

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

<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Variance	<input type="checkbox"/> Major Subdivision
<input checked="" 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: 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] - Gus Laurio, 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

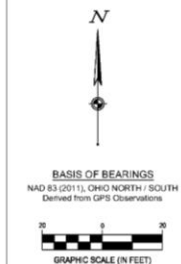


VICINITY MAP - NOT TO SCALE

LAT / LONG: 41.301136° / -84.361249°

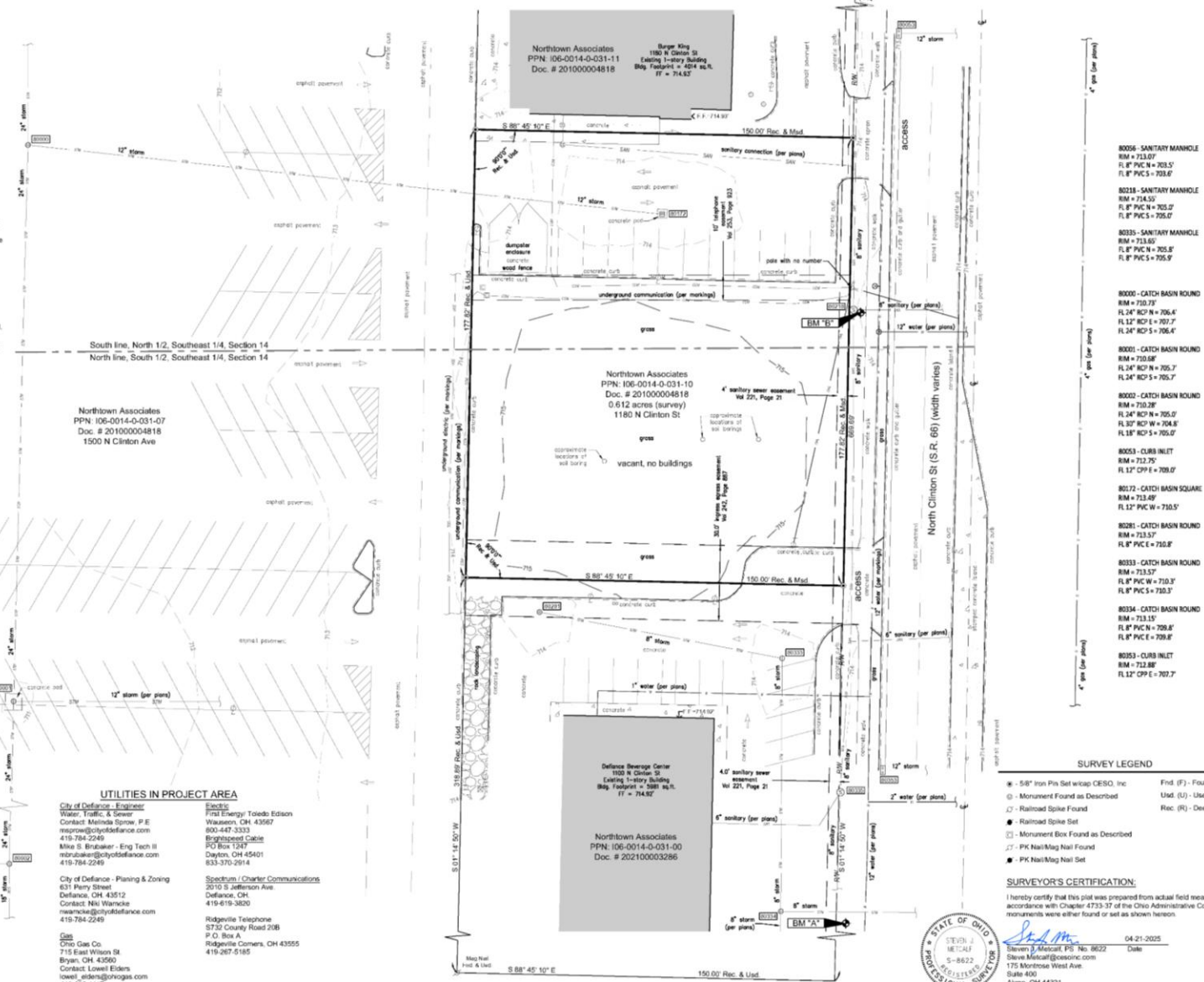
SURVEYOR NOTES:

- This survey was made without the benefit of a title research report.
- Direct access to the subject parcel is available via North Clinton Street, and thru the existing shopping center as depicted.
- No roadway improvement plans were disclosed to CESO during the survey.
- The utilities shown are located from field survey information, OH811 Ticket #9509101455, and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
- Parcel is located within Zone "X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 30020C0205F, effective date: 03-09-2021 published by the Federal Emergency Management Agency.
- Substantial features observed in the process of conducting the survey are shown.
- There are 11 regular spacing spaces and 0 handicap spaces on the subject parcel.
- The closest intersection is Stadium Drive & N Clinton Street located 350 feet north of the site.
- There was observed evidence of current earth moving work, building construction or building additions at the time of this survey.
- No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.
- A field delineation of wetlands survey was not conducted at the time of survey.



TOPOGRAPHIC LEGEND			
	Power / Telephone Pole		Fire Hydrant
	Light Pole		Water Valve
	Electric Box (Access)		Gas Meter
	Sanitary Manhole		Cleanout
	Storm Manhole		Cable Pedestal
	Catch Basin		Sign
	Catch Basin (Round)		Bush
	Structure Number		Bolard

BENCHMARK		DATA
BM "A"	CHISEL ON THE EAST SIDE OF A STONE WARDEN IN FRONT OF DEFENSE BEVERAGE CENTER CARPORT. BEING 4.5' EAST OF THE WEST RIGHT OF WAY OF CLINTON ST. AND 10' SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT PARCEL. ELEVATION = 714.07	NUD 85
BM "B"	CHISEL ON THE WEST SIDE OF A STONE WARDEN NEAR THE NORTHWEST CORNER OF THE SUBJECT PARCEL. BEING 4.5' EAST OF THE WEST RIGHT OF WAY OF A CLINTON ST. ELEVATION = 714.07	
BM "C"	CHISEL ON THE EAST SIDE OF A WARDEN AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CLINTON ST. & STADIUM DRIVE. BEING 4.5' EAST OF THE WEST RIGHT OF WAY OF CLINTON ST. ELEVATION = 714.07	



- 80056 - SANITARY MANHOLE
RIM = 713.07
FL 8\"/>
- 80218 - SANITARY MANHOLE
RIM = 714.50
FL 8\"/>
- 80335 - SANITARY MANHOLE
RIM = 713.60
FL 8\"/>
- 80000 - CATCH BASIN ROUND
RIM = 710.75
FL 24\"/>
- 80001 - CATCH BASIN ROUND
RIM = 710.68
FL 24\"/>
- 80002 - CATCH BASIN ROUND
RIM = 710.28
FL 24\"/>
- 80053 - CLUB INLET
RIM = 712.75
FL 12\"/>
- 80272 - CATCH BASIN SQUARE
RIM = 713.48
FL 12\"/>
- 80281 - CATCH BASIN ROUND
RIM = 713.57
FL 8\"/>
- 80333 - CATCH BASIN ROUND
RIM = 713.57
FL 8\"/>
- 80334 - CATCH BASIN ROUND
RIM = 713.15
FL 8\"/>
- 80353 - CLUB INLET
RIM = 712.88
FL 12\"/>

SURVEY LEGEND	
	5/8\"/>
	Monument Found as Described
	Railroad Spike Found
	Railroad Spike Set
	Monument Box Found as Described
	PK Nail/Mag Nail Found
	PK Nail/Mag Nail Set

SURVEYOR'S CERTIFICATION:
I hereby certify that this plot was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code, and all monuments were either found or set as shown herein.

Steven J. Metcalf, P.E. No. 9622 Date: 04-21-2025
Steve Metcalf@ceso.com
175 Montrose West Ave.
Suite 400
Aurora, OH 44201
(440) 915-6928

175 Montrose West Ave., Suite 400
Aurora, OH 44201
Phone: 330.650.6928 Fax: 330.206.4628

Toth - 7 - Brew

Revisions / Submissions

Description	Date

© 2025 CESO, INC.

Project Number: 766270

Scale: 1" = 20'

Drawn By: CCR

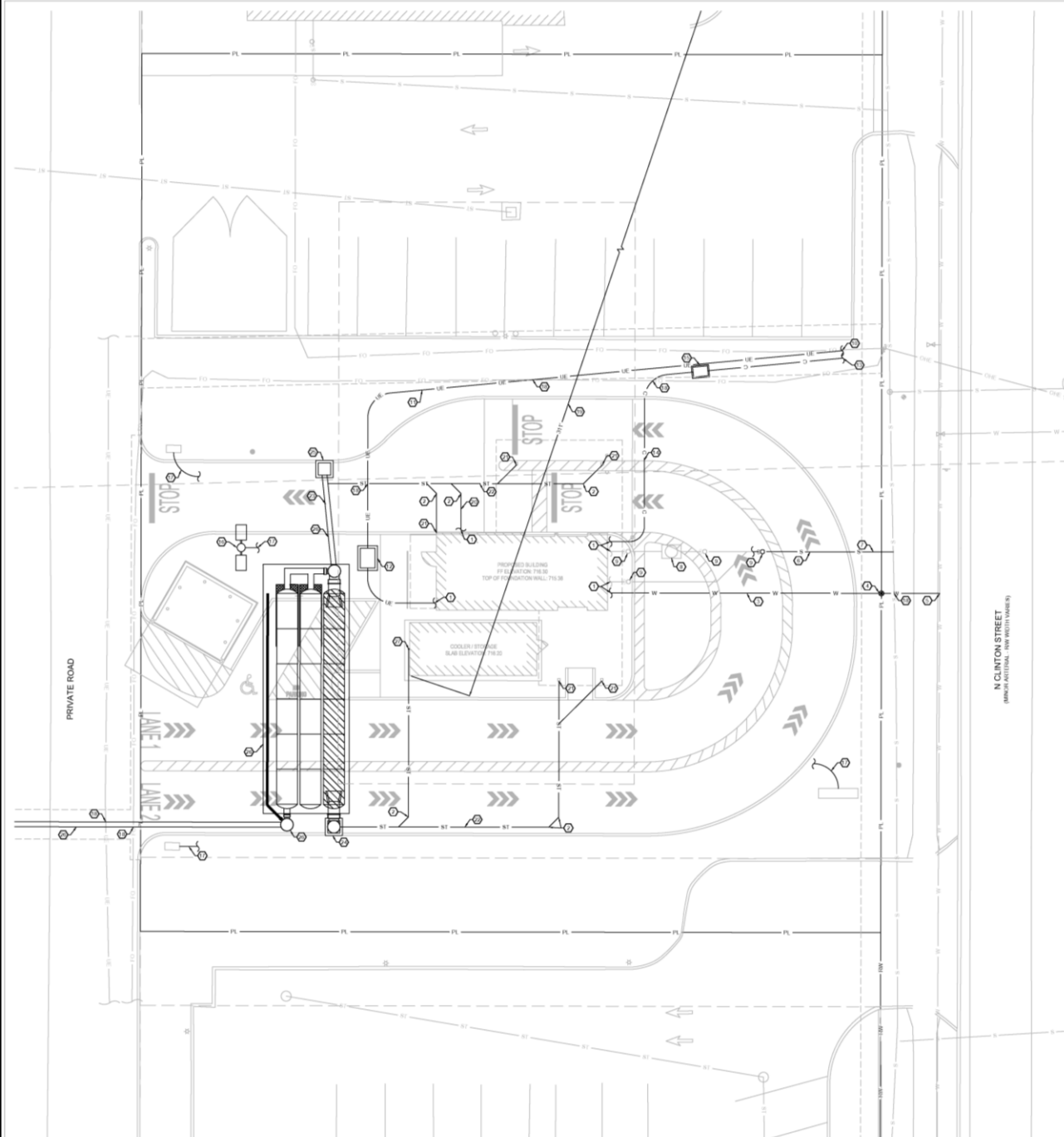
Checked By: SJM

Date: 04-21-2025

Issue:

Drawing Title:

1 of 1



- KEY NOTES:**
- CONTINUATION OF UTILITY TO BUILDING
 - INSTALL 40' BEND TYPICAL
 - INSTALL 55 L.F. x 1 OF 1" SCH 80 PVC WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2
 - 1" WATER METER TO BE INSTALLED BY WATER UTILITY PROVIDER. CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF WATER SERVICE LINE
 - CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER
 - INSTALL 25 L.F. x 1 OF 4" SCH 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.0% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2
 - CONTRACTOR TO CONNECT 4" SCH 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LINE. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER
 - 12" GALLON HIGH DENSITY POLYETHYLENE INTERCEPTOR WITH 1/20 BAFFLED CAST IRON COVER, PER MEP PLANS
 - SEWER LATERAL CLEAN OUT PER DETAIL 4.02 SHEET C7.2
 - ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE
 - BURIED ELECTRIC LINE, SEE MEP PLANS
 - PAD MOUNTED TRANSFORMER, SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER
 - ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE
 - (2) 2" COMMUNICATIONS CONDUITS WITH FOLLOWING:
 - COMMUNICATIONS PULL BOX, SEE MEP PLANS. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER
 - LIGHT POLE, SEE MEP PLANS
 - BURIED ELECTRICAL FOR WIRE LIGHTING AND STORAGE, SEE MEP PLANS
 - UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD
 - DISTANCE TO FIRE HYDRANT, NEAREST
 - INSTALL 15 L.F. x 1 OF 2" DIA. SCH 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE IN ROOF DRAINAGE SYSTEM
 - DOWNPOUT CONNECTION PER DETAIL 4.06 SHEET C7.2 AND ARCHITECTURAL DETAIL 3 SHEET A3.2
 - INSTALL 180 L.F. x 8 INCH DEPTH DOWNPOUT HEADER STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2
 - INSTALL 191 L.F. x 12 INCH DEPTH STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2
 - CONCRETE CURB INLET PER DETAIL 4.03 SHEET C7.2 RIM - F14.75, 8" HOPE EAST IN IN - F11.2, 12" NORTH IN IN - F09.05
 - CONCRETE CURB INLET PER DETAIL 4.03 SHEET C7.2 RIM - F14.75, FL OUT F11.15
 - STORM STRUCTURES AND PIPES, SEE C4.2 STORM PLAN AND PROFILE
 - 2" PVC WALK IN COOLER DRAIN PIPE. PROVIDE AIR GAP FLUNT TO CONCRETE SLAB FOR WALK IN COOLER DRAIN OUTLET. DOWNSTREAM END TO CONNECT TO ROOF DRAINAGE SYSTEM. PROVIDE POSITIVE FLOW, 1% MINIMUM

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

- WATER**
CITY OF DEFIANCE
631 PERRY STREET
DEFIANCE, OH 43512
419-752-1546
- ELECTRIC**
TOLEDO Edison
1000 ANGELA ROAD
HIGHLAND, OH 43089
800-433-4786
- SEWER**
CITY OF DEFIANCE
631 PERRY STREET
DEFIANCE, OH 43512
419-752-1546



ENGINEER OF RECORD:
NAME: SHAWN BARRY
LICENSE NO. OH 458848

PROJECT NUMBER:
P1.10P

REVISION:

7 BREW COFFEE
DEFIANCE, OH (CLINTON)
1180 N CLINTON STREET
DEFIANCE, OH 43512

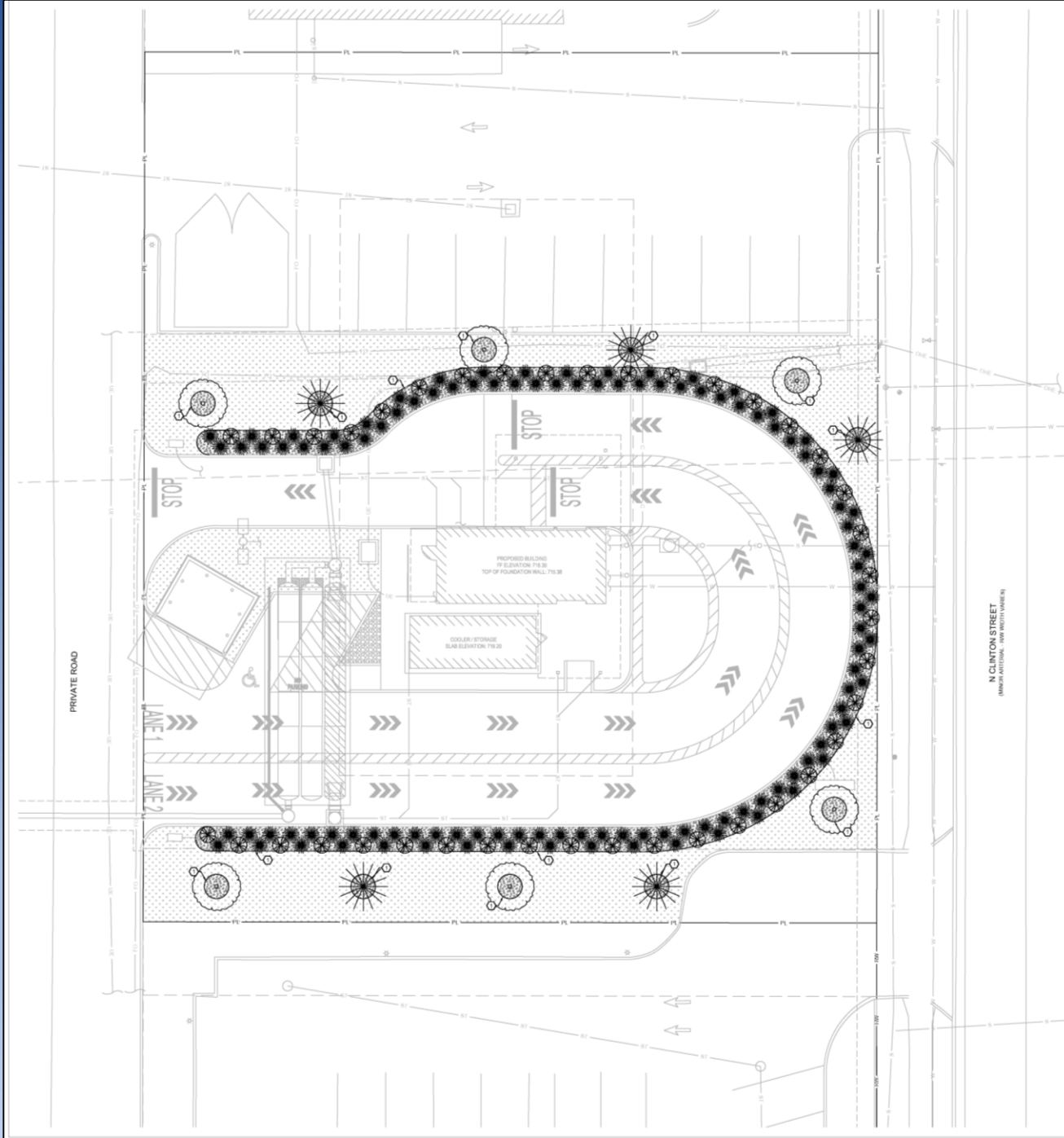
C4.1
UTILITY PLAN

DATE: JUNE 5, 2025



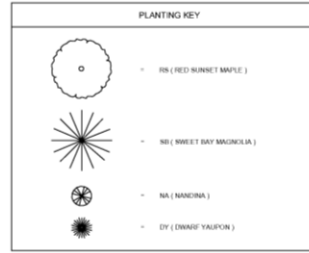
Call 811 or
1-800-362-2764
www.CHECK11.org





- GENERAL LANDSCAPING NOTES**
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS NO 12" DIAMETER PRECAUTION SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
 - LANDSCAPE SET FORTH IN AMERICAN STANDARD FOR NURSERY STOCK REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - THE ARCHITECT OR GROWER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL TREES SHALL BE CALIPERED AND UNDERPLANTED TREES SHALL BE REJECTED.
 - SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
 - ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
 - CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQ.
 - PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
 - BATCH ALL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS UNO:
 - A. 2 PARTS BY VOLUME TOPSOIL
 - B. 1 PART BY VOLUME BROWN RIVER SAND
 - C. 1 PART BY VOLUME FERTILIZER
 - D. 1 LB. COMMERCIAL FERTILIZER PER CY. OF MIX
 - ALL TREE PITS SHALL RECEIVE A MINIMUM OF 2" OF THE SPECIFIED PLANTING MIX.
 - ALL PLANTING SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
 - ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
 - THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
 - KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
 - REFER TO SITE GRADING PLAN FOR FINISH GRADES.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MOWING, SPRINKLING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
 - CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
 - 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 REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNERS).
 - REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
 - NEEDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
 - RODDED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
 - PERMANENT WEEDING BEGINS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. WEEDING AND MOWING MUST BE DONE WHENEVER WORK IS COMPLETE. REEVALUATION OF THE WEEDING WHENEVER WEEDING AND MOWING IS INSTALLED OUTSIDE THE PERMANENT WEEDING AND MOWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WEEDING AND MOWING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT WEEDING.
 - IT IS THE CONTRACTOR'S 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.
 - IT IS THE CONTRACTOR'S 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 RATE
CANOPY TREES				
RN	RED SUNNET MAPLE (ACER RUBRUM)	5	5	2" CAL. B&B 40X37
EVERGREEN TREES				
BB	SUNNET DAY MAGNOLIA (MAGNOLIA VIRGINIANA)	5	5	2" CAL. B&B 20X19
SHRUBS				
NA	NANONA (NANONA DOMESTICA)	30	30	18" MIN 30" MIN
DY	DWARF YALPOUN (ELIX VOMITORIA)	115	115	18" MIN 30" MIN



PERIMETER LANDSCAPING:

400 L.F. ADJACENT PROPERTY LINE AND ROW PERIMETER @ 25 TREE / 100 L.F. = 11 TREES

400 L.F. ADJACENT PROPERTY LINE AND ROW PERIMETER @ DOUBLE ROWS @ 25 TREE / 100 L.F. = 11 TREES

NOTE: 25% OF SHRUBS MUST BE EVERGREEN

- HATCH LEGEND**
- TURF GRASS: NO. 10. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
 - LANDSCAPE ROCK: PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
 - LANDSCAPE MULCH: 600,000 B&B SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4 INCH LAYER OF SHREDED HARDWOOD MULCH. MATCH EXISTING COLOR.



OHIO ON
Call 811 or 1-800-362-2764
www.CHOCT1.org

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C19-05880
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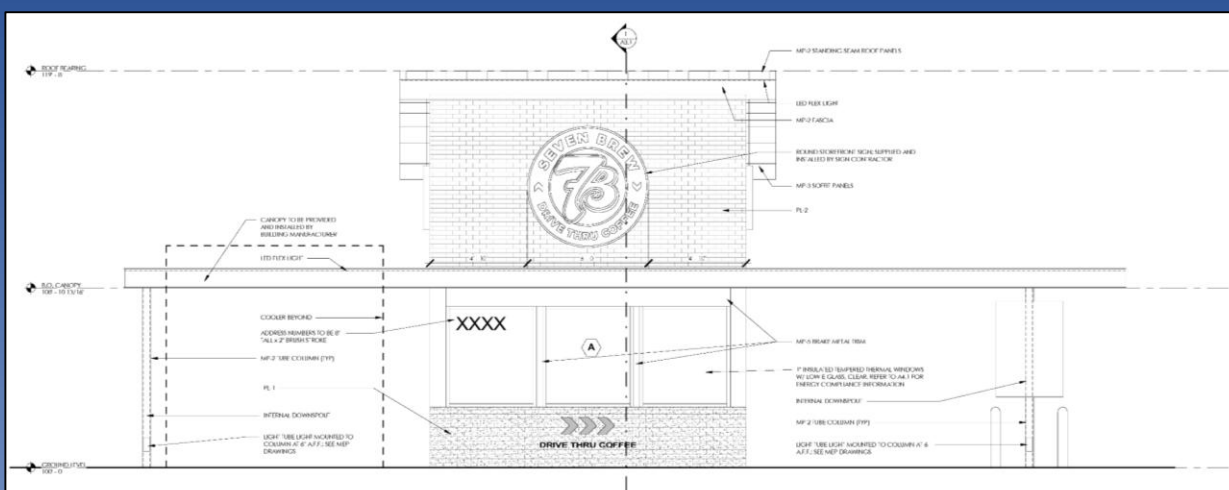
ENGINEER OF RECORD:
NAME: SHAWN BARRY
LICENSE NO. OH #E-68463
PROJECT NUMBER:
11.10
REVISION:

7 BREW COFFEE
DEFIANCE, OH (CLINTON)

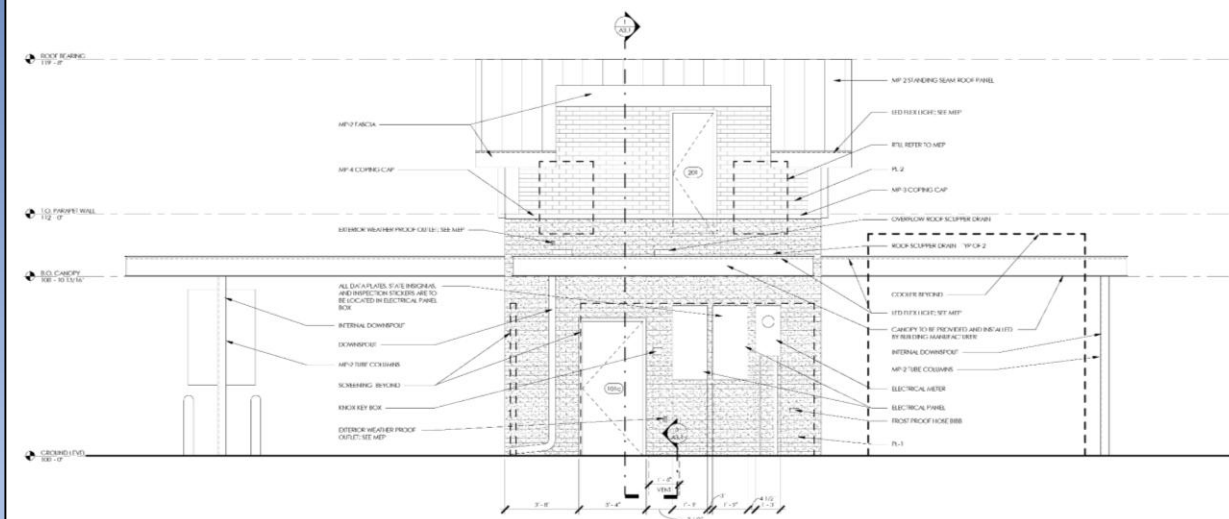
1180 N CLINTON STREET
DEFIANCE, OH 43512

C5.1
LANDSCAPE PLAN

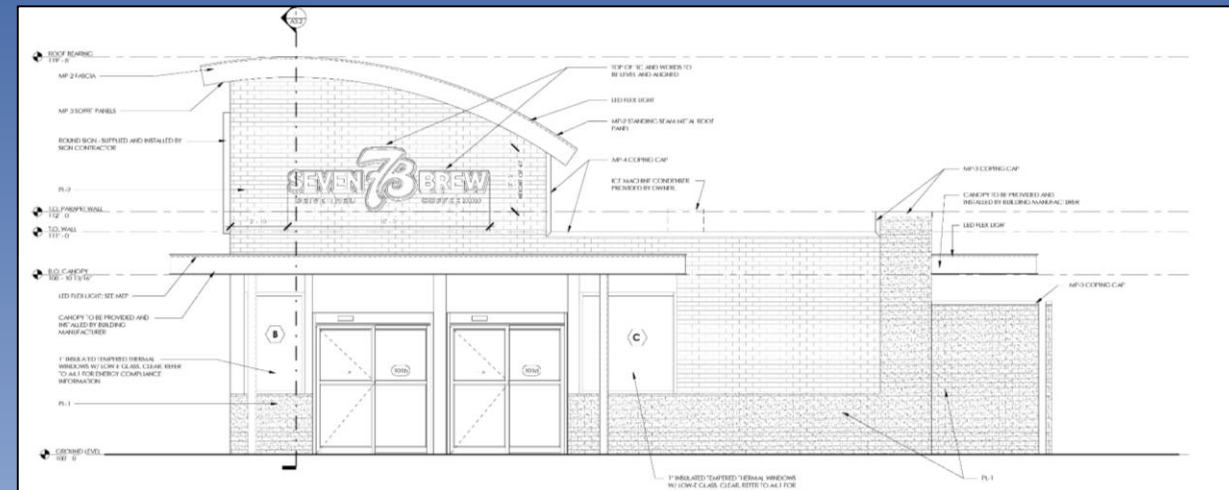
DAT: APR 5, 2025



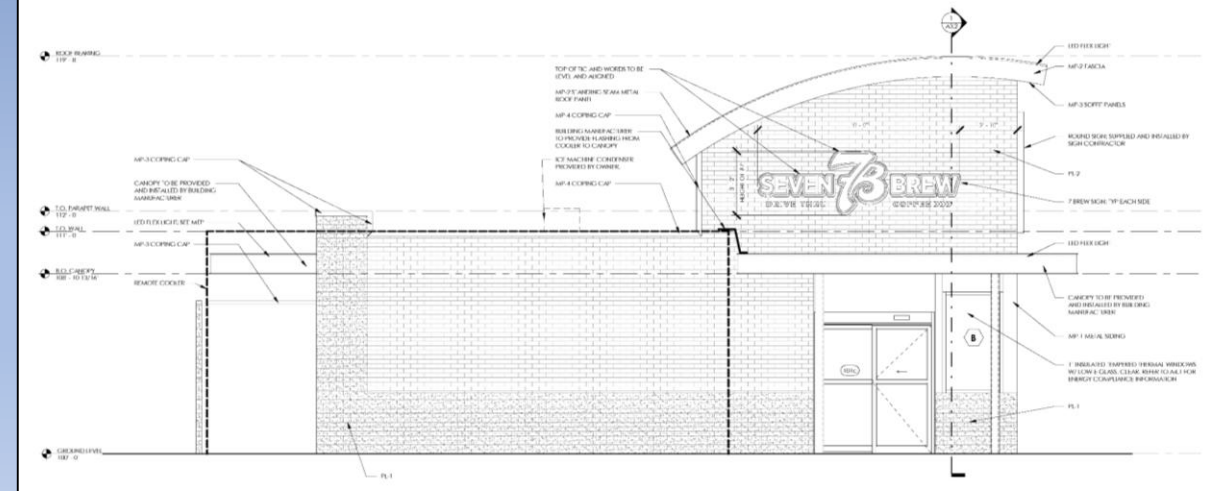
1 EXTERIOR ELEVATION - FRONT
SW - 1/8"



2 EXTERIOR ELEVATION - BACK
SW - 1/8"



1 EXTERIOR ELEVATION - LEFT SIDE
SW - 1/8"



2 EXTERIOR ELEVATION - RIGHT SIDE
SW - 1/8"



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



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 56 (N. Clinton Street) corridor, which contains good sidewalk facilities along this north-south corridor; however, the side streets that intersect this roadway lack constant 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 issue Drive from N. Clinton Street eastward to McKinley Street and continue 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 I/I.

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.

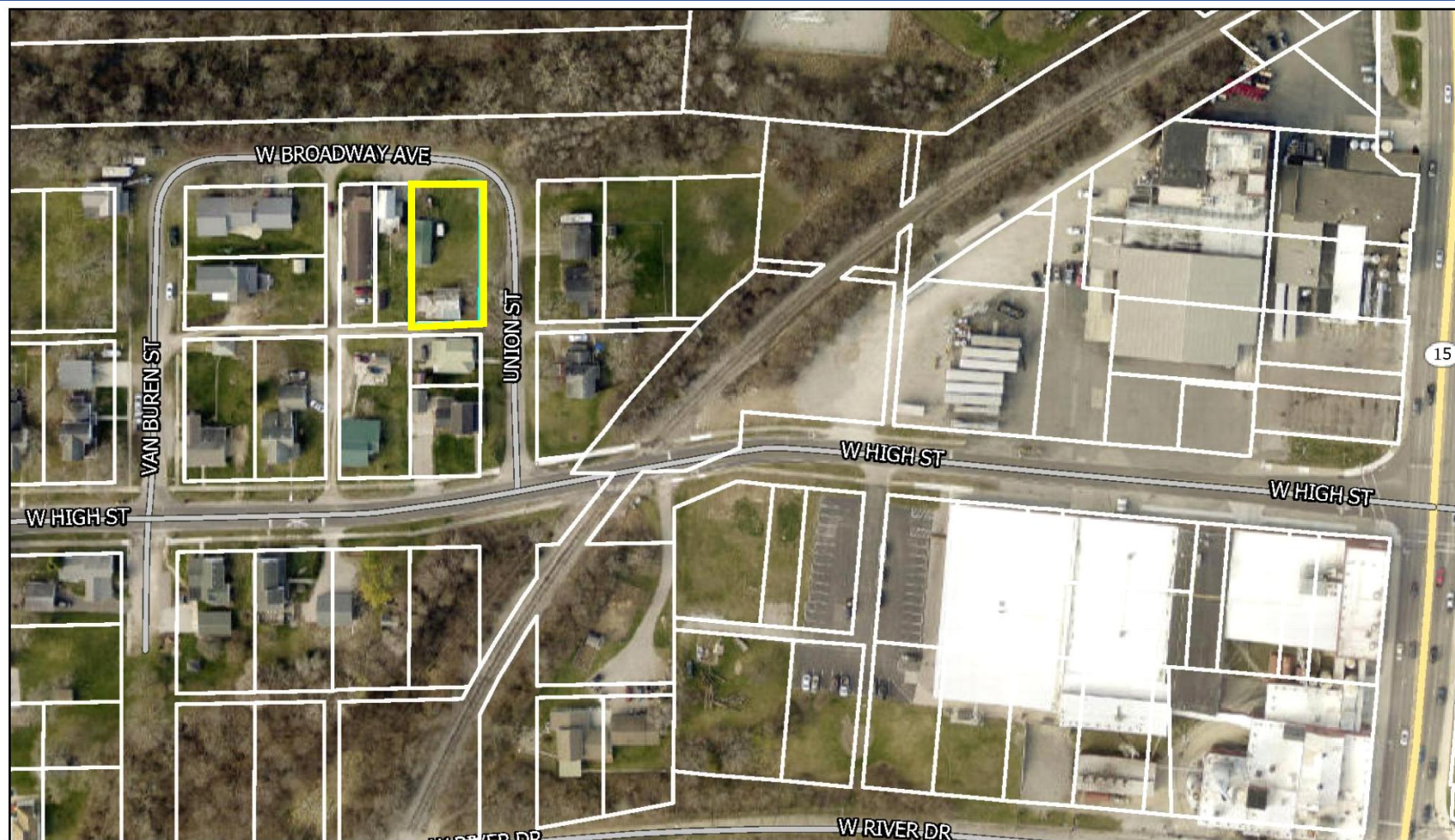
REX ROBISON, 24230 KAMMEYER ROAD, DEFIANCE, OH 43512

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.





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PLANNING & ZONING APPLICATION

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

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 Union

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: B01-3122-0-036-00

Current 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: Alex Robison

Address: 24230 Kammerer City/State: Defiance OH Zip: 43512

Phone: 419 769 5591 Fax: _____ Email: _____

PROPERTY OWNER(S):

Name: Alex Robison

Address: 24230 Kammerer City/State: Defiance OH Zip: 43512

Phone: 419 769 5591 Fax: _____ Email: PERHomes@aol.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: Alex Robison

Property Owner: Alex Robison

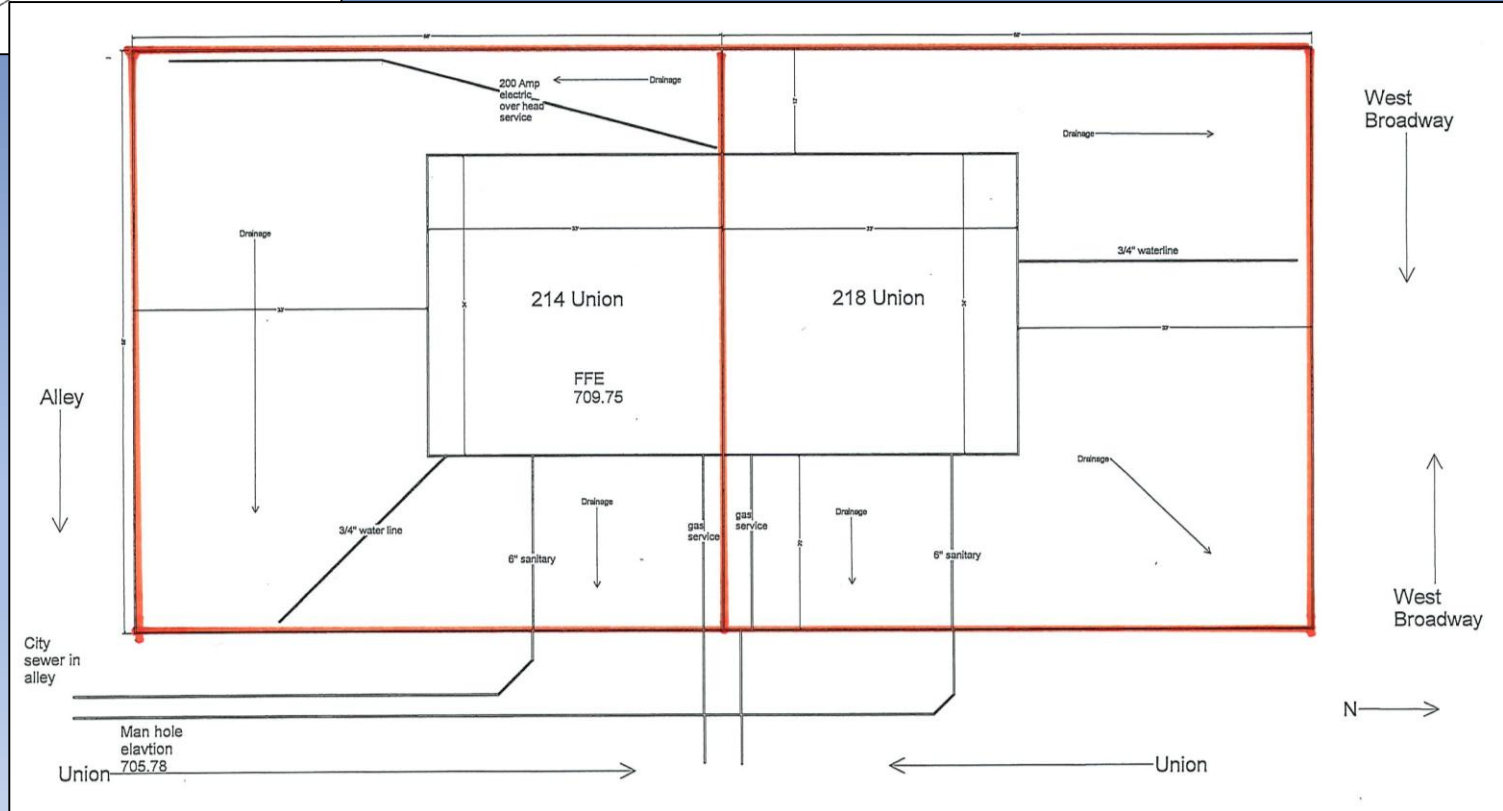
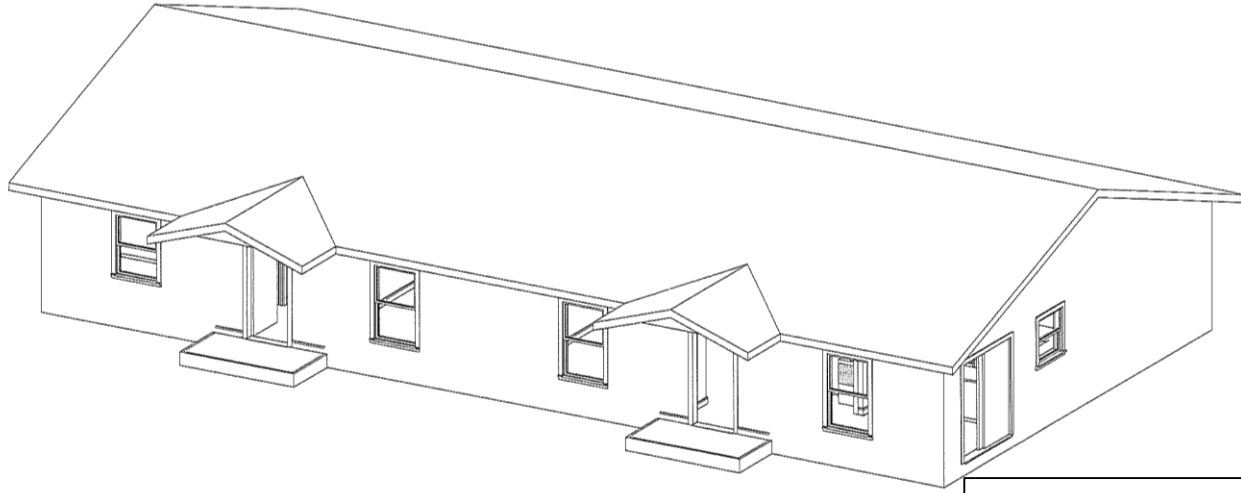
Attorney/Agent: _____

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: [Signature]

Effective date: January 1, 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 eastside of the planning area. Other zoning designations in this planning area include S-1 (Special), B-3 (Highway and General Business), B-1 (Neighborhood Business District), O-4 (Office Residential), M-1 (Restricted Industrial), M-2 (Limited Industrial), M-3 (General Industrial), and R-1 (Low Density Residential). This planning area includes FP (Flood Plain) zoned areas along the Maumee and Tiffin Rivers.

PREFERRED FUTURE LAND USES

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



PLANNING ISSUES

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

ENVIRONMENTAL CONSIDERATIONS

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

TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

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

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

The following planned connectivity improvements should be considered:

- Sidewalk improvements along:
 - Ralston Avenue from U.S. 10 to Northfield Avenue
 - Latchaw Drive from West High Street to Harding Street
 - W. High Street from Latchaw Drive to N. Clinton Street
 - Harding Street from Latchaw Drive to West High Street
- Develop a Shared Use Path (SUP) along the Carter Avenue right-of-way from Ralston Avenue eastward to North Clinton Street, which would align with the SUP along the south side of College Place that continues east to Webster Street.

FUTURE CAPITAL IMPROVEMENTS

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

UTILITY CONSIDERATIONS

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

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

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

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

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



RECOMMENDED SOLUTIONS

- Collaborate with the Defiance County Commissioners to improve the infrastructure and overall experience of the Dey Bridge Canoe Launch. City officials could also discuss taking ownership of the site, if and when resources become available.
- Work with Noble Township officials on a phased annexation plan for the "Brunersburg" area and other un-annexed "islands", e.g., land between West High Street and the Tiffin/Maumee Rivers.
- Continue combined, sanitary and storm sewer inspections and repairs, as required, to ensure longevity and reduce excessive I/I entering the collection system and reduce CSO activity.
- Updates to the zoning map could include:
 - Ensuring city owned parcels are zoned S-1. At the present time, the northern portion of Diehl Park is zoned R-2.



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