

# PLANNING COMMISSION

Monday, May 19<sup>th</sup> at 4:30 p.m.  
City Council Chambers



# AGENDA

*The next Planning Commission meeting is Monday, June 16, 2025*

## **ADMINISTRATIVE ITEMS:**

ITEM 1: Roll Call of Members  
ITEM 2: Approval of the April 21, 2025 Planning Commission Meeting minutes.

## **PLANNING ITEMS:**

ITEM 1: VARIANCE REQUEST & SITE PLAN REVIEW  
PROJECT LOCATION: 326 W. SESSIONS STREET, DEFIANCE, OH 43512.  
APPLICANT: LOLA G. AND PEOPLE, LLC, C/O CLAYTON HOMES, 2720 US 68 SOUTH, BELLEFONTAINE, OH 43311.

ITEM 2: FINAL PLAT REVIEW  
PROJECT LOCATION: 0 WILDWOOD DRIVE, DEFIANCE, OH 43512.  
APPLICANT: JEFFERSON SOUTH HOLDINGS, LLC., 2716 SR 66 SOUTH, DEFIANCE, OH 43512.

**CLERK'S REPORT**

**PUBLIC INPUT AND DISCUSSION**

**ADJOURNMENT**



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

**VARIANCE REQUEST & SITE PLAN REVIEW**

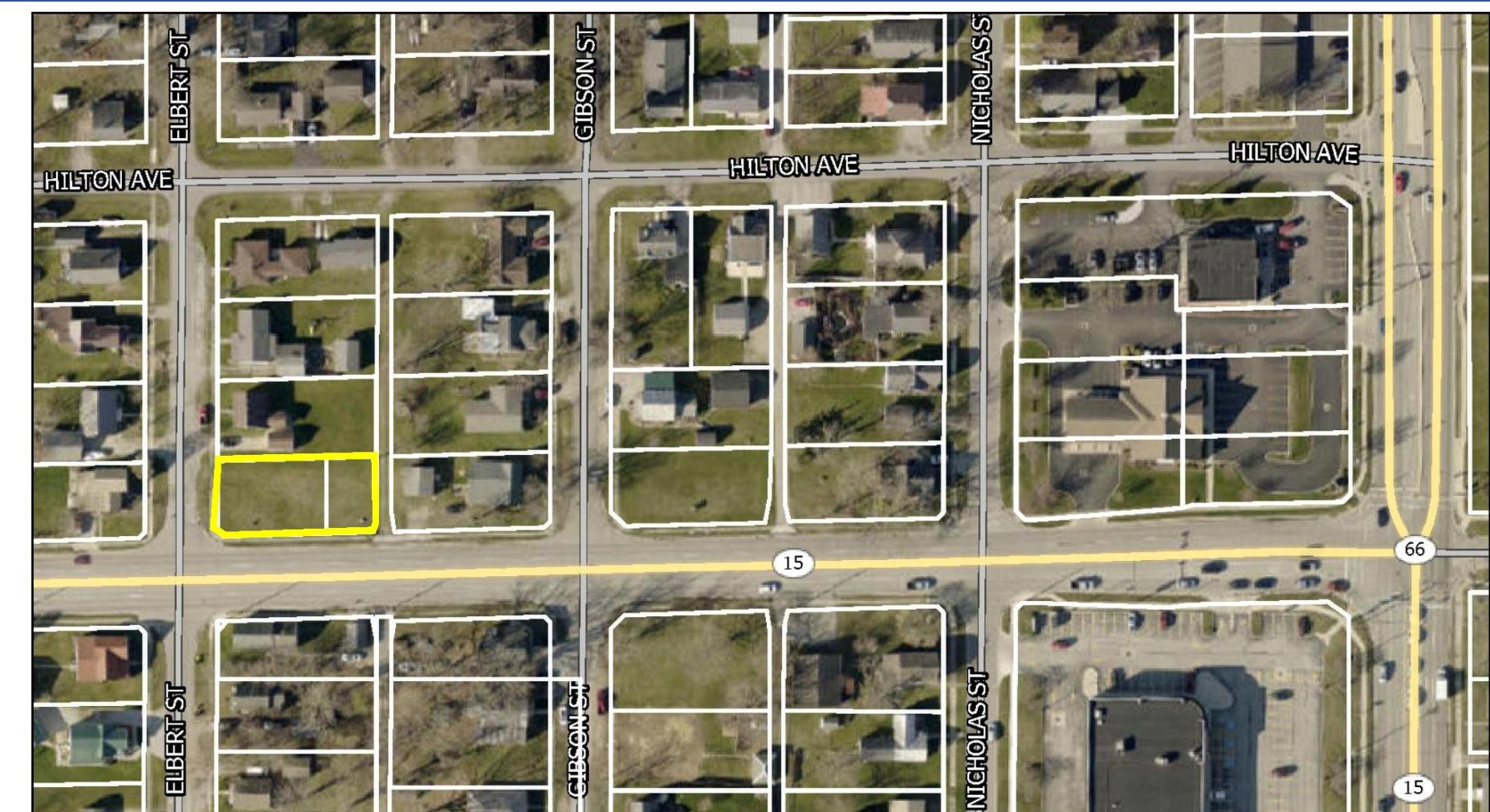
**326 W. SESSIONS STREET, DEFIANCE, OH 43512.**

**LOLA G. AND PEOPLE, LLC, C/O CLAYTON HOMES, 2720 US 68 SOUTH,  
BELLEFONTAINE, OH 43311.**

Parcels B01-3120-0-035-00 and B01-3120-0-036-00, approximately 0.1757 acres, located in Carter Et Al Addition Lot 68, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a Site Plan Review for a new residence. Applicant also requests the following variances:

- Variance request to reduce the required 30' rear yard setback to 24.72' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.
- Variance request to reduce the required 50' front yard setback on a highway to 18.5' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02.C.





**ITEM 1:**

**PROJECT LOCATION:**

**APPLICANT:**

**VARIANCE REQUEST & SITE PLAN REVIEW**

326 W. SESSIONS STREET, DEFIANCE, OH 43512.

LOLA G. AND PEOPLE, LLC, C/O CLAYTON HOMES, 2720 US 68 SOUTH, BELLEFONTAINE, OH 43311.

Parcels B01-3120-0-035-00 and B01-3120-0-036-00, approximately 0.1757 acres, located in Carter Et Al Addition Lot 68, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a Site Plan Review for a new residence. Applicant also requests the following variances: reduced rear yard setback and reduced front yard setback.

RECEIVED

MAR 24 2025



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

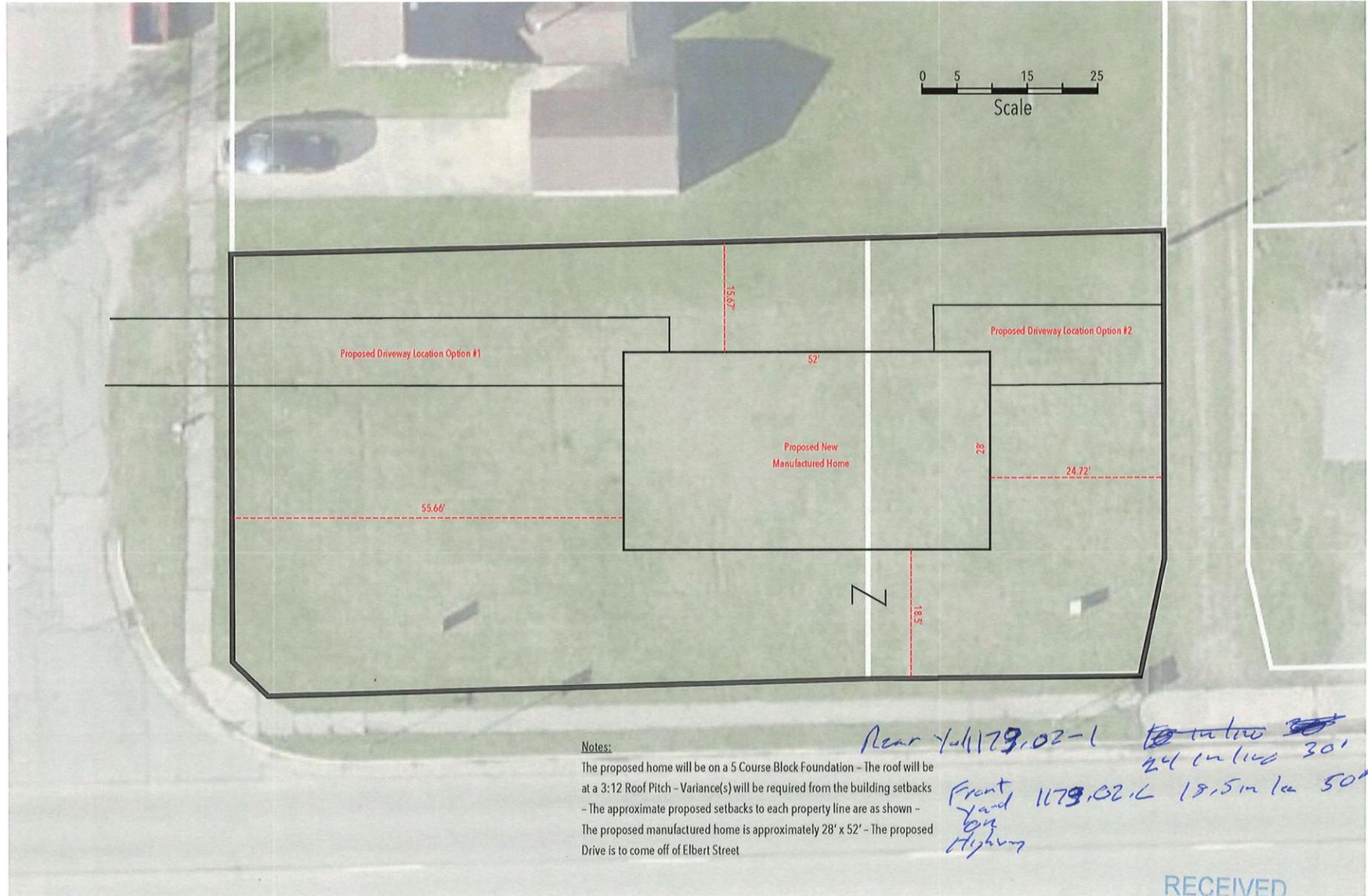
**LOCATION**Certified Address: 103 Elbert / 324 W SessionsIs this application being annexed into the City of Defiance?  Yes  No (select one)

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

Parcel Number(s) for Certified Address: B01.3120.0.035 00 / B0131200 036 00Current Zoning District(s): \_\_\_\_\_ Requested Zoning District(s): \_\_\_\_\_ Acreage: .11981,0559Proposed use or reason for rezoning/variance/conditional use request: Variance for set backs  
on front / rear to put a new manufactured home on the lot 28x52**APPLICANT(S):** 2720 US 48 S 937.5923039Name: Natasha Hernandez & Clayton Homes 2720 US 48 S 937.5923039  
Bellfortine 0443511Address: 115 Gruber St City/State: Defiance Zip: 43512Phone: 419.439.1784 Fax: \_\_\_\_\_ Email: natash - ivette83@yahoo.com**PROPERTY OWNER(S):** 101 G and People LLC (for both properties)Name: 101 G and People LLC (for both properties) City/State: Defiance Zip: 43512Address: 304+13 Gerken Rd City/State: Defiance Zip: 43512Phone: 419.966.0660 Fax: \_\_\_\_\_ Email: Brandy.Patrick.Pclaytonhomes.com**ATTORNEY/AGENT:** Clayton Homes Attorney  Agent (check one) BuilderName: Clayton Homes Attorney  Agent (check one) Builder City/State: Bellfortine Zip: 43311Address: 2720 US 48 S City/State: Bellfortine Zip: 43311Phone: 937.5923039 Fax: \_\_\_\_\_ Email: Brandy.Patrick.Pclaytonhomes.com**SIGNATURES:** All signatures must be provided and signed in blue ink.Applicant: Natasha Hernandez 3/24/2025Property Owner: Brandy PatrickAttorney/Agent: Brandy Patrick

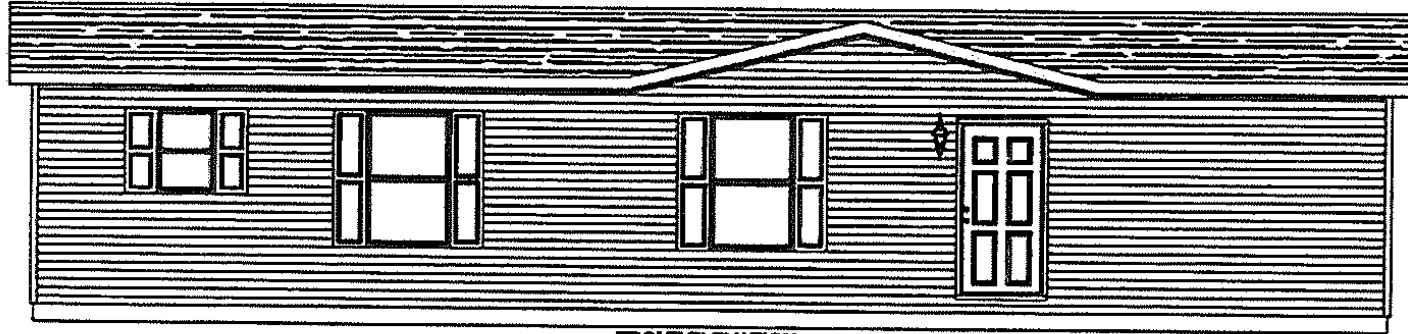
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the city staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided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

Date Received: 3/24/25 Fee: \$300.00 Check No.: 180 Accepted By: SM  
 Effective date: January 1, 2020Receipt # 28004



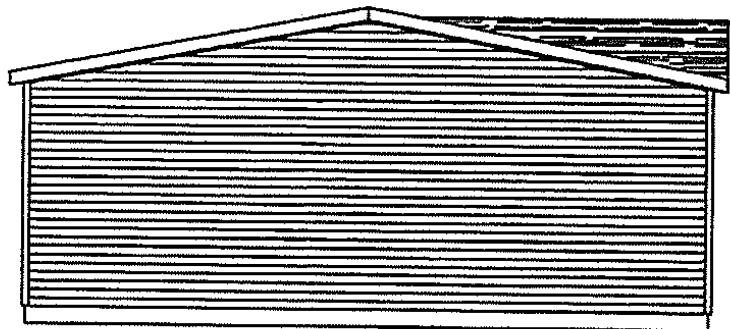
<b>Marshall</b> Environmental Consulting & Design 1715 Dickson Drive Mansfield, OH 44905 (937) 243-2574
<b>Hernandez Residence</b> 703 Elbert St, Defiance OH 43512 Defiance City, Defiance County Parcel # B01-3120-0-035-00 – 0.1198 Acres New Manufactured Home – Public Water Supply
Title: Site Plan
Drawn By: WJM
Design Date: 3/20/2025

Sheet Number: 1 of 1

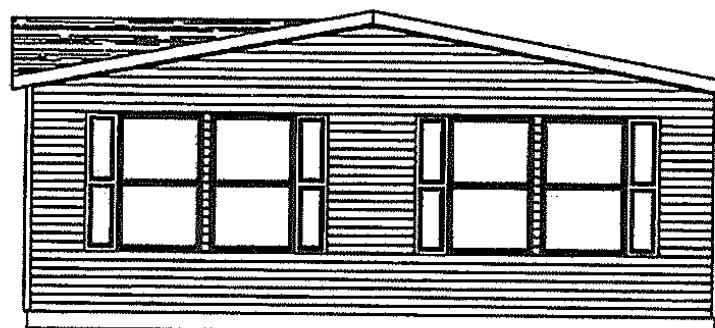


FRONT ELEVATION

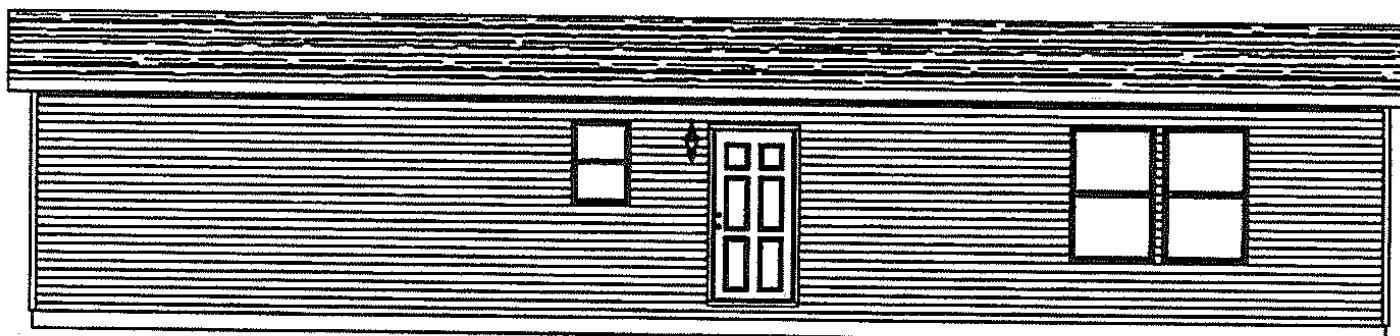
\* GABLE SIDING, GABLE VENT TO BE  
INSTALLED AT SITE BY OTHERS.



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

CLAYTON WAKARUSA  
Div. of CMH Manufacturing West Inc.  
6500 STATE ROAD 18 P.O. BOX 408  
WAKARUSA, INDIANA 46572

JOURNEY - COOK  
ELEVATIONS

DRAWN BY: DCS  
DATE: 10/31/2024  
FILE MODEL: CE-M034-52



### Project Review Comments for 326 W. Sessions Street

May 2025

Division	Comments
Building & Zoning	<b>Rex Robison, Building &amp; Zoning Commissioner:</b> No comments received.
Engineering	<b>Melinda Sprow, P.E., City Engineer:</b> If the driveway is off Elbert, it should be shifted as far to the north as possible with setbacks for safety at the intersection.
Parks & Grounds	<b>Rob Cereghin, Parks Director:</b> No park issues.
Streets & Water Distribution	<b>DJ Zeedyk, Streets Superintendent:</b> No issues from streets or water distribution.
Water Pollution Control	<b>Kevin Connor, Assistant Superintendent, Water Pollution Control</b> No issues.
Water Treatment	<b>Joe Ewers, Superintendent, Water Treatment Plant:</b> No issues.
Storm Water, MS4	<b>Jen English, MS4 Coordinator:</b> No comments received.
Police	<b>Lee Martinez, Assistant Police Chief:</b> No issues.
Fire & Rescue	<b>Shawn Wittkop, OFE, NRP, Fire Chief:</b> No zoning issues.

# RALSTON PLANNING AREA

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

## EXISTING LAND USES AND ZONING

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

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



## PREFERRED FUTURE LAND USES

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



54 • Comprehensive Community Action Plan



## PLANNING ISSUES

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



## ENVIRONMENTAL CONSIDERATIONS

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



## TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

The key transportation facilities that service this planning area include Ralston Avenue, Sessions Avenue, Latchaw Drive, West High Street and North Clinton Street. Several key corridors would benefit from sidewalk improvements to fill in coverage gaps and add sidewalks to corridors that have no pedestrian facilities. Mastic surface treatments were recently performed in 2021 to the following roads: High Street, Latchaw Drive, North Lane Street, Westfield Avenue, Northfield Avenue, North Clinton Street, and portions of the waterfront Dr. Maumee River Crossing, Chaise Dr, Brin Heath Dr, Indine Dr, Meadowbrook Dr. In 2022, 14th St. was resurfaced in 2023.

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

The following planned connectivity improvements should be considered:

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



## FUTURE CAPITAL IMPROVEMENTS

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



## UTILITY CONSIDERATIONS

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

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

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

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

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



## RECOMMENDED SOLUTIONS

- Collaborate with the Defiance County Commissioners to improve the infrastructure and overall experience of the Dey Bridge Canoe Launch. City officials could also discuss taking ownership of the site, if and when resources become available.
- Work with Noble Township officials on a phased annexation plan for the "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.

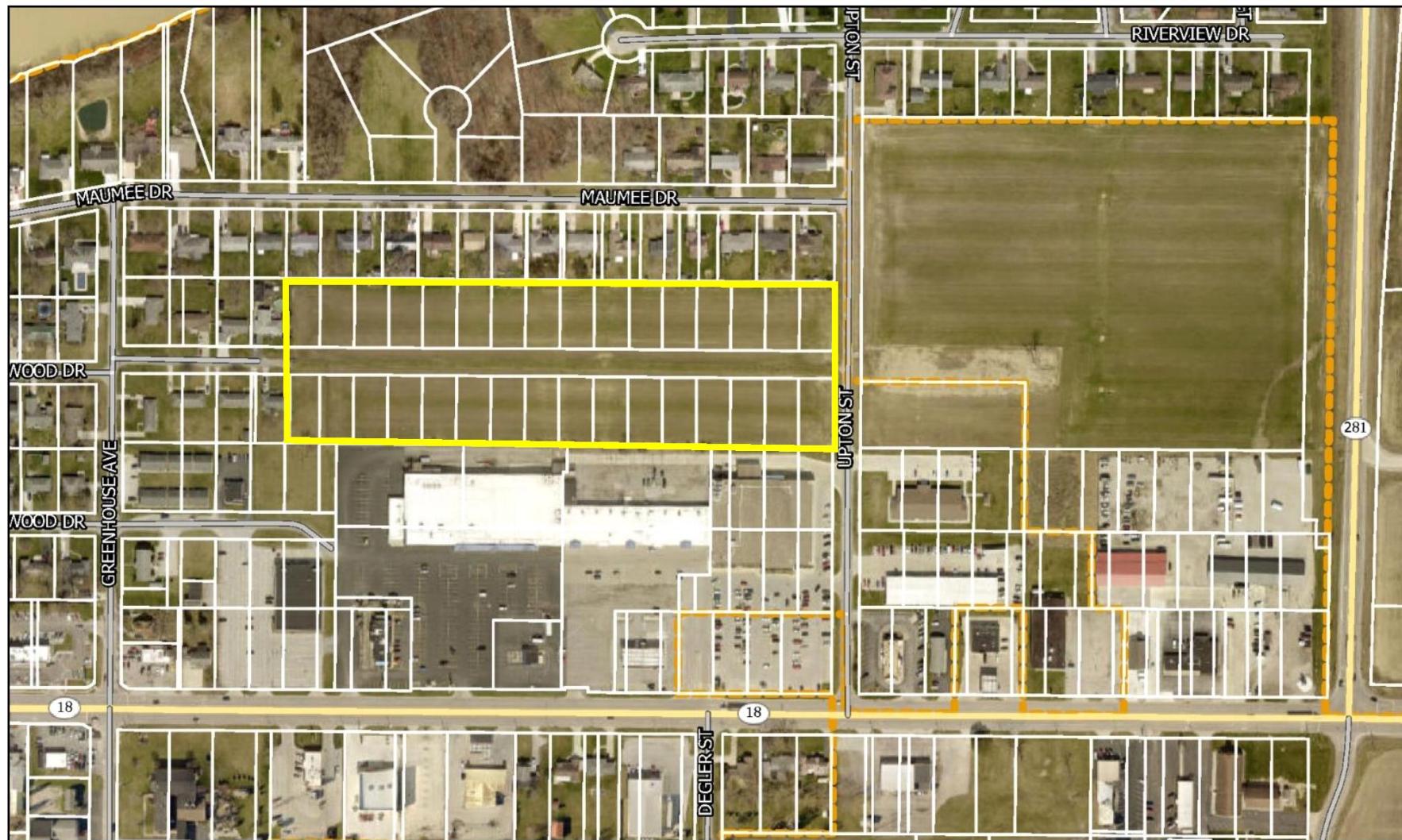


**ITEM 2:**  
**PROJECT LOCATION:**  
**APPLICANT:**

**FINAL PLAT REVIEW**  
**0 WILDWOOD DRIVE, DEFIANCE, OH 43512.**  
**JEFFERSON SOUTH HOLDINGS, LLC., 2716 SR 66 SOUTH, DEFIANCE, OH 43512.**

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 Final Plat Review.





**ITEM 2:**

**FINAL PLAT REVIEW**

**PROJECT LOCATION:** 0 WILDWOOD DRIVE, DEFIANCE, OH 43512.

**APPLICANT:** JEFFERSON SOUTH HOLDINGS, LLC., 2716 SR 66 SOUTH, DEFIANCE, OH 43512.

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 Final Plat Review.

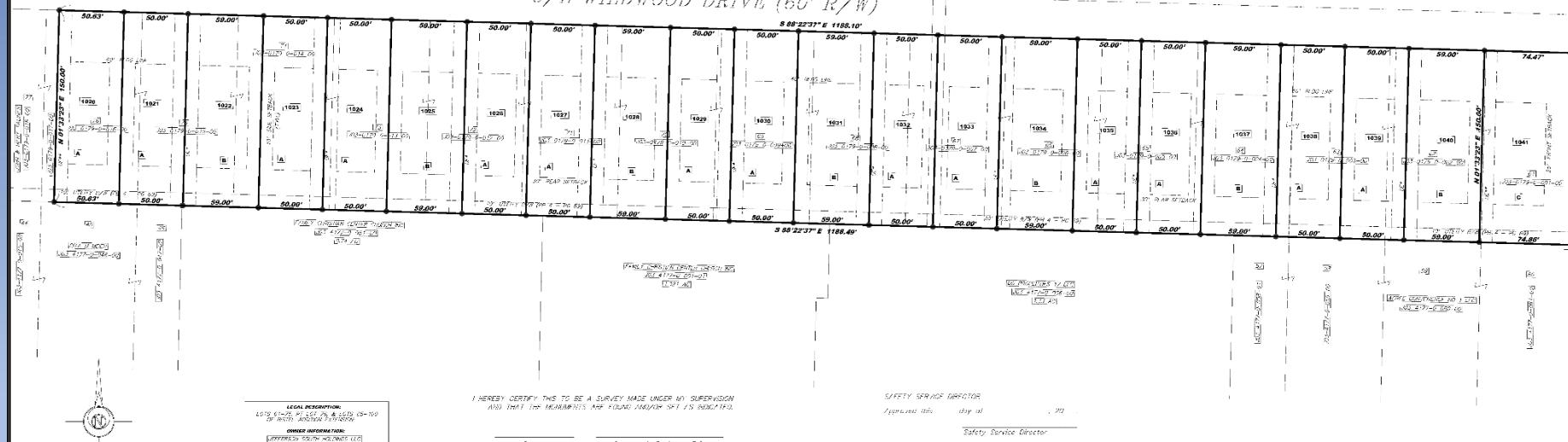
**BISTEL ADDITION**  
**EXTENSION RE-PLAT**

BEING LOTS 61-75, PT LOT 76, & LOTS 85-100  
OF BISTEL ADDITION EXTENSION  
CITY OF DEFIANCE, DEFAINCE COUNTY, OHIO

ACREAGE SUMMARY:  
RW: 1.891 ACRES  
42 LOTS: 8.216  
TOTAL: 10.107



C/L WILDWOOD DRIVE (60' R/W)



I HEREBY CERTIFY THIS TO BE A SURVEY MADE UNDER MY SUPERVISION  
AND THAT THE MEASUREMENTS ARE FOUND AND ARE SET AS INDICATED.

LEGAL DESCRIPTION:  
LOT 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71-75  
OF BISTEL ADDITION EXTENSION

OWNER INFORMATION:  
JEFFERSON SOUTH HOLDINGS LLC

GRAPHIC SCALE 1" = 40'

LEGEND

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

STAKE LINE

UTILITY EASEMENT LINE

RECORDED EASEMENT LINE

S/2 60' ROAD



## Project Review Comments for 0 Wildwood Drive

May 2025

Division	Comments
Building & Zoning	<b>Rex Robison, Building &amp; Zoning Commissioner:</b> No comments received.
Engineering	<b>Melinda Sprow, P.E., City Engineer:</b> The improvement plans are not yet submitted for review. The developer's designer is working on them. The developer, I believe, will be supplying a bond for the proposed improvements that will become public.
Parks & Grounds	<b>Rob Cereghin, Parks Director:</b> No park issues.
Streets & Water Distribution	<b>DJ Zeedyk, Streets Superintendent:</b> No issues from streets or water distribution.
Water Pollution Control	<b>Kevin Connor, Assistant Superintendent, Water Pollution Control</b> No issues.
Water Treatment	<b>Joe Ewers, Superintendent, Water Treatment Plant:</b> No issues.
Storm Water, MS4	<b>Jen English, MS4 Coordinator:</b> No comments received.
Police	<b>Lee Martinez, Assistant Police Chief:</b> No issues.
Fire & Rescue	<b>Shawn Wittkop, OFE, NRP, Fire Chief:</b> No zoning issues.

# EASTSIDE PLANNING AREA

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

## EXISTING LAND USES AND ZONING

Primary uses are residential, multi-family residential, infill, and institutional, commercial, and industrial. 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 (Infill, buffered property lines)  
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 infill opportunities. According to the 2019 Housing Study, two vacant parcels north of Kroger along Upton would score well for OHFA multi-family tax credit applications.
- The former SK Hand Tool site, located at 159 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/uses functions 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

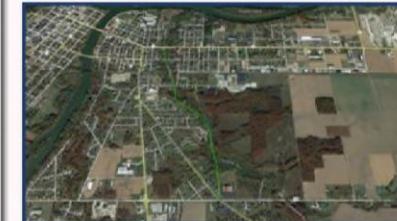
## TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

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 realizer 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)



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

### Final Public Open House

Tuesday, July 29<sup>th</sup> from 6:00 p.m. to 8:00 p.m. at the Stroede

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

Monday, August 18<sup>th</sup> at 5:00 p.m. in Council Chambers

### Final Presentation to Council

Tuesday, September 9<sup>th</sup> from 7:00 p.m. in Council Chambers