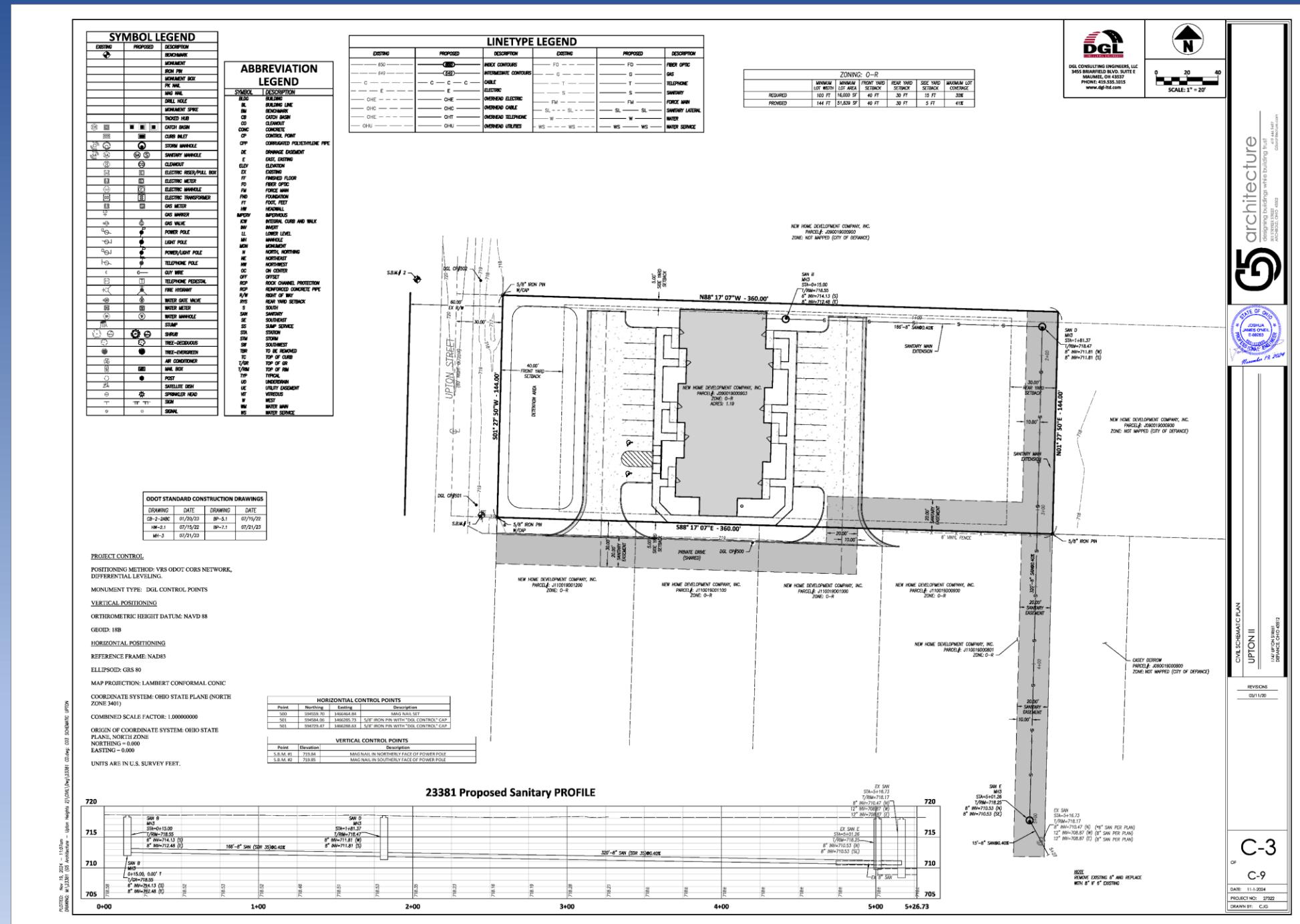
VARIANCE REQUEST & SITE PLAN REVIEW

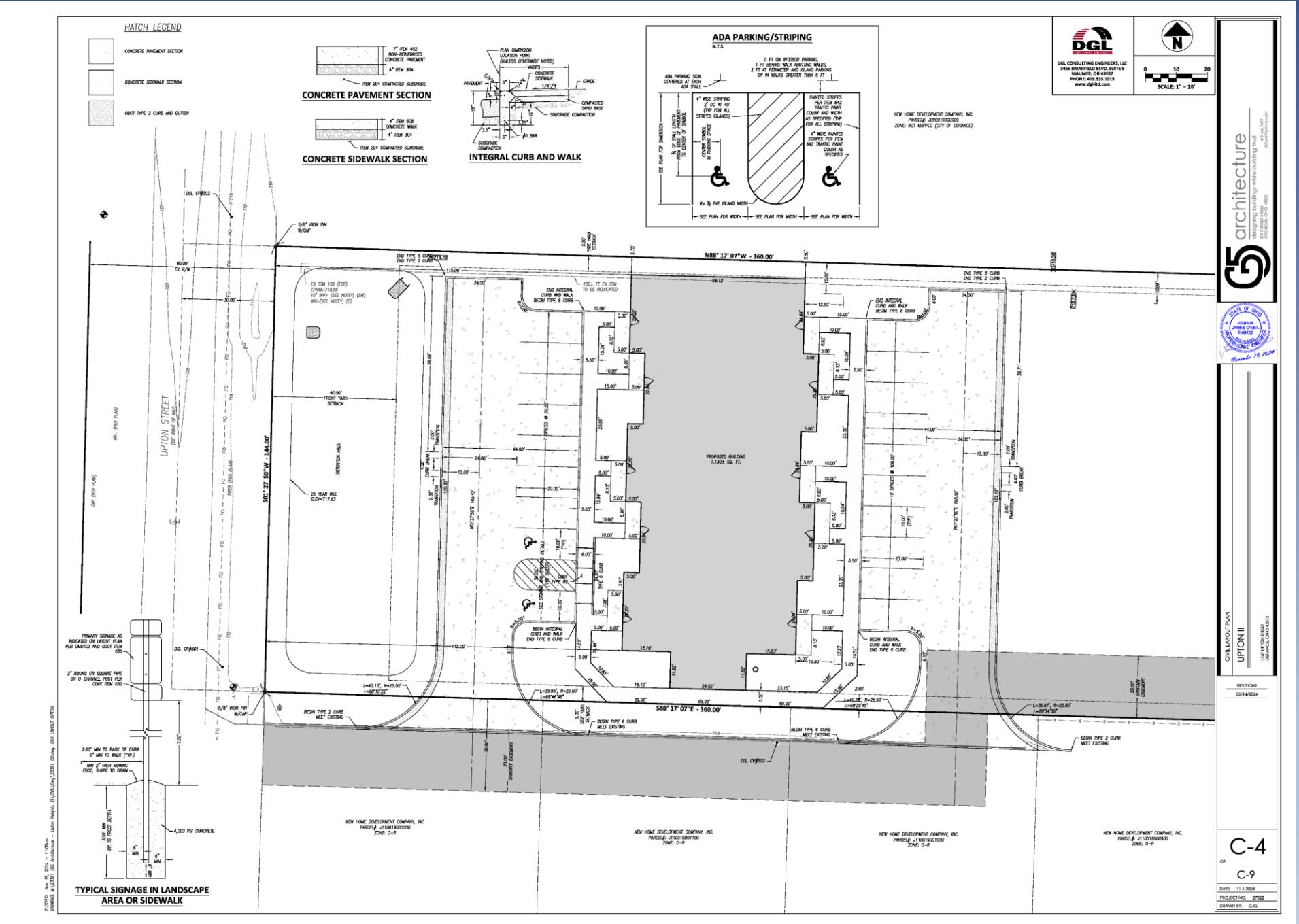
PROJECT LOCATION: 1747 UPTON STREET, DEFIANCE, OH 43512.

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Project Review Comments for 1747 Upton Avenue

April 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments received.

Engineering	Melinda Sprow, P.E., City Engineer: STORM WATER MANAGEMENT REPORT <ul style="list-style-type: none"> Detention needs to be based on a 2 year pre-developed storm. Critical storm should be calculated to determine volume of detention required. Attached are our detention requirements. Why is there no micropool for sediment storage? Is detention calculated from the Wqv elevation to the top of the basin? They should be additive. We will need an operation and maintenance manual for the post construction storm water control. We will need easements for access to the storm water system on-site. CIVIL PLANS <ul style="list-style-type: none"> No sidewalks are shown adjacent to Upton Street. Provide sidewalks. C5 does not match C3 for sanitary sewer. Please clarify. Show property lines at the SE corner of the site where the sanitary sewer main is located. We need to make sure the easements cover the entire area necessary. The existing sanitary sewer tap for 1725 will need to be connected back in to the proposed 8". Attached is what we have for an existing tap card. We also have record of the lateral being installed as a 6" line. The plans indicate an 8" out of the existing sanitary manhole. Please confirm. Existing manhole at STA 5+16.73 - keep the main extension as deep as possible to allow for future extension. Our information indicates the existing main in the existing manhole at STA 5+16.73 is an 8". These plans indicate a 12". Please confirm. Show the existing 8" line to the west out of the existing manhole at STA 5+16.73 Show all orifice, top, etc. elevations on the detention basin outlet detail as well as plan/profile sheets. The water meter and any required backflow device will be required to be inside the building. No pits are allowed. Verify meter size needed. The public sanitary sewer main extension will need to be bonded. Provide landscaping plans
	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 The Upton Ave. project will need more detail where the private sanitary connects to the city owned system. Also, need verification of line size from city manhole.
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.

UPTON II
1747 UPTON STREET
REVIEW COMMENTS
DGL Response: 4/10/2025

These review comments are in response to the January 29, 2025 site submittal.

Please see DGL Consulting Engineer's response below in green:

STORM WATER MANAGEMENT REPORT

- Detention needs to be based on a 2 year pre-developed storm. Critical storm should be calculated to determine volume of detention required. Attached are our detention requirements.
 - Thank you for providing the detention requirements. I initially missed these on the City's website. The detention has been redesigned based off of these criteria. The discharge and runoff storage table has been included with Appendix A of the SWMP. The Critical Year storm calculation has been included with Appendix B of the SWMP (Page 1 – Percentage Increase from pre to post developed conditions).
- Why is there no micropool for sediment storage?
 - Upton II's area of disturbance is approximately 0.88 acres (reference in Appendix D of the SWMP). The detention basin was designed based off the total property area of 1.19 acres to accommodate future development in the back should the developer decide to include something (Water Quality staged with detention). This allows them to connect to our existing storm sewer system without having to modify the basin as it is. Since we are currently under 1 acre of disturbance, DGL left the forebay/micropool out of the basin so that the basin is more easily maintained. In residential areas such as this, we feel that they may be undesirable from safety and maintenance standpoints. Would the City be interested in DGL including a note on the drawings stating a hybrid scenario? A forebay has been designed and included in the basin, however we could state that this is only to be constructed if the rest of the property is developed and directed to the basin. Please let us know your thoughts, we are open to options.
- Is detention calculated from the Wqv elevation to the top of the basin? They should be additive.
 - The water quality is staged with the detention. See appendix C for the Water Quality Orifice sizing. See Appendix F, page 7 of the SWMP for the water quality orifice and multi-stage outlet details.
- We will need an operation and maintenance manual for the post construction storm water control.
 - I've included an SWP3 for reference. This includes a BMP maintenance agreement. If this is acceptable to the City, we can proceed accordingly. (Please note above, our area of disturbance is less than an acre, so a NPDES permit was not applied for).
- We will need easements for access to the storm water system on-site.

- Easements for the stormwater have been included on sheet C-3, clouded in red. The storm outlet has been shifted 10 ft off the property line and centered in a 20-foot easement. The developer owns this parcel of land. I will coordinate with them to make sure they are okay with this, however we feel it makes for a cleaner design and I don't foresee any issues on our end.

CIVIL PLANS

- No sidewalks are shown adjacent to Upton Street. Provide sidewalks.
 - See sheet C4 - a sidewalk has been designed along the right of way of Upton Street. The walk is placed 1 foot off the existing right of way line, allowing room for a shallow swale between the walk and the street to prevent the street from draining over the walk.
 - Sheet C5 shows a small catch basin picking up the street flow.
- C5 does not match C3 for sanitary sewer. Please clarify.
 - Both sheets have been reprinted with the same model. Apologies for showing the public portion of the sanitary main extension on the schematic plan in lieu of creating another sheet. This made the OPEA submittal a little simpler.
- Show property lines at the SE corner of the site where the sanitary sewer main is located. We need to make sure the easements cover the entire area necessary.
 - See sheet C3 – the property corners have been located at this manhole. The sanitary easements have also been adjusted. Let DGL know if the City would like to see these shown differently.
- The existing sanitary sewer tap for 1725 will need to be connected back in to the proposed 8". Attached is what we have for an existing tap card. We also have record of the lateral being installed as a 6" line. The plans indicate an 8" out of the existing sanitary manhole. Please confirm.
 - DGL confirmed the 6" and 8" lines as the City noted and the plans revised accordingly.
- Existing manhole at STA 5+16.73 – keep the main extension as deep as possible to allow for future extension.
 - The sanitary main has been lowered to match the existing inverts.
- Our information indicates the existing main in the existing manhole at STA 5+16.73 is an 8". These plans indicate a 12". Please confirm.
 - DGL confirmed the City's remarks. The plans have been updated accordingly.
- Show the existing 8" line to the west out of the existing manhole at STA 5+16.73
 - The existing 8" line has been added.
- Show all orifice, top, etc elevations on the detention basin outlet detail as well as plan/profile sheets.
 - See sheet C7 for the basin profile and section views.
- The water meter and any required backflow device will be required to be inside the building. No pits are allowed. Verify meter size needed.
 - Will reach out to the architect and developer to confirm.
- The public sanitary sewer main extension will need to be bonded.
 - Acknowledged. Will reach out to the architect and developer.
- Provide landscaping plans
 - Acknowledged. Will reach out to the architect and developer.

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

- Funding in a long-term, phased neighborhood revitalization plan in collaboration with the Eastside Neighborhood Revitalization Strategy with federal 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 Hickory Street, once remediated, could annex to the city and incentivized for adaptive reuse purposes. Several parcels that comprise the former brownfield are owned by the Defiance County Parks Department.
- Planning for legacy and uses/land uses/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 Street. 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)

