

PLANNING COMMISSION

Monday, May 19th 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.

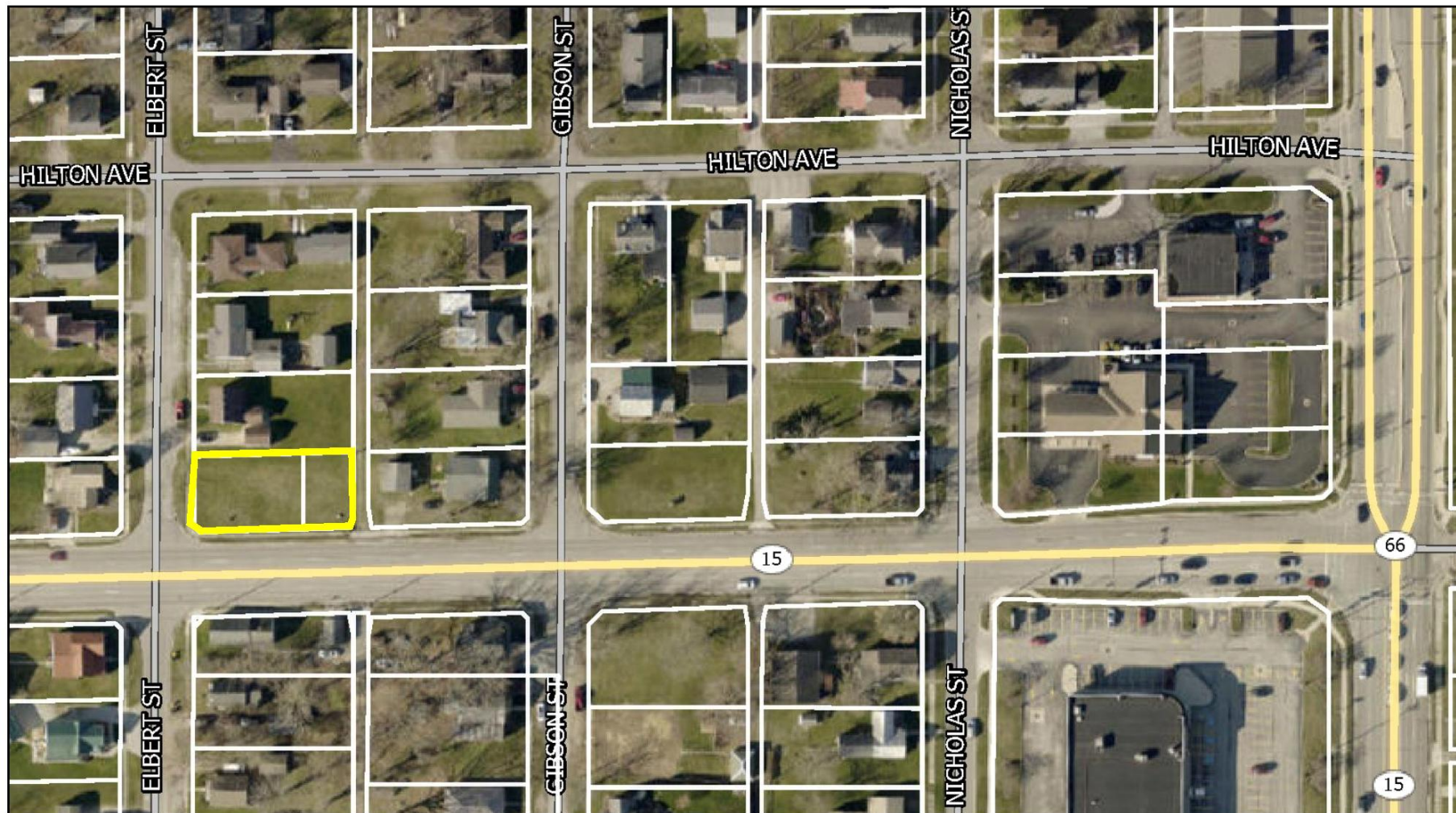
**LOLA G. AND PEOPLE, LLC, C/O CLAYTON HOMES, 2720 US 68 SOUTH,
BELLEFONTAINE, OH 43311.**

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:

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.

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

INSPECTION

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

LOCATION

Certified Address: 703 Elbert / 324 W Sessions

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

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

Parcel Number(s) for Certified Address: B01-3120-0-035-00 / B01-3120-0-036-00

Current Zoning District(s): _____ Requested Zoning District(s): _____ Acreage: .1198 / .0559

Proposed 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):

Name: Natasha Hernandez & Clayton Homes 2720 US 48 S 937-592-3039
Bellefontaine OH 43311
Address: 115 Greer St City/State: Defiance Zip: 43512
Phone: 419-439-1784 Fax: _____ Email: natash-ivette83@yahoo.com

PROPERTY OWNER(S):

Name: Lola G and people LLC (both properties)
Address: 30413 Gerken Rd City/State: Defiance Zip: 43512
Phone: 419-966-0660 Fax: _____ Email: _____

ATTORNEY/AGENT:

Name: Clayton Homes Attorney ☒ Agent (check one) Builder
Address: 2720 US 48 S City/State: Bellefontaine Zip: 43311
Phone: 937-592-3039 Fax: _____ Email: Brandy.Patrick@claytonhomes.com

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

Applicant: Natasha Hernandez 3/21/2025

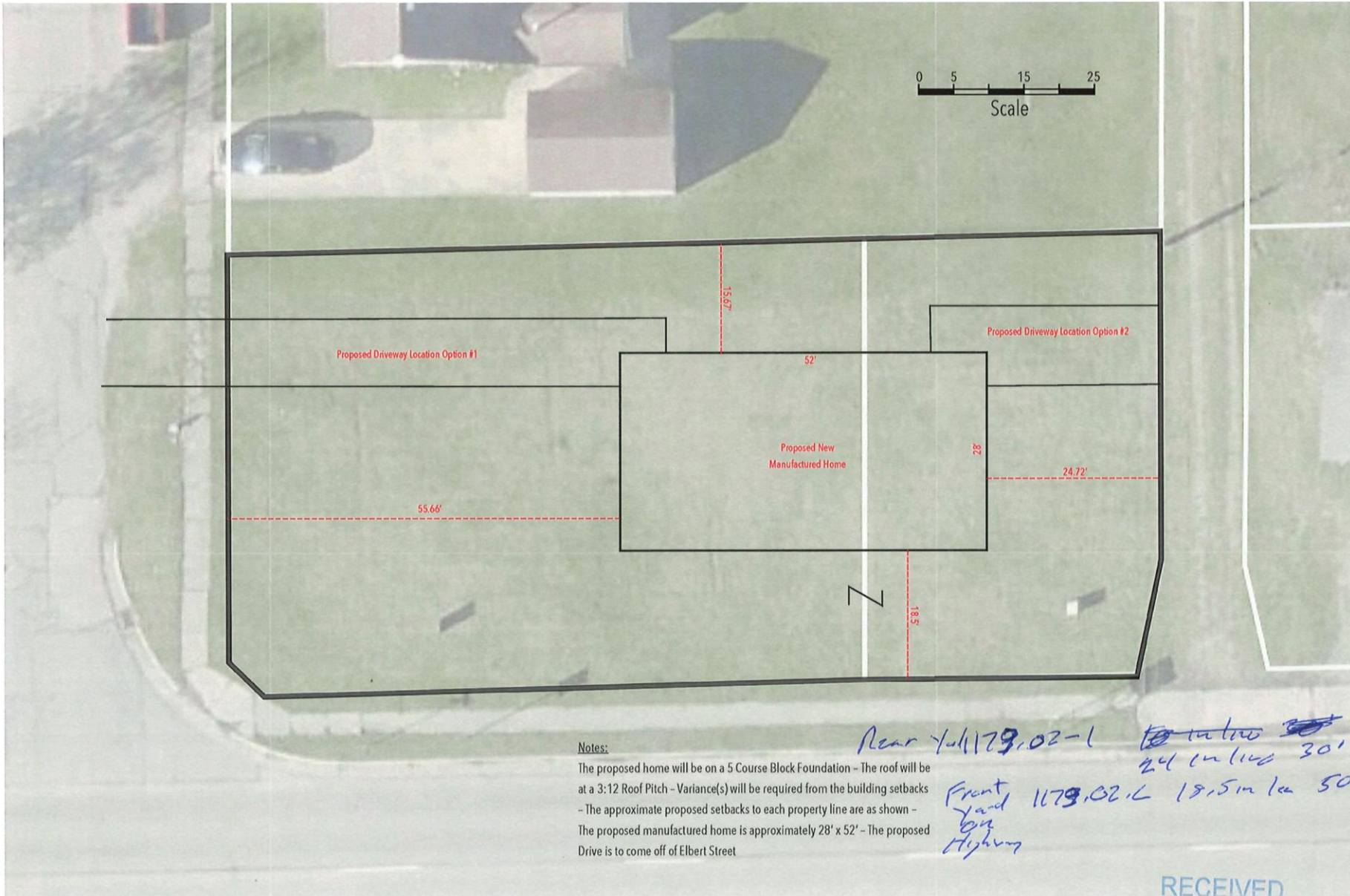
Property Owner: Brandy Patrick

Attorney/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: [Signature]
Effective date: January 1, 2020

Receipt # 28004



Notes:

The proposed home will be on a 5 Course Block Foundation - The roof will be at a 3:12 Roof Pitch - Variance(s) will be required from the building setbacks - The approximate proposed setbacks to each property line are as shown - The proposed manufactured home is approximately 28' x 52' - The proposed Drive is to come off of Elbert Street

Handwritten notes:
 Near July 1179.02-1 to intro 30'
 24 in line 30'
 Front Yard 1179.02-1 18.5 in line 50'
 on Highway

RECEIVED

Revised

MAR 25 2025

BUILDING INSPECTION



1715 Dickson Drive
 Marysville, OH 43040
 (937)-243-2574

Hernandez Residence
 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

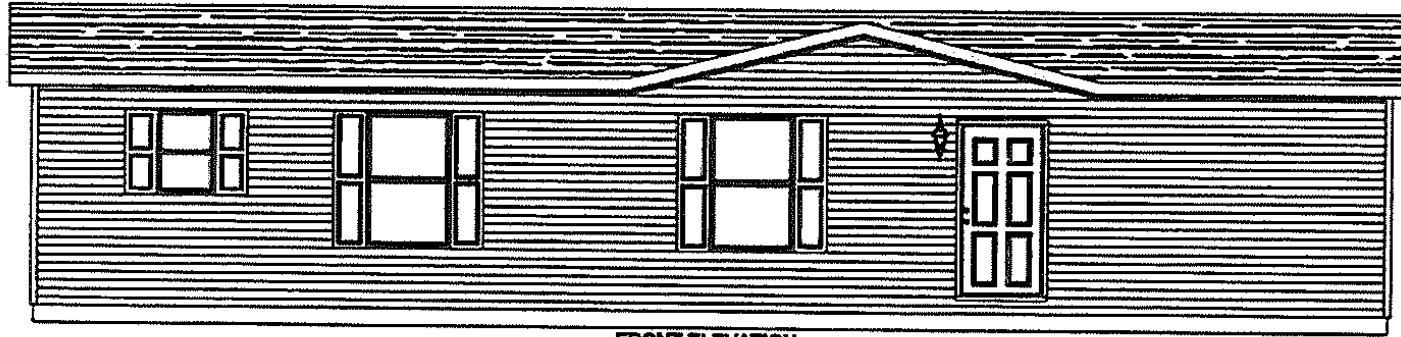
Title:
 Site Plan

Drawn By:
 WJM

Design Date:
 3/20/2025

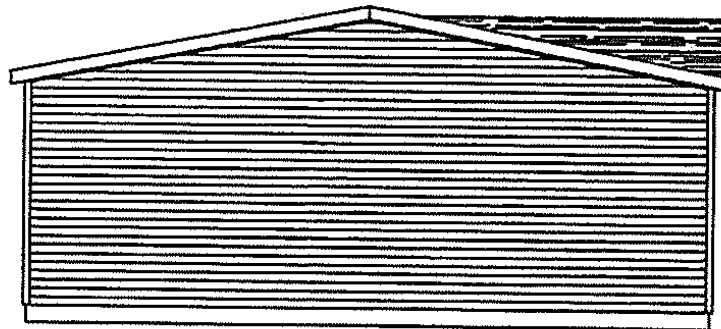


Sheet Number:
 1 of 1

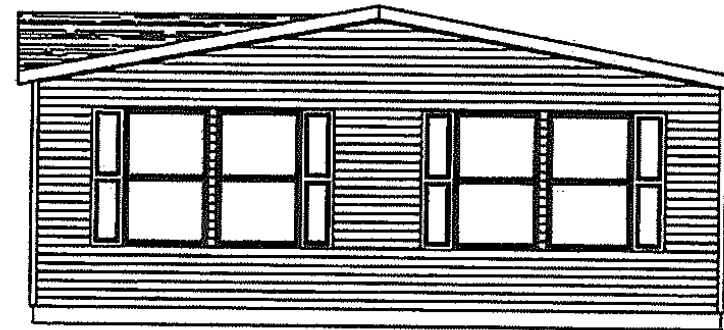


FRONT ELEVATION

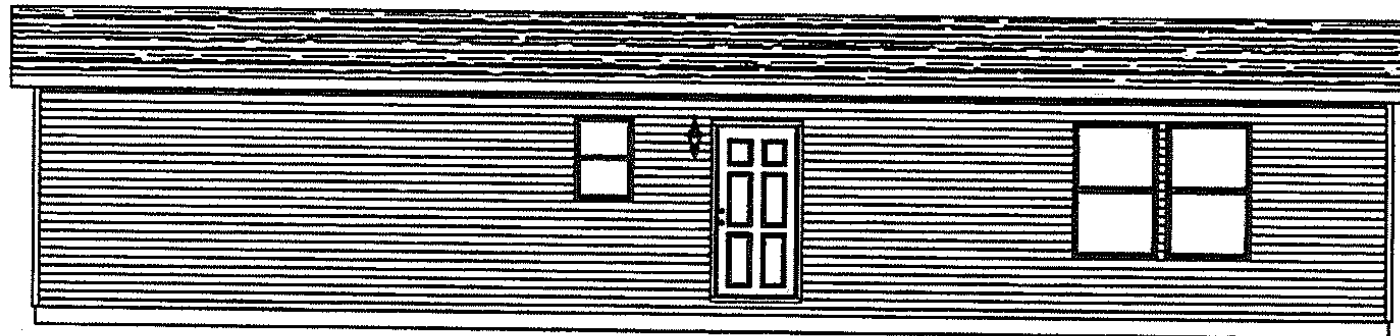
* GABLE SIDING, GABLE VENT TO BE
INSTALLED AT SITE BY OTHERS.



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

CLAYTON WAKARUSA
Div. of CMH Manufacturing West Inc.
6600 STATE ROAD 18 P.O. BOX 408
WAKARUSA, INDIANA 46782

JOURNEY - COOK
ELEVATIONS

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



Project Review Comments for 326 W. Sessions Street
May 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments received.
Engineering	Melinda Sprow, P.E., City Engineer: 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	Rob Cereghin, Parks Director: No park issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: No issues from streets or water distribution.
Water Pollution Control	Kevin Connor, Assistant 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	Lee Martinez, Assistant 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/ 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, Stitsel 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:

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.

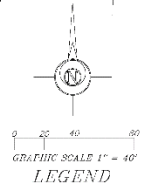
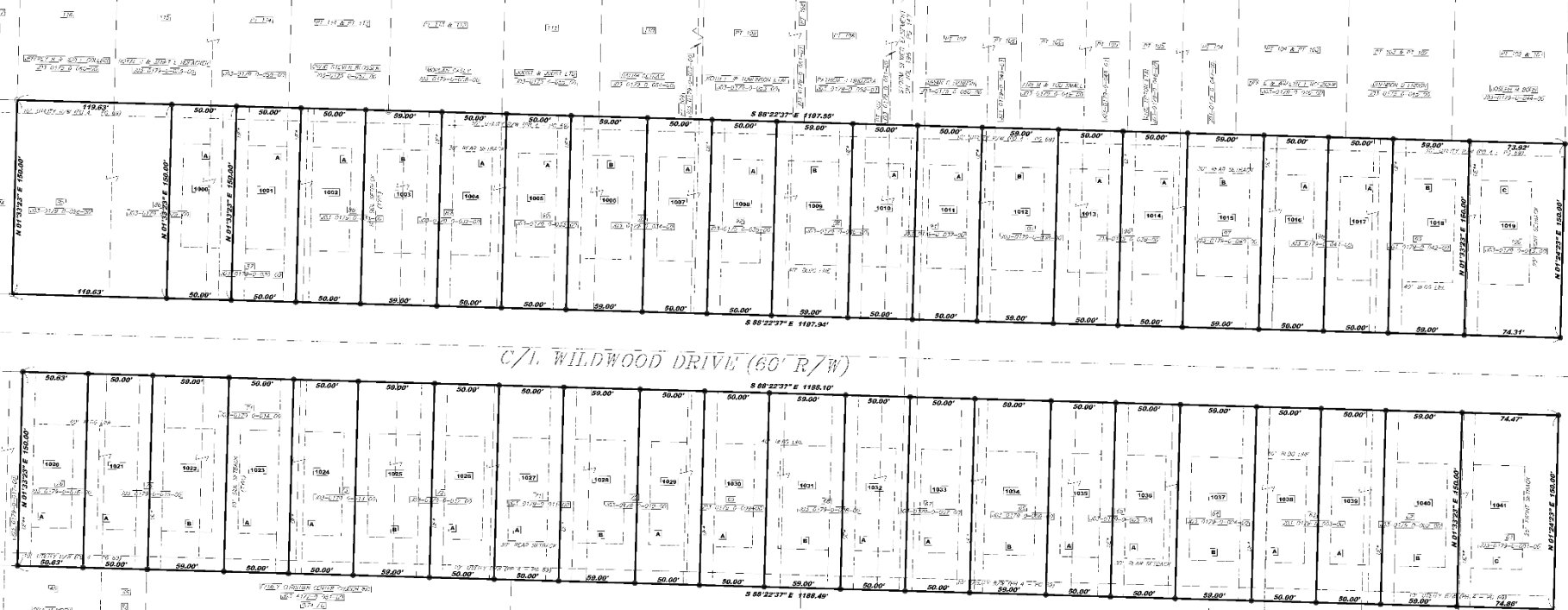
Parcels J03-0179-0-001-00 through J03-0179-0-0043-00 are located in Bistel Addition Extension lots 61-100, in the City of Defiance, Richland Township, Defiance County, OH. Applicant is requesting a Final Plat Review.

FINAL PLAT FOR
**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:
R/W: 1.891 ACRES
42 LOTS: 8.216
TOTAL: 10.107

C/L UPTON ST (60' R/W)

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



LEGAL DESCRIPTION:
LOTS 61-75, PT LOT 76, & LOTS 85-100
OF BISTEL ADDITION EXTENSION
OWNER INFORMATION:
JEFFERSON SOUTH HOLDINGS, LLC

PROPERTY 180' WIDE:
THE PROPERTY LINE BETWEEN LOTS 1025-1040 &
1041-1045 ARE ALL PARALLEL
4 01'13.55" E 150.00'

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

THIS SURVEY WAS CONDUCTED WITHOUT THE
BENEFIT OF A TITLE EXAMINATION BEYOND
THE RECORDS CONTAINED ON THE SURVEY
RECORDS. THERE MAY BE RECORDS OR UN-
RECORDED EASEMENTS AND/OR
EASEMENTS THAT AFFECT THE PROPERTY
LINE. SURVEY WAS CONDUCTED BY ANCHOR, NOT
SIGNIFY ON THE DRAWING.

I HEREBY CERTIFY THIS TO BE A SURVEY MADE UNDER MY SUPERVISION
AND THAT THE MEASUREMENTS ARE TRUE AND CORRECT.

Date: _____
Gregory A. Bockrath, P.S.
Registered Surveyor No. 8209
174 S. 1st Avenue, Suite 1
Defiance, Ohio 43506
419.523.5789

JCA = 20' UTILITY EASEMENT CENTERED ON LOT LINE
12" = 10' UTILITY EASEMENT PARALLEL TO PROPERTY LINE AND/OR R/W

[LOT AREA]

LOT #	ACRES	LOT #	ACRES	LOT #	ACRES	LOT #	ACRES
61	0.192	76	0.192	91	0.192	106	0.192
62	0.192	77	0.192	92	0.192	107	0.192
63	0.192	78	0.192	93	0.192	108	0.192
64	0.192	79	0.192	94	0.192	109	0.192
65	0.192	80	0.192	95	0.192	110	0.192
66	0.192	81	0.192	96	0.192	111	0.192
67	0.192	82	0.192	97	0.192	112	0.192
68	0.192	83	0.192	98	0.192	113	0.192
69	0.192	84	0.192	99	0.192	114	0.192
70	0.192	85	0.192	100	0.192		

SURVEY SERVICE INSPECTOR
Approved this _____ day of _____, 20____

CITY ENGINEER
Approved this _____ day of _____, 20____

CITY CLERK
Approved this _____ day of _____, 20____

PRESIDENT OF COUNCIL
Approved this _____ day of _____, 20____

TREASURER OF COUNCIL
Approved this _____ day of _____, 20____

CITY PLANNING COMMISSION
Approved this _____ day of _____, 20____ (Approved at this plat)
For recording does not constitute acceptance of the plat or any
other interest or right or liability of the city (Ordinance 41754)

City Planning Commission Chairman

AUDITOR
Transferred this _____ day of _____, 20____

Defiance County Auditor

RECORDER
Filed for Record this _____ day of _____, 20____ at _____
Recorded this _____ day of _____, 20____ at _____
Page _____ of _____
Fee _____
Defiance County Recorder

These lots are subject to additional declarations, easements and
restrictions recorded in Official Records Volume _____
Page _____ in the Defiance County Recorder's Office.

SURVEY PLAT FOR:
JEFFERSON SOUTH HOLDINGS, LLC
LOTS 61-75, PT LOT 76, & LOTS 85-100
OF BISTEL ADDITION EXTENSION
CITY OF DEFIANCE
DEFAINCE COUNTY, OHIO

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





Project Review Comments for 0 Wildwood Drive

May 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments received.
Engineering	Melinda Sprow, P.E., City Engineer: 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	Rob Cereghin, Parks Director: No park issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: No issues from streets or water distribution.
Water Pollution Control	Kevin Connor, Assistant 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	Lee Martinez, Assistant 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, Karnes Ave, and Columbus Avenue/halfroad corridor. Major public and institutional uses include Mercy Health Center, Defiance County offices and Eastside Park. The Defiance Water Pollution Control plant is located north of E. Second Street near the eastern city limits, and the adjacent GM Powertrain Plant is located just beyond the eastern city limits. Eastside Park and the Preston Run floodplain, along with floodplain areas along the Maumee River and Auglaize River, are also located in this planning area. This area includes one Downtown Redevelopment District anchored by the historic Ymca. The area is zoned predominantly residential, with commercial zoning along E. Second Street, Hopkins Street, Ottawa Avenue and Spruce Street. There is a significant area near the confluence zoned as floodplain (FF) and industrial zoning in the Columbus Avenue/halfroad corridor and the Cleveland Avenue/Ottawa Avenue area. The Defiance County office campus is zoned special district and the Mercy Health Defiance Hospital campus is zoned office residential.

EXISTING LAND USES AND ZONING

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

PREFERRED FUTURE LAND USES

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

PLANNING ISSUES

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



FUTURE CAPITAL IMPROVEMENTS

- 2023 16' Maumee River Water Main Crossing at Carpenter Road
- 2023 Resurfacing - Wilkwood Dr, Maumee Dr, Euclid Ave, Gleason Ave, Tiedeman Ave, Buif St, King St, Rounse 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 Karnes Avenue. The area is in need of improving pedestrian connectivity, as there are sidewalk coverage gaps through various areas.

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

The following planned connectivity improvements should be considered:

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



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

UTILITY CONSIDERATIONS

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

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

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

RECOMMENDED SOLUTIONS

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



Important Dates Parks & Riverfront Master Plan

Final Public Open House

Tuesday, July 29th 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 18th at 5:00 p.m. in Council Chambers

Final Presentation to Council

Tuesday, September 9th from 7:00 p.m. in Council Chambers