

PLANNING COMMISSION

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



AGENDA

The next Planning Commission meeting is Monday, August 18, 2025

ADMINISTRATIVE ITEMS:

ITEM 1: Roll Call of Members
ITEM 2: Approval of the May 19, 2025 Planning Commission Meeting minutes.

PLANNING ITEMS:

ITEM 1: SITE PLAN REVIEW
PROJECT LOCATION: 1180 N. CLINTON STREET, DEFIANCE, OH 43512.
APPLICANT: BREW TEAM OH, LLC., 3108 VESTAL PKWY. E., VESTAL, NY 13850.

ITEM 2: VARIANCE REQUEST
PROJECT LOCATION: 214-218 UNION STREET, DEFIANCE, OH 43512.
APPLICANT: REX ROBISON, 24230 KAMMEYER ROAD, DEFIANCE, OH 43512

CLERK'S REPORT

PUBLIC INPUT AND DISCUSSION

ADJOURNMENT



ITEM 1:
PROJECT LOCATION:
APPLICANT:

SITE PLAN REVIEW
1180 N. CLINTON STREET, DEFIANCE, OH 43512.
BREW TEAM OH, LLC., 3108 VESTAL PKWY. E., VESTAL, NY
13850.

Parcel I06-0014-0-031-10 is approximately 0.6123 acres located Section 14 Outlot B in the City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a site plan review for construction of a new drive thru beverage kiosk.





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

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

LOCATION

Certified Address: 1180 N Clinton Street

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: 106-0014-0-031-10

Current Zoning District(s): B-4 Requested Zoning District(s): B-4 Acreage: 0.612

Proposed use or reason for rezoning/variance/conditional use request: n/a

APPLICANT(S):

Name: Brew Team OH, LLC

Address: 3108 Vestal Parkway E City/State: Vestal, NY Zip: 13850

Phone: 502-528-1798 Fax: _____ Email: brian.evans@7brewteam.com

PROPERTY OWNER(S):

Name: Northtowne Associates

Address: 1051 Brinton Rd City/State: Pittsburgh, PA Zip: 15221

Phone: _____ Fax: _____ Email: _____

ATTORNEY/AGENT: Attorney Agent (check one)

Name: _____

Address: _____ City/State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Applicant: *[Signature]*

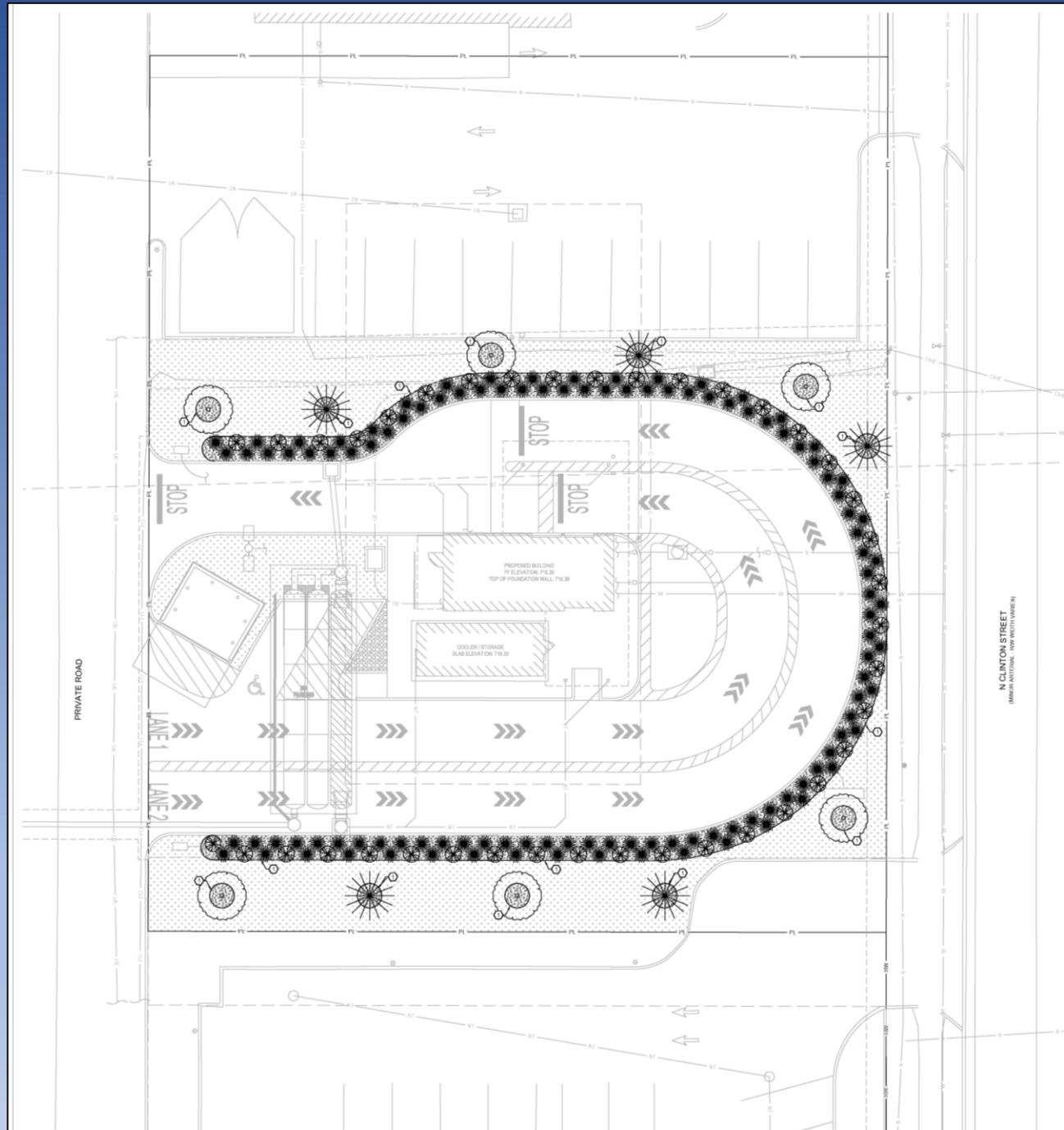
Property Owner: *[Signature]* - Luis Laura, Agent Northtowne Associates

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: _____ Fee: _____ Check No.: _____ Accepted By: _____

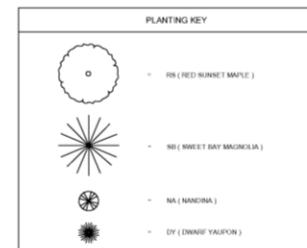
Effective date: January 1, 2020



GENERAL LANDSCAPING NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR THE EXACT LOCATION OF THESE IMPROVEMENTS.
2. STAKEOUTS FOR THE PLANTING LINES SHALL CONSTITUTE THE BOUNDARY STOCK. REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONE AND WILL CONSTITUTE MIN. QUANTITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIPERED AND UNDERNEATH TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 4" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES OR DEFOATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
7. CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
8. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNMENT BODIES. CONTRACTOR SHALL INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
9. BAGGEL TREE AND WHEEL PIT WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 - A. 1 BAGGEL BY VOLUNT BROWN RIVER SAND
 - B. 1 BAGGEL BY VOLUNT BROWN RIVER SAND
 - C. 1 BAGGEL BY VOLUNT BROWN RIVER SAND
 - D. 1 BAGGEL COMMERCIAL FERTILIZER PER C.Y. OF MIX
10. ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED-HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
12. ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 1' IN HEIGHT AT THE TIME OF PLANTING.
13. THE PLAN IS SUBJECT TO CHANGE BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEViations TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
14. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
15. REFER TO SITE GRADING PLAN FOR FINISH GRADE.
16. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC. OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER).
17. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
18. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPAIRS/PROMPTS (AS PER DIRECTION OF OWNER).
19. REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
20. NEEDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
21. NODDED AREAS SHALL BE INSTALLED PER SUPPLIERS INSTALLATION INSTRUCTIONS.
22. PERMANENT SEEDING SEASON RUNS FROM MARCH 1st TO JUNE 1st AND SEPTEMBER 15th TO NOVEMBER 1st. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED, THE CONTRACTOR SHALL GUARANTEE THE SEEDING AND MULCHING AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
23. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
24. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

PLANTING LIST					
TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (FT. X SP.)
CANOPY TREES					
RS	RED SUNSET MAPLE (ACER RUBRUM)	6	6	2" CAL. B&M	40'x30'
EB	SWEET BAY MAGNOLIA (MAGNOLIA VIRGINIANA)	5	5	2" CAL. B&M	20'x11'
SP					
NA	NANDINA (NANDINA DOMESTICA)	30	30	18" MIN	20' MIN
DY	DAWSON YAUTON (SEX VOMITORIA)	115	115	18" MIN	20' MIN



KEY NOTES:
INSTALL HEAVY DUTY METAL EDGING AND 6" DEEP DITCH TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.

PERIMETER LANDSCAPING:

48'L / ADJACENT PROPERTY LINE AND ROW PERIMETER @ 25' TREE / 100 LF. @ 1' TREES
 48'L / ADJACENT PROPERTY LINE AND ROW PERIMETER @ DOUBLE STAGED ROW OF SHRUBS AT 1' CENTER / 144' ROWS
 NOTE: 20% OF BORDER MUST BE EVERGREEN

HATCH LEGEND:

Turf Grass Sod
 48'L / ADJACENT PROPERTY LINE AND ROW PERIMETER @ 25' TREE / 100 LF. @ 1' TREES
 48'L / ADJACENT PROPERTY LINE AND ROW PERIMETER @ DOUBLE STAGED ROW OF SHRUBS AT 1' CENTER / 144' ROWS
 Note: 20% of border must be evergreen

Landscape Rock
 • PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WELD FABRIC.

Landscape Mulch
 • 3" - 4" SHREDDED HARDWOOD MULCH SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 1" - 2" INCH LAYER OF SHREDDED HARDWOOD MULCH. MATCH EXISTING COLOR.

**7 BREW COFFEE
DEFIANCE, OH (CLINTON)**

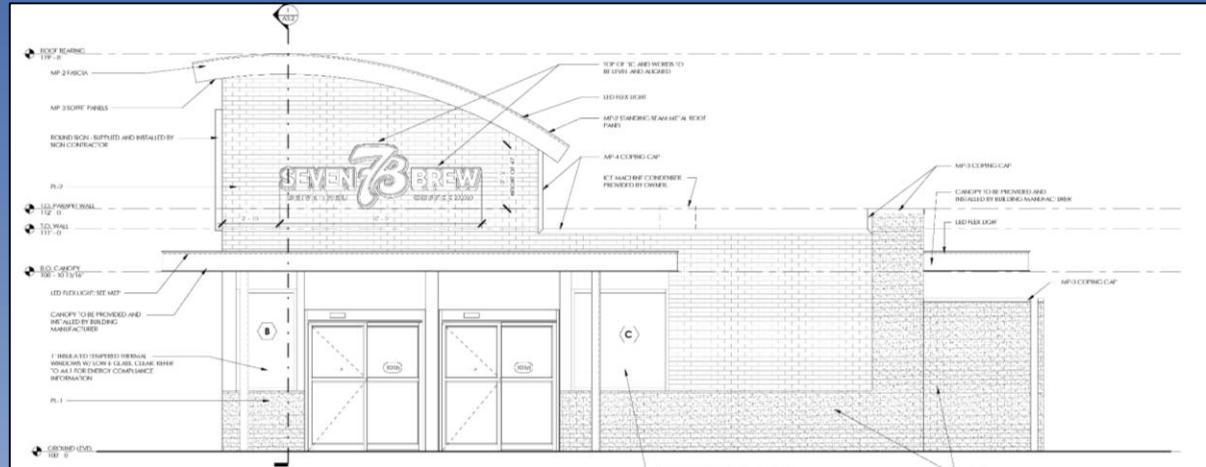
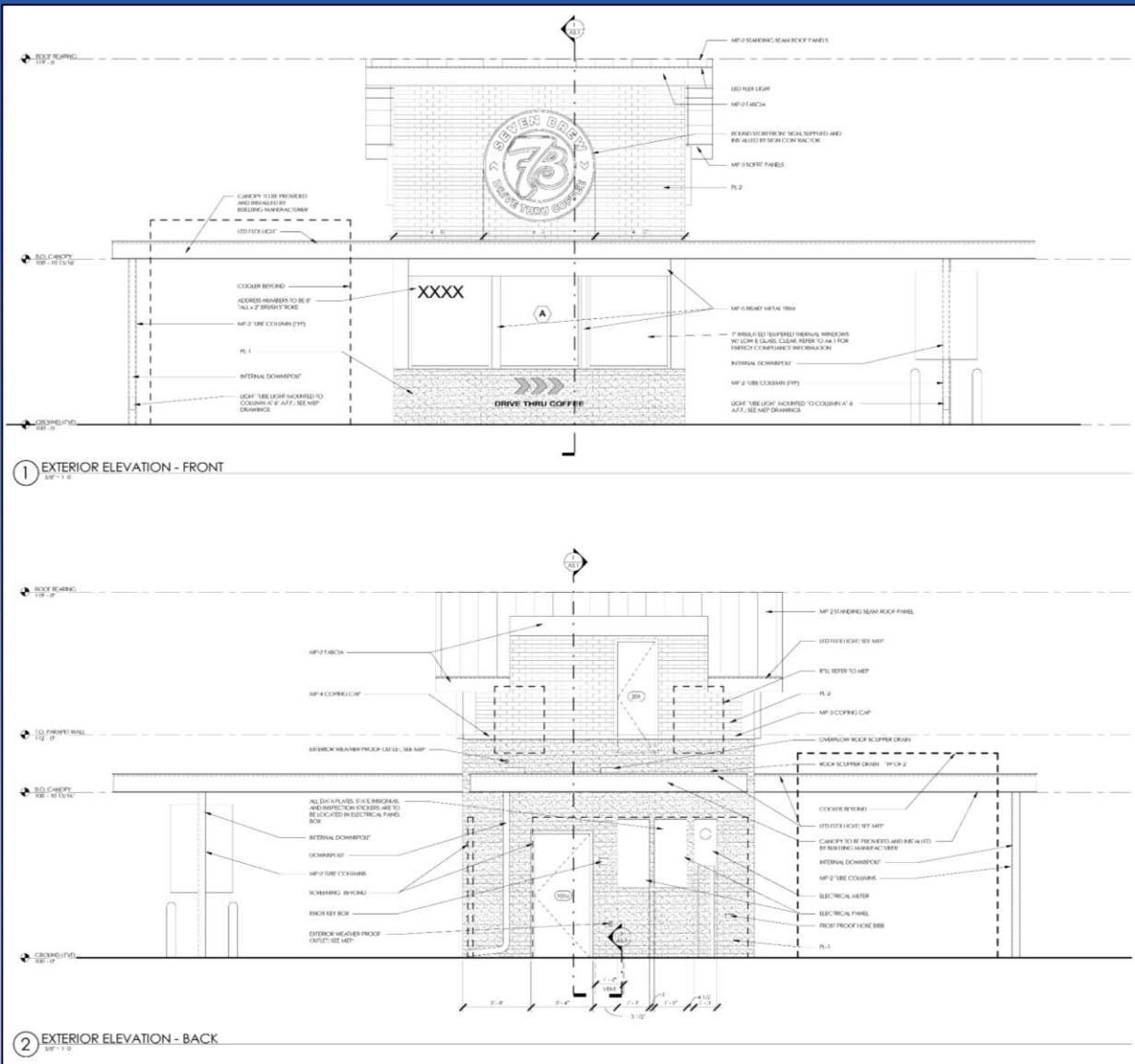
1180 N CLINTON STREET
DEFIANCE, OH 43512



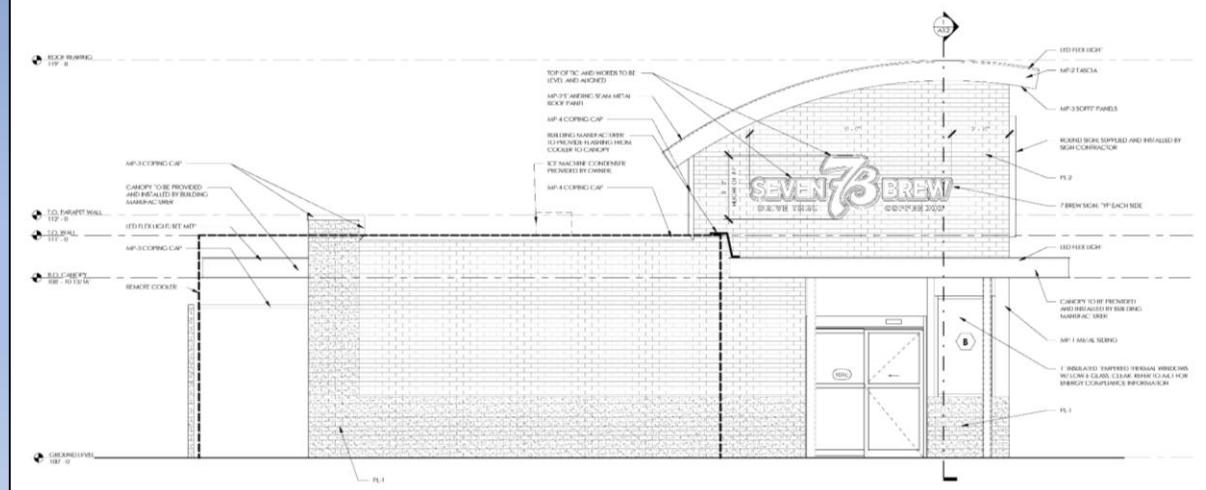
ENGINEER OF RECORD:
 NAME: SHAWNEE
 LICENSE NO.: OH #E-88643

PROJECT NUMBER:
 H138
 REVISION:

C5.1
 LANDSCAPE PLAN



1 EXTERIOR ELEVATION - LEFT SIDE



2 EXTERIOR ELEVATION - RIGHT SIDE



Project Review Comments for 1180 N. Clinton Street
July 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments received.
Engineering	Melinda Sprow, P.E., City Engineer: <ul style="list-style-type: none">• Modify Address on Submittal to 1140 N Clinton• Provide drainage calculations• Provide detention calculations & long-term operation & maintenance document• Provide easement for storm drainage system per Planning & Zoning Code• Provide letter from property owner indicating they have approved the plans and will accept the storm drainage• Provide tie-in detail to sanitary sewer main• Additional comments to be provided at the conclusion of a full review of the construction drawings
Parks & Grounds	Rob Cereghin, Parks Director: No park issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: I do not see a plumbing detail for meter and backflow for the coffee shop.
Water Pollution Control	Mark Lenhart, Superintendent, Water Pollution Control The Seven Brew Coffee drive thru has no food items so a grease trap is not needed. They will have to establish a sanitary lateral into the city sewer. This lateral tie in will require them to follow city requirements for sanitary laterals.
Water Treatment	Joe Ewers, Superintendent, Water Treatment Plant: No issues.
Storm Water, MS4	Jen English, MS4 Coordinator: No comments received.
Police	Frank Herbert, Police Chief: No comments received.
Fire & Rescue	Shawn Wittkop, OFE, NRP, Fire Chief: No comments received.

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

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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.

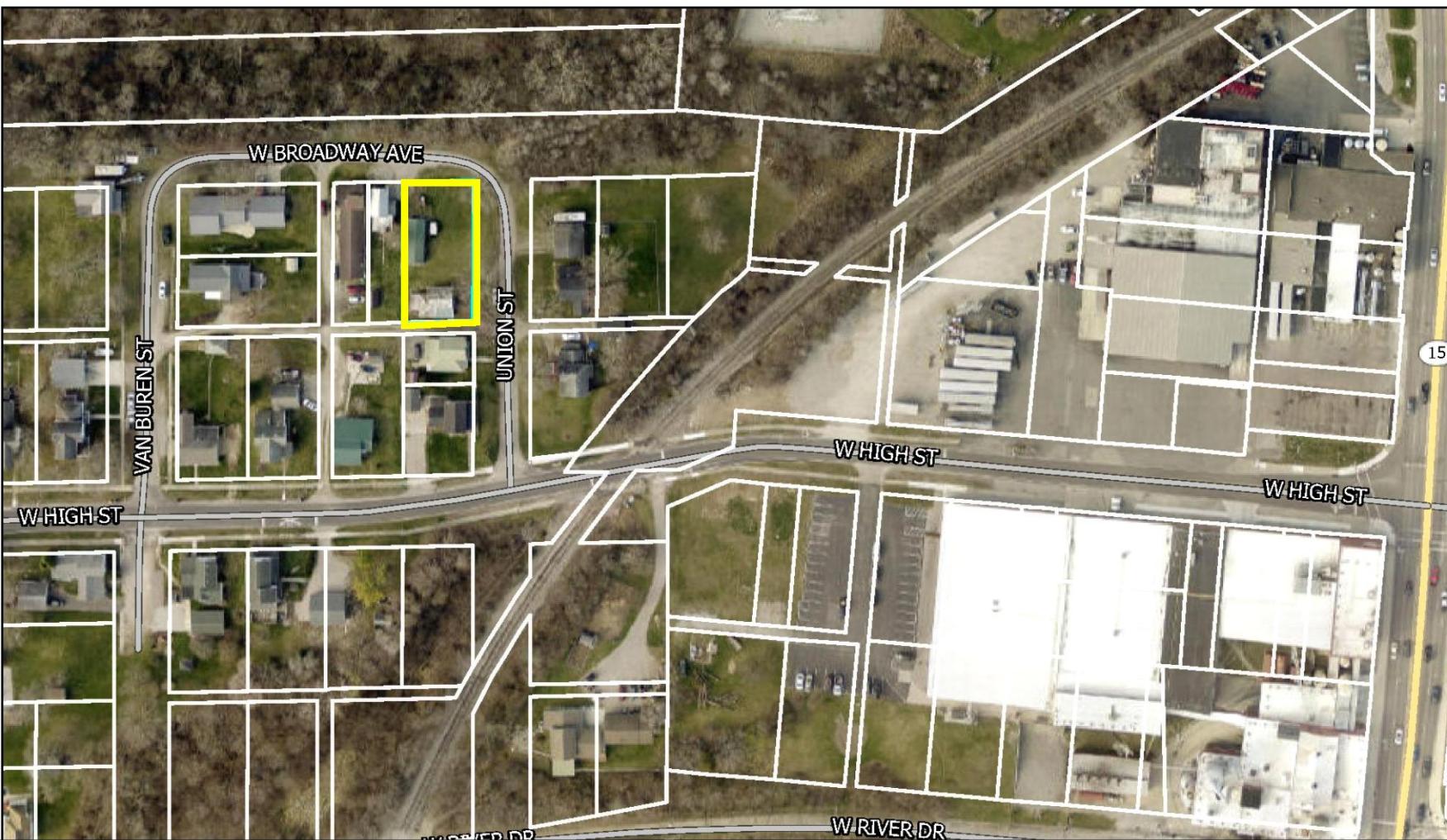
ITEM 2:**PROJECT LOCATION:****APPLICANT:****VARIANCE REQUEST****214-218 UNION STREET, DEFIANCE, OH 43512.****REX ROBISON, 24230 KAMMEYER ROAD, DEFIANCE, OH 43512**

Parcel B01-3122-0-036-00, approximately 0.2 acres, located in Defiance Addition Lot 39, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting the following variances to allow for construction of a new 2-unit residential building:

-Variance request to reduce the required 8' side yard setback to 0' on both lots per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.

-Variance request to reduce the required 30' back yard setback to 12' on both lots per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.



**ITEM 2:****PROJECT LOCATION:****VARIANCE REQUEST****214-218 UNION STREET, DEFIANCE, OH 43512.****APPLICANT:****REX ROBISON, 24230 KAMMEYER ROAD, DEFIANCE, OH 43512**

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**PLANNING & ZONING APPLICATION**

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

419.784.2249 * www.cityofdefiance.com

RECEIVED**MAY 29 2025****BUILDING INSPECTION** Rezoning Site Plan Review Vacation (street or alley) Variance Conditional Use Permit Minor Subdivision Major Subdivision Preliminary Plat Final Plat**LOCATION**Certified Address: 214-218 UnionIs 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: B01-3122-0-036-00Current Zoning District(s): R-3 Requested Zoning District(s): R-3 Acreage: .12

Proposed use or reason for rezoning/variance/conditional use request: _____

APPLICANT(S):Name: Rex RobisonAddress: 24230 Kammeyer City/State: Defiance OH Zip: 43512Phone: 419 769 5591 Fax: _____ Email: _____**PROPERTY OWNER(S):**Name: Rex RobisonAddress: 24230 Kammeyer City/State: Defiance OH Zip: 43512Phone: 419 769 5591 Fax: _____ Email: RETHomes@outlook.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: Rex RobisonProperty Owner: Rex Robison

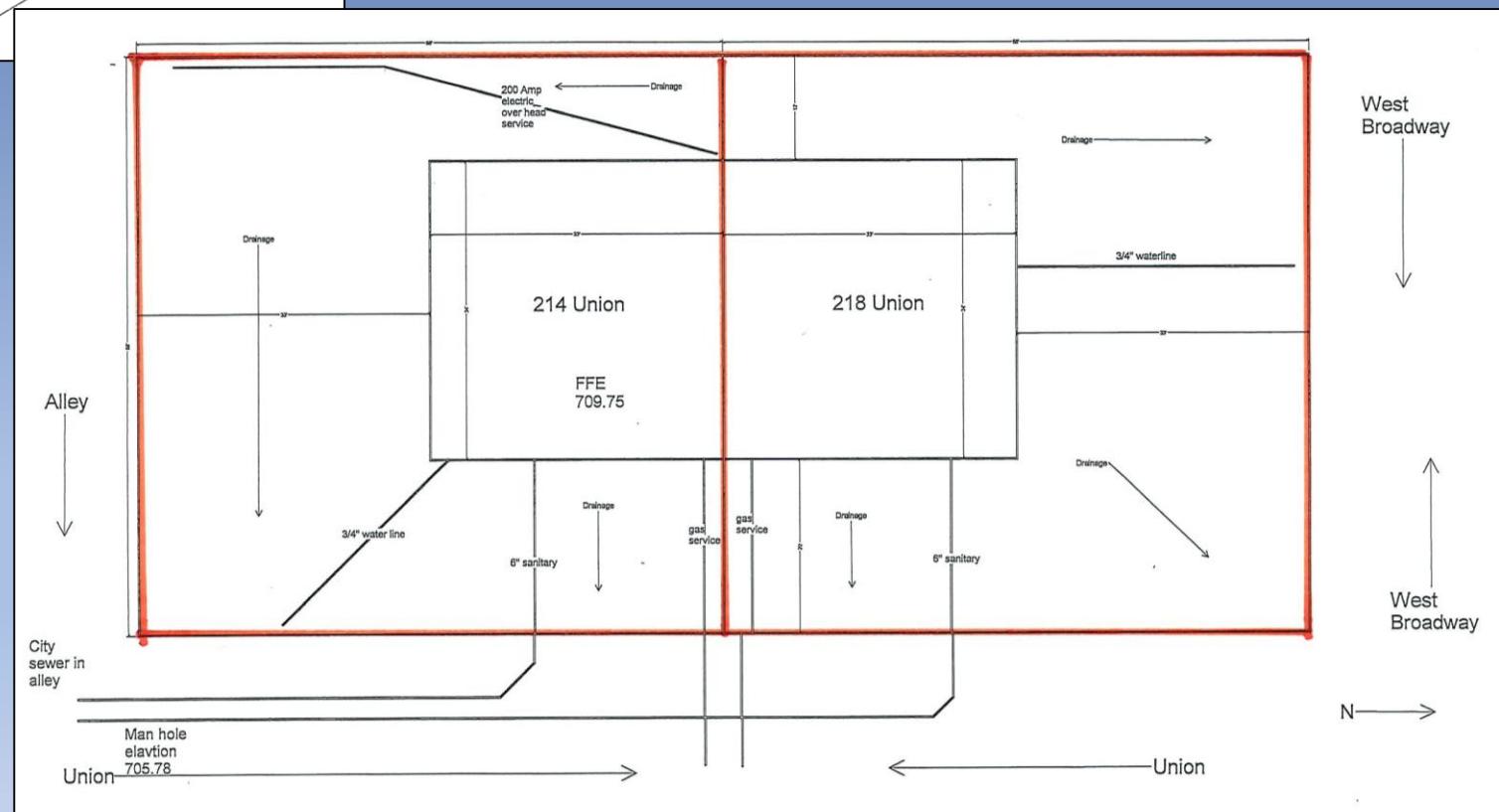
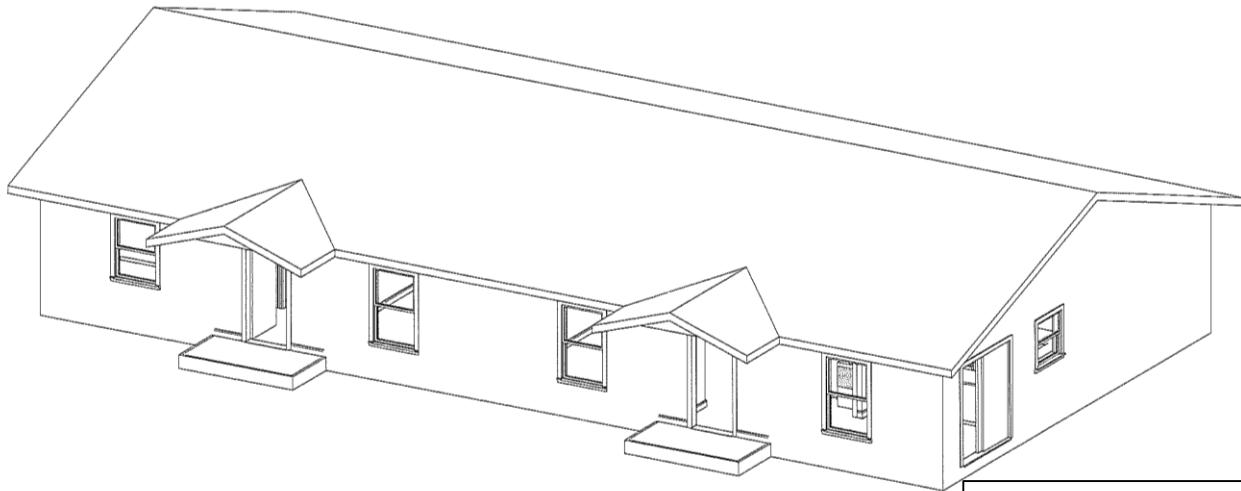
Attorney/Agent: _____

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: 5/29/25 Fee: 300.00 Check No.: 1261 Accepted By: DLJ

Effective date: January 3, 2020

Receipt # 28346





Project Review Comments for 214-218 Union Street
July 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: Abstain from comment.
Engineering	Melinda Sprow, P.E., City Engineer: This applicant is proposing a Minor Subdivision to create two lots. The sanitary lateral crossing the southern parcel from the northern unit should be located in an easement. We will review the site plan for appropriate information when reviewing for the Engineering Certificate.
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 For the duplex on Union St., there is no sewer on Union so the lateral will have to come out the south side of the property to the sanitary sewer located in the alley. If they are attaching to an existing sewer they need to follow the sewer use ordinance that requires the lateral to be inspected and approved for use.
Water Treatment	Joe Ewers, Superintendent, Water Treatment Plant: No issues.
Storm Water, MS4	Jen English, MS4 Coordinator: No comments received.
Police	Frank Herbert, Police Chief: No comments received.
Fire & Rescue	Shawn Wittkop, OFE, NRP, Fire Chief: No comments received.

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

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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

1. 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.
2. 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.
3. 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.
4. 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.





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 Center

Final Joint Meeting of the Parks Commission and Planning Commission

Monday, August 18th at 5:00 p.m. in Council Chambers

Final Presentation to Council

Tuesday, September 2nd from 7:00 p.m. in Council Chambers