

PLANNING COMMISSION

Monday, September 15th at 4:30 p.m.
City Council Chambers



AGENDA

The next Planning Commission meeting is Monday, October 20, 2025

ADMINISTRATIVE ITEMS:

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

PLANNING ITEMS:

- ITEM 1: REZONING MAP AMENDMENT REQUEST
PROJECT LOCATION: 1910 BALTIMORE STREET, DEFIANCE, OH 43512.
APPLICANT: SHORAI CORPORATION C/O ROD RITTENHOUSE OF THE BALTIMORE GROUP, P.O. BOX 382, DEFIANCE, OH 43512.

- ITEM 2: REZONING MAP AMENDMENT REQUEST
PROJECT LOCATION: 386 MAUMEE RIVER CROSSING, DEFIANCE, OH 43512.
APPLICANT: DAVE KUHLMAN, P O BOX 432, OTTAWA, OH 45875.

- ITEM 3: STREET VACATION REQUEST
PROJECT LOCATION: BROADWAY STREET AND RIDGE STREET, DEFIANCE, OH 43512.
APPLICANT: BRIAN CAMPBELL, 2356 SOUTH CLINTON STREET, DEFIANCE, OH 43512.

CLERK'S REPORT
PUBLIC INPUT AND DISCUSSION
ADJOURNMENT



ITEM 1:

PROJECT LOCATION:

APPLICANT:

REZONING MAP AMENDMENT REQUEST

1910 BALTIMORE STREET, DEFIANCE, OH 43512.

**SHORAI CORPORATION C/O ROD RITTENHOUSE OF THE
BALTIMORE GROUP, P.O. BOX 382, DEFIANCE, OH 43512.**

Parcels B01-2098-0-061-00, B01-1098-0-063-00, B01-1072-0-013-00, B02-0027-0-010-00, B02-0027-0-010-00, B02-0027-0-009-00, B02-0027-0-011-00, B01-2111-0-033-00, B01-2098-0-019-00 through B01-2098-0-031-00 is approximately 34.023 acres located Sections 27 and 28 ½ PT City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a map amendment to rezone the identified parcels from B-3: Highway and General Business District, R-3: Medium to High Density Residence District, and S-1: Special District to M-2: Limited Industrial District.





PLANNING & ZONING APPLICATION

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

RECEIVED

JUL 28 2025

ENGINEERING DIVISION

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

LOCATION

Certified Address: 1910 Baltimore

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: SEE ATTACHED

Current Zoning District(s): B3, R3, S1 Requested Zoning District(s): M2 Acreage: 3.4

Proposed use or reason for rezoning/variance/conditional use request: DEVELOP INDUSTRIAL PK

APPLICANT(S): SHORAI CORP.

Name: ROD RITTENHOUSE / THE BALTIMORE GROUP

Address: P.O. Box 382 City/State: DEFIANCE, OH Zip: 43512

Phone: 419-782-9990 Fax: — Email: CNRDEV66@OUTLOOK.COM

PROPERTY OWNER(S): SHORAI CORP.

Name: ROD RITTENHOUSE / THE BALTIMORE GROUP

Address: P.O. Box 382 City/State: DEFIANCE, OH Zip: 43512

Phone: 419-576-0660 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]

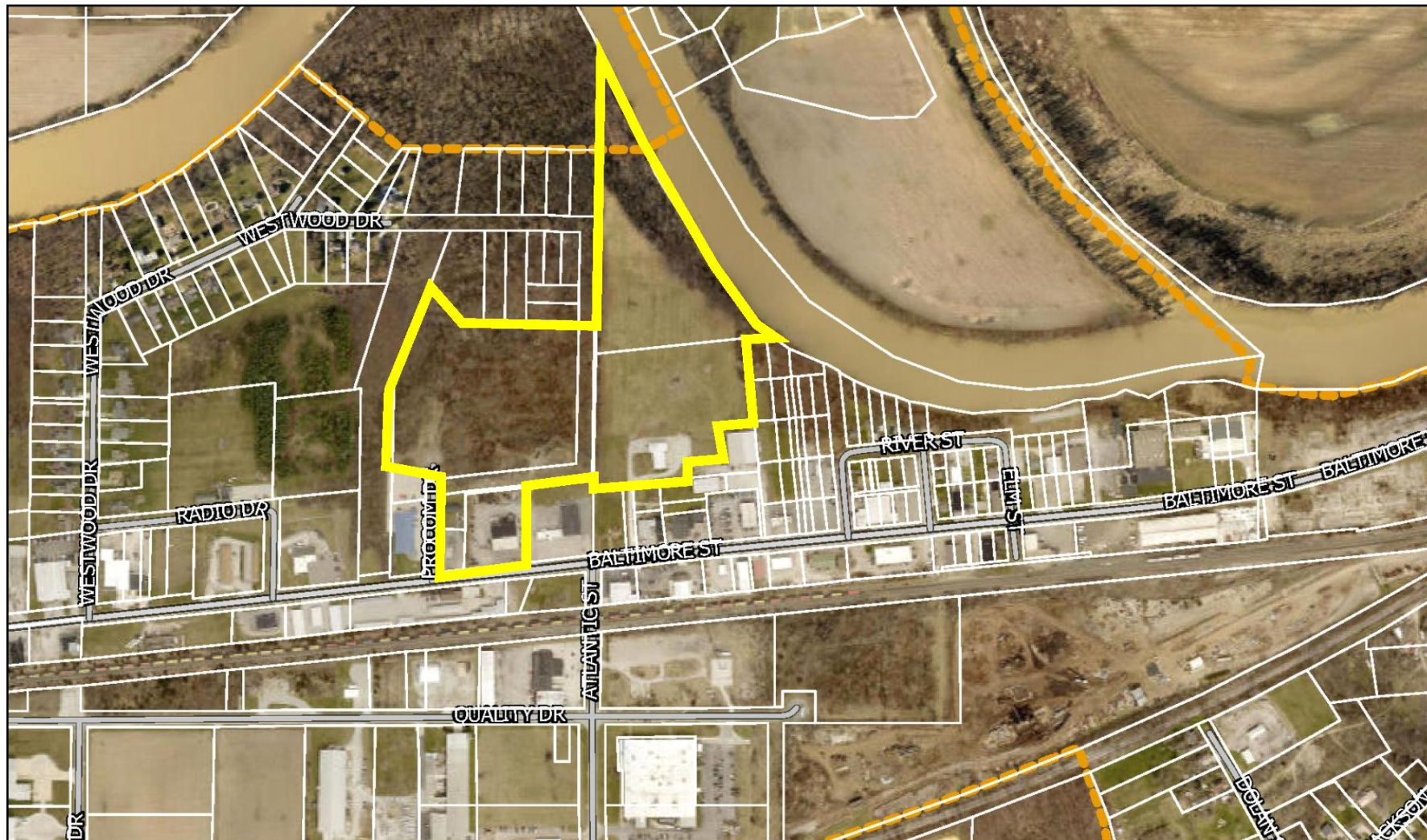
Property Owner: [Signature]

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: 7/28/25 Fee: \$300.00 Check No.: 2216 Accepted By: [Signature]

Effective date: January 1, 2020



ITEM 1:

PROJECT LOCATION:

APPLICANT:

REZONING MAP AMENDMENT REQUEST

1910 BALTIMORE STREET, DEFIANCE, OH 43512.

**SHORAI CORPORATION C/O ROD RITTENHOUSE OF THE BALTIMORE GROUP, P.O. BOX 382,
DEFIANCE, OH 43512.**

Parcels B01-2098-0-061-00, B01-1098-0-063-00, B01-1072-0-013-00, B02-0027-0-010-00, B02-0027-0-010-00, B02-0027-0-009-00, B02-0027-0-011-00, B01-2111-0-033-00, B01-2098-0-019-00 through B01-2098-0-031-00 is approximately 34.023 acres located Sections 27 and 28 ½ PT City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a map amendment to rezone the identified parcels from B-3: Highway and General Business District, R-3: Medium to High Density Residence District, and S-1: Special District to M-2: Limited Industrial District.



Project Review Comments for 1910 Baltimore Street
September 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments.
Engineering	Melinda Sprow, P.E., City Engineer: No issues.
Parks & Grounds	Rob Cereghin, Parks Director: No park issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: No issues from streets or water distribution.
Water Pollution Control	Mark Lenhart, Superintendent, Water Pollution Control No issues.
Water Treatment	Joe Ewers, Superintendent, Water Treatment Plant: No issues.
Storm Water, MS4	Jen English, MS4 Coordinator: No comments received.
Police	Frank Herbert, Police Chief: No issues.
Fire & Rescue	Shawn Wittkop, OFE, NRP, Fire Chief: No issues.

BALTIMORE PLANNING AREA

OVERVIEW The Baltimore Planning area is an area of commerce and industry located immediately south of the Maumee River and centered on Baltimore Street extending from Deatrick Street to the western city limits and encompassing two rail lines. This area includes Enterprise Industrial Park and several small industrial parcels south of Baltimore Street along Quality Drive, a mix of smaller industrial and commercial uses along Baltimore Street, several auto dealers west of the Baltimore Street/U.S. 24 interchange, the Defiance Water Treatment Plant, UAW Park, ODOT facilities, and small residential areas on Westwood Drive and Indian Bridge Lane. The residential areas include manufactured housing near Indian Bridge Lane. The planning area also contains brownfield sites under remediation for adaptive reuse (Zeller site).

Most of this planning area is zoned industrial, with commercial zoning along parts of Baltimore Street, north of Baltimore Street, and at the Baltimore Street/U.S. 24 interchange. There are areas of residential zoning between Baltimore Street and the Maumee River, and a number of parcels have special district zoning including the Defiance Water Treatment Plant and UAW Park.

EXISTING LAND USES AND ZONING

Primarily commercial, industrial, and agricultural land uses with some residential and public/institutional. Existing zoning classifications include M-3 (General Industrial) on the southside of Baltimore Street. The north side of Baltimore includes M-3 as well as R-1 (Low Density Residential), R-2 (Medium Density Residential), R-3 (Medium to High Density Residential), R-4 (Mobile Home Park), S-1 (Special), B-3 (Highway and General Business), and B-1 (Neighborhood Business). Sections on the northern edge are zoned FP (Floor Plain).

PREFERRED FUTURE LAND USES

- Residential (limited to infill development of existing residential developments)
- Multi-Family Residential (properly buffered, preferably along the riverfront)
- Commercial
- Industrial
- Public and Institutional



PLANNING ISSUES

- The corridor suffers from a lack of unified aesthetics (signage/facade/sign) and setbacks, excessive impervious surfaces, and access management issues.
- Property and building maintenance, vacancies, and brownfield remediation issues.
- Pedestrian connectivity gaps and no public access points to the Maumee River.
- Opportunities to utilize City-owned land along the Maumee River for economic development or meaningful public and recreational uses.
- Mitigating environmental issues from impervious surfaces and runoff into the Maumee River.
- Improving the site readiness of the planning area through an assessment of the current infrastructure capacity to service future growth and help the Defiance Economic Development office in marketing the 1100+ Acre "Mega-Site" immediately to the west of the planning area.
- Disjunct corporate boundaries and pockets of unincorporated areas.
- Limited accessibility and electric power capacity of the Enterprise Business Park.
- Consistent rail lines blockages at Atlantic that back up onto Baltimore Street.

ENVIRONMENTAL CONSIDERATIONS

- Maumee River, floodplains, mature woodlands, and emergent wetlands
- Brownfield and revitalization areas Gary's Auto Repair, Zeller property (on Baltimore, just west of Deatrick).

TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

The primary roadway servicing this planning area is Baltimore Street, which also has an interchange with U.S. This corridor is a gateway into Defiance from the interchange with U.S. and is in need of enhancements to improve the aesthetics. Recent mastic surface treatments were performed on Quality Drive.

- Sidewalk improvements along Baltimore Street from Deatrick Street westward to Indian Bridge Lane.
- Consider an at-grade separation on Atlantic Street to minimize the railroad blockages that back onto Baltimore Street.
- Add Shared Use Path (SUP) along Atlantic Street/ Precision Way from Baltimore Street southward to the parking lot for parking lot for the Defiance Reservoir that will connect to an existing SUP that currently ends at this parking lot.

FUTURE CAPITAL IMPROVEMENTS

- 2023 Resurfacing – Westwood Dr, Radio Dr, Westwood Terrace, Locust St, River St
- 2023 Mastic Surface Treatment – River St, Elm St, Cherry St
- 2024 Resurfacing – Indian Bridge Ln
- 2025 Resurfacing – Quality Dr, Integrity Dr
- Future Bulk Water Station – Baltimore Ave

UTILITY CONSIDERATIONS

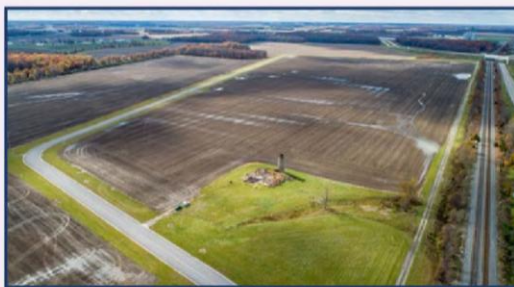
The Baltimore Planning Area is served by both combined and separated sewers. The primary trunk sewer along Baltimore, west from Deatrick is a combined sewer with six (6) pumping stations contributing flows. Four (4) of these pumping stations are either privately owned or managed by the State of Ohio (Highway Garage). The "non-City" stations should be evaluated to ensure that the discharges are metered and not contributing excessive flow to the collection system during wet weather events. These stations should also be assessed to confirm that frequent operations are occurring to avoid septic discharges to the City's collection system.

The existing sewer system has sufficient capacity to support existing and planned development. The controls for the City pumping station on Quality Drive should be updated with a timer to ensure regular/frequent operation to avoid septic conditions during periods of low flow if such control does not currently exist.

Existing storm drainage appears sufficient to support additional development with properly designed storm water management facilities. Development could include extending sanitary sewer west of US-24 to serve Krouse Rd. and others along Baltimore424.

The City's Water Treatment Plant (WTP) and high service pumping are located on Baltimore Street, west of Deatrick. The larger transmission and distribution mains within the Baltimore Planning Area will support current development and capacity for additional industrial development in the immediate area. However, new transmission improvements originating at the WTP to provide additional capacity to the north of the Maumee River are required.

Recent improvements at the WTP, including the addition of GAC filters, have greatly improved the quality of potable water for the entire community and satellite systems, as well as providing a barrier for impacts due to HAPs that may occur in the Maumee River and City Reservoir.



Economic development opportunities exist at Enterprise Industrial Park

RECOMMENDED SOLUTIONS

1. Develop a Baltimore Street Corridor Revitalization Plan to improve & heighten property valuations and marketability. The increased use of zoning, regulatory tools, incentives, and other financial/ grant resources will be required to revitalize the corridor.
2. City officials should pursue annexation of their riverfront property along the south bank of the Maumee River.
3. 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.
4. Complete transmission water main replacements to enhance system-wide capacity and long-term reliability.
5. Work with Defiance Township, Defiance County Economic Development, Regional Growth Partnership/Jobs Ohio, utility providers, property owners, and project investors on future planning efforts to maximize the site readiness and development potential of the area.
6. Stormwater management BMPs should be pursued in this planning area to remove unneeded impervious surfaces.
7. Install water meters on City facilities to account for unbilled water utilized throughout the City's distribution system.
8. Continue sanitary and storm sewer inspections and repairs, as required, to ensure longevity and reduce I/I entering the sanitary collection system.
9. Updates to the zoning map could include:
 - Ensuring all city owned property is zoned S-1.

ITEM 2:

PROJECT LOCATION:

APPLICANT:

REZONING MAP AMENDMENT REQUEST

386 MAUMEE RIVER CROSSING, DEFIANCE, OH 43512.

DAVE KUHLMAN, P O BOX 432, OTTAWA, OH 45875.

Parcel I06-0022-0-003-02, approximately 0.276 acres, located in Section 22(PT) W ½ Section 22, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a map amendment to rezone the current parcel from B-3: Highway and General Business District to R-2: Medium Density Residence District to construct single-family homes.





PLANNING & ZONING APPLICATION

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

RECEIVED

JUL 30 2025

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

LOCATION

Certified Address: WEST HIGH & MAUMEE RIVER CROSSING
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: 706-0022-0-003-02
Current Zoning District(s): B-3 Requested Zoning District(s): R-2 Acreage: 0.276
Proposed use or reason for rezoning/variance/conditional use request: TO SPLIT 0.276 ACRE
PARCEL FROM THE EXISTING 1.805 AC LOT TO CONSTRUCT SINGLE
FAMILY HOMES

APPLICANT(S):

Name: DAVE KUHLMAN
Address: P.O. BOX 432 City/State: OTTAWA, OH Zip: 45875
Phone: 419-523-4062 Fax: 419-523-6613 Email: dave@kuhlmanbuilders.com

PROPERTY OWNER(S):

Name: KUHLMAN DEVELOPMENT COMPANY
Address: 1800 N PERRY ST SUITE 200 City/State: OTTAWA, OH Zip: 45875
Phone: 419-523-4662 Fax: _____ Email: dave@kuhlmanbuilders.com

ATTORNEY/AGENT:

☐ Attorney ☒ Agent (check one)
Name: BOCKRATH & ASSOCIATES
Address: 1155 FAIR AVE SUITE A City/State: OTTAWA, OH Zip: 45875
Phone: 419-523-5789 Fax: 419-523-5799 Email: TROY@BOCKRATH-ES.COM

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

Applicant: Dave Kuhlman
Property Owner: KUHLMAN DEVELOPMENT
Attorney/Agent: TROY RECKER

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: 7/30/25 Fee: \$300.00 Check No.: 46166 Accepted By: [Signature]
Effective date: January 1, 2020



ITEM 2:

REZONING MAP AMENDMENT REQUEST

PROJECT LOCATION: 386 MAUMEE RIVER CROSSING, DEFIANCE, OH 43512.

APPLICANT: DAVE KUHLMAN, P O BOX 432, OTTAWA, OH 45875.

Parcel I06-0022-0-003-02, approximately 0.276 acres, located in Section 22(PT) W ½ Section 22, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a map amendment to rezone the current parcel from B-3: Highway and General Business District to R-2: Medium Density Residence District to construct single-family homes.



Project Review Comments for 386 Maumee River Crossing
September 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments.
Engineering	Melinda Sprow, P.E., City Engineer: No issues.
Parks & Grounds	Rob Cereghin, Parks Director: No park issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: No issues from streets or water distribution.
Water Pollution Control	Mark Lenhart, Superintendent, Water Pollution Control No issues.
Water Treatment	Joe Ewers, Superintendent, Water Treatment Plant: No issues.
Storm Water, MS4	Jen English, MS4 Coordinator: No comments received.
Police	Frank Herbert, Police Chief: No issues.
Fire & Rescue	Shawn Wittkop, OFE, NRP, Fire Chief: No 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 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, Stetzel 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 3:

PROJECT LOCATION:

APPLICANT:

STREET VACATION REQUEST

BROADWAY STREET AND RIDGE STREET, DEFIANCE, OH 43512.

BRIAN CAMPBELL, 2356 SOUTH CLINTON STREET, DEFIANCE, OH 43512.

Broadway Street is 66 feet in width. The south right-of-way abuts lots 34 and 35 and the north right-of-way is the north boundary of the subdivision, abutting the south line of parcel number B01-3121-0-005-00. Vacation of a portion of Broadway Street in the Plat of North Defiance, located in Town 3 North, Range 4 East, City of Defiance, Defiance County, OH in the North and East of the first principal meridian of the Ohio Land Subdivisions. Said vacated portion is between the west boundary of the subdivision (also the east right-of-way of Ridge Street in Arrowsmith's Addition) and the west right-of-way of Van Buren Street (known as Jackson Street on the Plat of North Defiance). The entire 66 foot width of vacated Broadway Street shall be combined with the southern abutting parcels (Lots 34 and 35).





ITEM 3:

PROJECT LOCATION:

APPLICANT:

STREET VACATION REQUEST

BROADWAY STREET AND RIDGE STREET, DEFIANCE, OH 43512.

BRIAN CAMPBELL, 2356 SOUTH CLINTON STREET, DEFIANCE, OH 43512.

Broadway Street is 66 feet in width. The south right-of-way abuts lots 34 and 35 and the north right-of-way is the north boundary of the subdivision, abutting the south line of parcel number B01-3121-0-005-00. Vacation of a portion of Broadway Street in the Plat of North Defiance, located in Town 3 North, Range 4 East, City of Defiance, Defiance County, OH in the North and East of the first principal meridian of the Ohio Land Subdivisions. Said vacated portion is between the west boundary of the subdivision (also the east right-of-way of Ridge Street in Arrowsmith's Addition) and the west right-of-way of Van Buren Street (known as Jackson Street on the Plat of North Defiance). The entire 66 foot width of vacated Broadway Street shall be combined with the southern abutting parcels (Lots 34 and 35).



PLANNING & ZONING APPLICATION

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

SEP - 2 2025

BUILDING INSPECTION

LAW DEPT.

___ Rezoning
___ Site Plan Review
☒ Vacation (street or alley)

___ Variance
___ Conditional Use Permit
___ Minor Subdivision

___ Major Subdivision
___ Preliminary Plat
___ Final Plat

LOCATION

Certified Address: 224 Van Buren

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: 001-3122-0-025-00

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

Proposed use or reason for rezoning/variance/conditional use request: Street Vacation

APPLICANT(S):

Name: BRIAN CAMPBELL

Address: 2356 SOUTH CLINTON ST City/State: DEFIANCE OH Zip: 43512

Phone: 419 789 5670 Fax: _____ Email: bcrightback@aol.com

PROPERTY OWNER(S):

Name: BRIAN CAMPBELL

Address: 224 VAN BUREN City/State: DEFIANCE, OH Zip: 43512

Phone: 419 789 5670 Fax: _____ Email: bcrightback@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: [Signature]

Property Owner: [Signature]

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: 9/25 Fee: \$250.00 Check No.: 12112 Accepted By: [Signature]

Effective date: January 1, 2020



STREET/ALLEY VACATION PETITION

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



DATE PETITION SIGNED: 12-23-23

LOCATION & DESCRIPTION OF VACATION:

224 VAN BUREN ST DEFIANCE, OH 43512

ALLEY ON SOUTHSIDE OF PROPERTY

STREET ON NORTHSIDE OF PROPERTY

We, the undersign, petition the City of Defiance for the abovementioned vacation:

Donna Ann Baldwin

Printed name

3625 Christy Rd

Address

419-576-6668

Phone number

Donna Ann Baldwin

Signature

AS OWNER OF ADJACENT PROPERTIES I AM NOT INTERESTED IN OWNING ANY MORE PROPERTY.

12/22/2023

Date signed

Donna.bald1@outlook.com

email

Kyle Lawrence

Printed name

420 W High St Defiance, OH

Address

(419)-956-8849

Phone number

[Signature]

Signature

12-23-23

Date signed

tinora79@gmail.com

email

Printed name

Signature

Date signed

Address

Phone number

email

Printed name

Signature

Date signed

Address

Phone number


email

Date Received: _____ Accepted By: _____

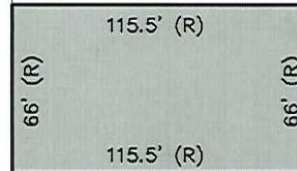
Effective date: January 1, 2020

STREET VACATION PLAT

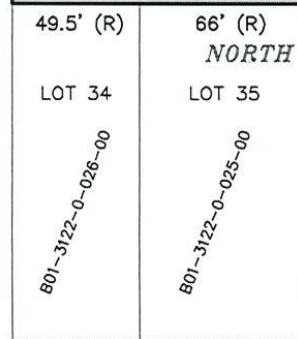
A PORTION OF BROADWAY STREET IN THE PLAT OF NORTH DEFIANCE, CITY OF DEFIANCE, OHIO

 PROPOSED VACATION
 (R) RECORDED DISTANCE

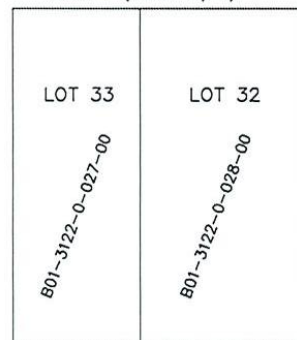
B01-3121-0-005-00 (PART LOT 17, AUDITOR'S PLAT
OF LOTS NORTH OF THE MAUMEE RIVER)



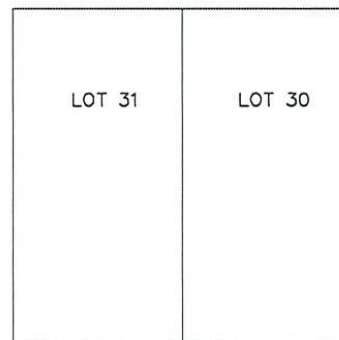
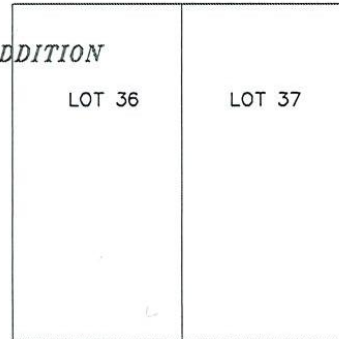
BROADWAY STREET
66' R/W



ALLEY (13.2' R/W)



NORTH DEFIANCE ADDITION



JACKSON STREET (PER PLAT)
VAN BUREN STREET (CURRENT DESIGNATION)
66' R/W

RIDGE STREET (33' R/W)



A VACATION OF A PORTION OF BROADWAY STREET IN THE PLAT OF NORTH DEFIANCE, LOCATED IN TOWN 3 NORTH, RANGE 4 EAST, CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO, IN THE NORTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN OF THE OHIO LAND SUBDIVISIONS. SAID VACATED PORTION IS BETWEEN THE WEST BOUNDARY OF THE SUBDIVISION (ALSO THE EAST RIGHT OF WAY OF RIDGE STREET IN ARROWSMITH'S ADDITION) AND THE WEST RIGHT OF WAY OF VAN BUREN STREET (KNOWN AS JACKSON STREET ON THE PLAT OF NORTH DEFIANCE). BROADWAY STREET IS 66 FEET IN WIDTH. THE SOUTH RIGHT OF WAY ABUTS LOTS 34 AND 35 AND THE NORTH RIGHT OF WAY IS THE NORTH BOUNDARY OF THE SUBDIVISION, ABUTTING THE SOUTH LINE OF PARCEL NUMBER B01-3121-0-005-00. THE ENTIRE 66 FOOT WIDTH OF VACATED BROADWAY STREET SHALL BE COMBINED WITH THE SOUTHERN ABUTTING PARCELS (LOTS 34 AND 35).

CERTIFICATION

WE, THE COUNCIL OF THE CITY OF DEFIANCE, OHIO, DO HEREBY APPROVE OF SAID STREETS AND ALLEYS, UNDER ALL STIPULATIONS OF THE OHIO REVISED CODE FOR VACATION OF ALL ALLEYS, STREETS, ETC.

ORDINANCE NO. _____

DATE: _____ DAY OF _____, 20____.

LISA ELDERS, CLERK OF COUNCIL

CERTIFICATION

I, DEFIANCE COUNTY AUDITOR, DO HEREBY ACKNOWLEDGE RECEIPT OF THIS PLAT.

DATE: _____ DAY OF _____, 20____.

JILL R. LITTLE, DEFIANCE COUNTY AUDITOR

CERTIFICATION

I, DEFIANCE COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS PLAT HAS

BEEN RECORDED IN VOLUME _____, PAGE _____.

DATE: _____ DAY OF _____, 20____.

CECILIA A. PARSONS, DEFIANCE COUNTY RECORDER

CERTIFICATION

I, DEFIANCE CITY ENGINEER, DO HEREBY APPROVE THIS PLAT.

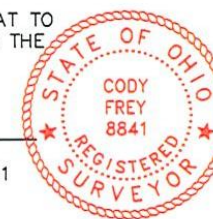
DATE: _____ DAY OF _____, 20____.

MELINDA K. SPROW, P.E., DEFIANCE CITY ENGINEER

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CODY FREY
REGISTERED SURVEYOR 8841
DATE: 09/01/2025



C.F. Surveying LLC

18888 CO. RD. 20
ALVORDTON, OH 43501
567-239-8084
CFSURVEYINGLLC@GMAIL.COM

TOWN PLAT of NORTH DEFIANCE

3

Map of the Town of North Defiance on the North side of the Maumee river situated opposite Defiance Williams County Ohio of which the following are the Field Notes with the References to the attached Plat.

Stones are planted on the South West corner of lot No. twenty four and another on the South East corner of lot No. twenty five from which to commence future surveys. Jackson Street is four rods wide. Union Street is three rods and twenty four hundredths of a rod wide. Water Street is four rods wide running North eighty degrees East. Broadway and High Streets are each four rods wide crossing the other Streets at right angles. The alleys are each eighty hundredths of a chain wide crossing each other at right angles. The lots are four by eight rods except the lots on the West side and those fronting on - Street the lengths of which are designated in rods and hundredths of rods on the Plat.

Witness pursuant David S. Albion
Wm. Leimans
Jacob S. Wilder
Sidney S. Sprague

The State of Ohio }
Williams County } I do hereby certify this to be a correct Plat and field notes of the Town of North Defiance, of which Jacob S. Wilder and Sidney S. Sprague are proprietors, as surveyed by me July twenty first and second A.D. one thousand eight hundred and thirty five.

Miller Annanville
Deft. Cy. Surv. for Wm. Co.

The State of Ohio }
Williams County } On the twenty seventh day of July in the year A.D. 1835 personally appeared Jacob S. Wilder and Sidney S. Sprague the signers and sealers of the within Plat and field notes and acknowledged the same to be their act and deed for the purpose therein expressed. Given under my hand and seal the day and year above written.

Recorded Aug. 3rd 1835.

Transcribed June 23rd 1848.

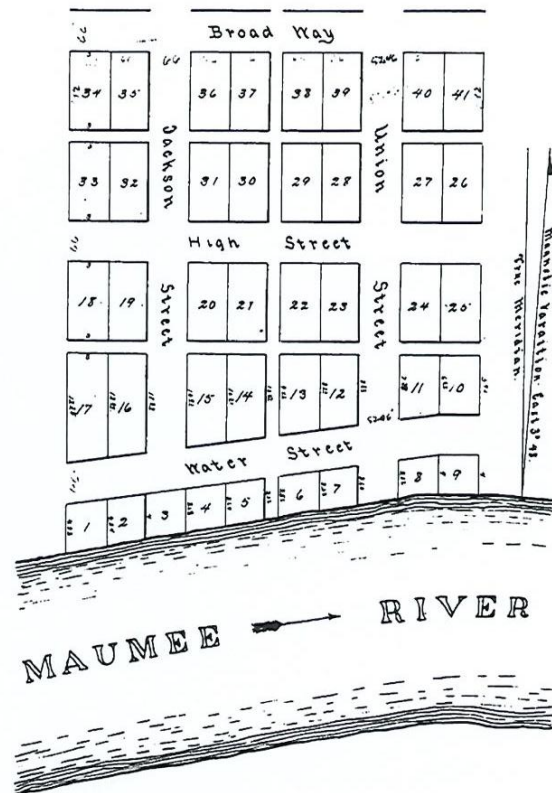
Transcribed Apr. 13th 1897.

Wm. Leimans J.P.
John Evans Recorder.

S. L. Case

Recorder of Defiance Co., O.

J. A. Mayhew
Recorder



See Council Proceedings on Volume "B" Page 676
for Ridge St.
E. G. W. Warner Recorder
By Mabel C. Cox, Deputy



Project Review Comments for Van Buren Street Vacation
September 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comments.
Engineering	Melinda Sprow, P.E., City Engineer: No known public utilities in the right of way.
Parks & Grounds	Rob Cereghin, Parks Director: No park issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: No issues from streets or water distribution.
Water Pollution Control	Mark Lenhart, Superintendent, Water Pollution Control No issues.
Water Treatment	Joe Ewers, Superintendent, Water Treatment Plant: No issues.
Storm Water, MS4	Jen English, MS4 Coordinator: No comments received.
Police	Frank Herbert, Police Chief: No issues.
Fire & Rescue	Shawn Wittkop, OFE, NRP, Fire Chief: No 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 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.

