

Special Meeting
PLANNING COMMISSION

Wednesday, October 1st 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

PLANNING ITEMS:

ITEM 1: MAP AMENDMENT/REZONING REQUEST, VARIANCE REQUESTS, & PLAT REVIEW

PROJECT LOCATION: 0 ROSEWOOD, DEFIANCE, OH 43512.

APPLICANT: JEFFERSON SOUTH HOLDINGS, LLC, 2716 SOUTH STATE ROUTE 66, DEFIANCE OH 43512

ITEM 2: SITE PLAN REVIEW

PROJECT LOCATION: 25940 COMMERCE DRIVE, DEFIANCE, OH 43512.

APPLICANT: EDWARD HARMON, 4427 TALMADGE ROAD, TOLEDO, OH 43623.

PUBLIC INPUT AND DISCUSSION

ADJOURNMENT



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

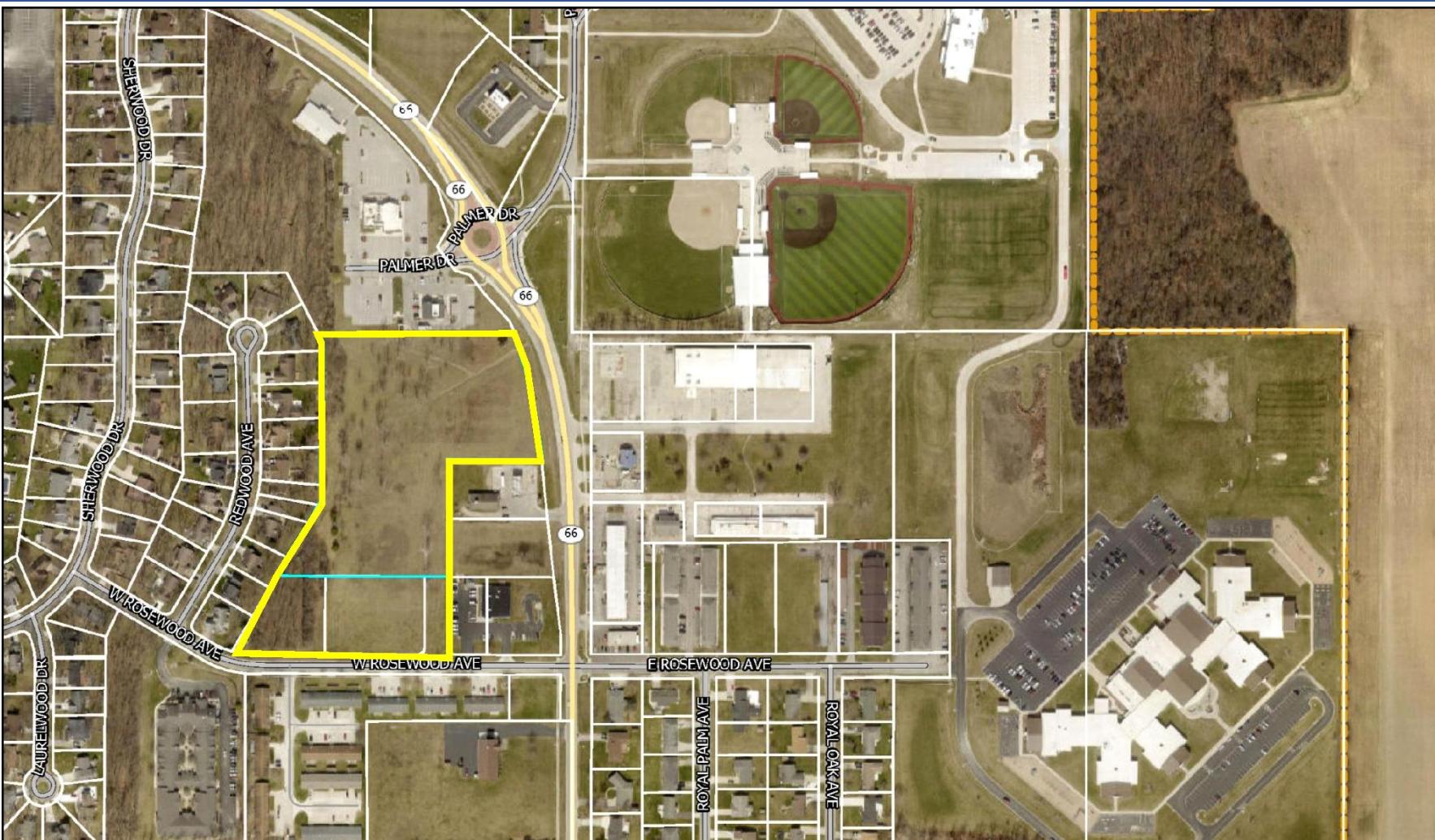
MAP AMENDMENT/REZONING REQUEST, VARIANCE REQUESTS, & PLAT REVIEW
0 ROSEWOOD, DEFIANCE, OH 43512.
JEFFERSON SOUTH HOLDINGS, LLC, 2716 SOUTH STATE ROUTE 66, DEFIANCE OH 43512

Parcels B01-4167-F-005-00, B01-4167-A-016-05, and B01-4167-F-004-00 and the vacated Executive Drive ROW combined are approximately 8.836 acres located in Sherwood Forest Lots 4 and 5 and also Section 35 ^pt NE in SE ¼ in the City of Defiance, Defiance Township, Defiance County, OH. Applicant is requesting a map amendment from the B-3: Highway and General Business District to the PUD: Planned Unit Development Overlay District. The PUD underlying district requested is R-2: Medium Density Residence District. The following variances are requested to be included in the PUD Overlay:

- Variance request to exceed the maximum three acres for a zero lot line dwelling development per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.5.d.
- Variance request to eliminate more than one side yard setback for a zero lot line dwelling development per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.5.e.
- Variance request to exceed the total lot coverage of more than 25% of the total project area per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.7.
- Variance request to exceed the maximum 10 units per acre per *City of Defiance Planning and Zoning Code*, Chapter 1171.07.A.2.a.

In addition, the applicant is requesting a Plat Review. The site plan for this development was approved by Planning Commission at the December 2024 meeting for 31 townhouse structures totaling 90 residential units.





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PROJECT LOCATION:

MAP AMENDMENT/REZONING REQUEST, VARIANCE REQUESTS, & PLAT REVIEW

0 ROSEWOOD, DEFIANCE, OH 43512.

APPLICANT:

JEFFERSON SOUTH HOLDINGS, LLC, 2716 SOUTH STATE ROUTE 66, 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

AUG 28 2025

Rezoning (PUD)

Site Plan Review

Vacation (street or alley)

Variance

Conditional Use Permit

Minor Subdivision

ENGINEERING DIVISION

Major Subdivision

Preliminary Plat

Final Plat

LOCATION

Certified Address: 0 Rosewood (Whispering Pines)

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: B01-4167-A-016-05, B01-4167-F-005-05, B01-4167-F-004-00 and Vacated Executive Drive RW

Current Zoning District(s): B-3 Requested Zoning District(s): PUD Acreage: 8.836 Ac.

Proposed use or reason for rezoning/variance/conditional use request: Whispering Pines Phase 1 Lot Platting - Requesting PUD approval and any variances required for approval of the plat for the phase 1 and the future plat of Phase 2.

APPLICANT(S):

Name: Jefferson South Holdings, LLC

Address: 2716 South St. Route 66 City/State: Defiance, Ohio Zip: 43512

Phone: 419-576-0284 Fax: _____ Email: corybaden@limcorinc.com

PROPERTY OWNER(S):

Name: Jefferson South Holdings, LLC

Address: 2716 South St. Route 66 City/State: Defiance, Ohio Zip: 43512

Phone: 419-576-0284 Fax: _____ Email: corybaden@limcorinc.com

ATTORNEY/AGENT: Attorney Agent (check one)

Name: Cory Baden

Address: 2716 South St. Route 66 City/State: Defiance, Ohio Zip: 43512

Phone: 419-576-0284 Fax: _____ Email: corybaden@limcorinc.com

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

Applicant: Cory Baden for JEFFERSON SOUTH HOLDINGS, LLC

Property Owner: Cory Baden for JEFFERSON SOUTH HOLDINGS, LLC

Attorney/Agent: Cory Baden

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: 9/2/25 Fee: \$325.00 Check No.: 2368 Accepted By: J. M. Jam
Effective date: January 1, 2020
Receipt #: 28819



FINAL PLAT FOR
WHISPERING PINES
ADDITION

BEING ALL OF VACATED EXECUTIVE DRIVE,
LOTS 4 AND 5 OF SHERWOOD FOREST
NORTHEAST, AND PART OF THE SE 1/4
OF SECTION 35, T4N-R4E, CITY OF
DEFIANCE, DEFIANCE COUNTY, OHIO



GRAPHIC SCALE 1" = 40'

LEGEND

- 5/8" INCH REBAR W/ CAP SET
- 1/2" INCH REBAR W/ CAP FOUND
- 5/8" INCH REBAR W/ CAP FOUND
- 5/8" INCH REBAR FOUND
- DENOTES "X" IN CONCRETE CURB
- 1-POST FOUND
- MAD RAIL SET
- POB POINT OF BEGINNING

LINE TABLE

CURVE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	N 01°12'29"E	89.00'	L21		
L2	N 01°12'29"E	89.00'	L22		
L3	N 01°12'29"E	89.00'	L33		
L4	N 01°12'29"E	89.00'	L44		
L5	N 01°12'29"E	89.00'	L55		
L6	N 01°12'29"E	89.00'	L66		
L7	N 01°12'29"E	89.00'	L77		
L8	N 01°12'29"E	89.00'	L88		
L9	N 01°12'29"E	89.00'	L99		
L10	N 01°12'29"E	89.00'	L100		
L11	N 01°12'29"E	89.00'	L111		
L12	N 01°12'29"E	89.00'	L122		
L13	N 01°12'29"E	89.00'	L133		
L14	N 01°12'29"E	89.00'	L144		
L15	N 01°12'29"E	89.00'	L155		
L16	N 01°12'29"E	89.00'	L166		
L17	N 01°12'29"E	89.00'	L177		
L18	N 01°12'29"E	89.00'	L188		
L19	N 01°12'29"E	89.00'	L199		
L20	N 01°12'29"E	89.00'	L200		
L21	N 01°12'29"E	89.00'	L211		
L22	N 01°12'29"E	89.00'	L222		
L23	N 01°12'29"E	89.00'	L233		
L24	N 01°12'29"E	89.00'	L244		
L25	N 01°12'29"E	89.00'	L255		
L26	N 01°12'29"E	89.00'	L266		
L27	N 01°12'29"E	89.00'	L277		
L28	N 01°12'29"E	89.00'	L288		
L29	N 01°12'29"E	89.00'	L299		
L30	N 01°12'29"E	89.00'	L300		

TOWNHOUSE TYPE

- 67'-8" TOWNHOUSE (QTY. 15)
- 71'-8" TOWNHOUSE (QTY. 8)
- 47'-8" TOWNHOUSE (QTY. 4)

TOTAL 31 TOWNHOUSES
TOTAL 89 UNITS

CURVE TABLE

CURVE	BEARING	PIECE	LENGTH	ON LENGTH	ON BEARING
C1					
C2	108.20' 10" 37' 24"	288.00'	289.20'	8 12' 10" 24"	
C3	10.00' 30" 00' 00"	15.71'	14.14'	8 42' 47" 24"	
C4	10.00' 30" 00' 00"	15.71'	14.14'	8 42' 47" 24"	
C5	10.00' 30" 00' 00"	15.71'	14.14'	8 42' 47" 24"	
C6	10.00' 30" 00' 00"	31.42'	28.28'	8 46' 18" 24"	
C7	10.00' 30" 00' 00"	31.42'	28.28'	8 46' 18" 24"	
C8	10.00' 30" 00' 00"	31.42'	28.28'	8 46' 18" 24"	
C9	10.00' 30" 00' 00"	31.42'	28.28'	8 46' 18" 24"	
C10	10.00' 30" 00' 00"	31.42'	28.28'	8 46' 18" 24"	
C11	10.00' 30" 00' 00"	31.42'	28.28'	8 46' 18" 24"	
C12	10.00' 30" 00' 00"	31.42'	28.28'	8 46' 18" 24"	
C13					
C14					
C15					
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C20					
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C27					
C28					
C29					
C30					

SURVEY PLAT FOR:
JEFFERSON SOUTH HOLDINGS LLC

ALL OF VACATED EXECUTIVE DRIVE,
LOTS 4 AND 5 OF SHERWOOD FOREST
NORTHEAST, AND PART OF THE SE 1/4
OF SECTION 35, T4N-R4E, CITY OF
DEFIANCE, DEFIANCE COUNTY, OHIO

Bockrath &

Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.823.5789







SOUTH RIVER PLANNING AREA

OVERVIEW The South River Planning Area is a predominantly residential area centered on Jefferson Avenue extending from the Auglaize River to the southern city limits, adjacent to Camp Lakota (a large camp operated by the Boy Scouts of America). The area includes newer residential subdivisions, several apartment complexes, a nursing home, senior housing, a number of churches, developed and undeveloped commercial sites along Jefferson Avenue, the Defiance Area YMCA, and the Defiance City Schools campus and stadium. The only industrial use in this planning area is a concrete plant on Cleveland Avenue near Ottawa Street.

This area is zoned predominantly residential. There is commercial zoning on Jefferson Avenue extending for most of the frontage from the Auglaize River to Rosewood Avenue along with several areas of office-residential zoning. There is also a small area of commercial zoning at the southwest corner of Cleveland Avenue and Ottawa Avenue. The Defiance City Schools complex is zoned special district and the concrete plant on Cleveland Avenue is zoned industrial. There is an area zoned agriculture on the east side of Jefferson Avenue, south of Carter Road.

EXISTING LAND USES AND ZONING

Primary land uses include public/institutional, residential, multi-family residential, commercial, and agricultural.

Existing zoning classifications include B-3 (Highway and General Business), O-R (Office-Residential), and R-1 (Low Density Residential) along the S Jefferson Ave corridor. To the east and west of Jefferson, areas are zoned R-2 (Medium Density Residential), R-3 (Medium to High Density Residential), and S-1 (Special) where the schools are located. Areas below Carter Rd along SR 66 are zoned R-2, R-3, and A-1 (Agricultural). Other designations include a significant portion of FF (Flood Plain) on the north side of the planning area, and a small M-1 (Restricted Industrial) area along Cleveland Ave.



PREFERRED FUTURE LAND USES

- Single Family Residential
- Multi-Family Residential (limited to existing areas, properly buffered)
- Neighborhood Commercial (limited to existing areas, properly buffered)
- Public and Institutional

PLANNING ISSUES

- Improving the pedestrian connections around and to the schools and working with school officials on an updated pedestrian connectivity improvement strategy.
- A portion of this planning area (north of Cleveland Avenue) is classified as low-to-moderate income (LMI) making it eligible to community development block grant funding for public infrastructure projects (See Map: Economic Development Incentive Programs).
- Addressing commercial revitalization opportunities along Jefferson Avenue.
- No access points or connectivity to the Auglaize River, but opportunities exist for future planning and collaboration with Camp Lakota officials for planned site accessibility in their "off-season".
- Significant flood zones north of Chippewa Drive and growth areas that include mature woodlots.

ENVIRONMENTAL CONSIDERATIONS

- Significant floodplains in the northwest corner of the planning area along the Auglaize River, north of Chippewa Drive.
- Creek along the northeast edge of the planning area
- Mature woodlots

TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

The planning area is serviced by the key roadways of Jefferson Avenue (SR 66), Ottawa Avenue (SR 35), Cleveland Avenue, and Carter Road. Recent improvements in this planning area include the SR 15/Cleveland Ave Roundabout (2021), resurfacing of Chippewa Drive, Kiowa Court, and Delaware Court, and Safe Routes to School connectivity. Improvements along Cleveland Avenue, Oak Pointe Lane and Oak Ridge Lane were rehabilitated in 2022.

The following planned connectivity improvements should be considered:

- Sidewalk improvements on Jefferson Avenue from Rosewood Avenue to Carter Road
- Sidewalk improvements to infill sidewalk gaps within Sherwood Forest
- Sidewalk improvements on Glinter Road from Jefferson Avenue to south corporation limits (completing in 2023 in cooperation with Defiance Township)
- Sidewalk improvements on Cleveland Avenue from Greener Road to Palmer Drive



Cleveland Avenue plays a key pedestrian connectivity role in getting residents and students safely to the unified school and YMCA footprint. A shared use path was recently added but more improvements are necessary.

UTILITY CONSIDERATIONS

The storm sewers within the South River Planning Area appear sufficient to support existing and future residential 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 newly developed sites where they occur.

The sewers within this service area are separated and served by four (4) existing pumping stations. Existing sanitary gravity sewers and pumping stations within this Planning Area have capacity to serve current development. Pumping station capacities will need to be assessed when future additional development occurs. Existing public and private sanitary sewers serving the existing developments should be internally inspected for condition and as potential sources of infiltration and regular maintenance.

The water distribution system within the South River Planning Area is relatively new in comparison to other parts of the City and is sufficient to support current and planned development. Several private water mains provide fire protection and potable supply to the Defiance City Schools are connected to the distribution system and are relatively new. These private mains are unmetered, except for the individual service connections entering different school buildings. The City should coordinate with the schools to provide leak detection services to confirm that significant water losses are not occurring and overall reliability.

The water main along South Ottawa Avenue (SR 5) is a dead-end main south of Cleveland Avenue. The water main on Jefferson Street, south of Rosewood Avenue, is also a dead-end main. Future connections along Carter Road, east to the main on South Ottawa Avenue (SR 5) and west to Glinter Road, should be considered for overall system reliability.

Water mains within the Ranchland Heights Subdivision are currently located within backyard easements and very difficult to access for maintenance. Future improvements along these streets should include relocation of the water mains into the public rights-of-way for future maintenance.

RECOMMENDED SOLUTIONS

- Future park and recreational planning should work to improve Auglaize River accessibility. Opportunities exist for additional collaboration with Camp Lakota officials for planned site accessibility in their "off-season".
- Work with Defiance City Local School Officials in the development of a new School Travel Plan (STP). The last STP was completed in 2008 before the school consolidation and should be updated to reflect the current walking and biking impediments and opportunities. City and school officials could also pursue the creation of wooded trail system and "Interpreting Environmental Stewardship Nature Area" on their footprint adjacent to the Elementary School.
- Pursue the development of a Corridor Overlay along Jefferson Street to promote general aesthetics, access management and site planning.
- 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.
- Work with developers on a tree preservation plan on projects that impact mature, established woodlots. City officials should consider adopting a Tree Preservation Ordinance that provides guidance to developers of applicable projects in the future.
- Complete water main improvements to eliminate dead ends in the distribution system and improve overall reliability.
- Install water meters on City facilities to account for unbilled water utilized throughout the City's distribution system.
- Updates to the zoning map could include:
 - Expand the S-1 zoning at the southwest corner of the school complex along Palmer to include the school athletic field. At the present time this area is zoned B-3.

FUTURE CAPITAL IMPROVEMENTS

- 2023 Full Depth Reclamation – Ginter Rd, Carter Rd
- 2024 Resurfacing – W Sherwood Dr, Colleen Dr, Buckingham Ct, Laurewood Dr, Redwood Dr, Evan Dr, Sparta Ct
- 2024 Rehabilitation – Sherwood Dr
- 2026 Resurfacing – Chinook Ave, Chippewa Dr, Seminole Ave, Chinook Trail Ct, Iroquois Ct
- Future Rehabilitation – Oak Pointe Ln, Oak Ridge Ln

ITEM 2:

PROJECT LOCATION:

APPLICANT:

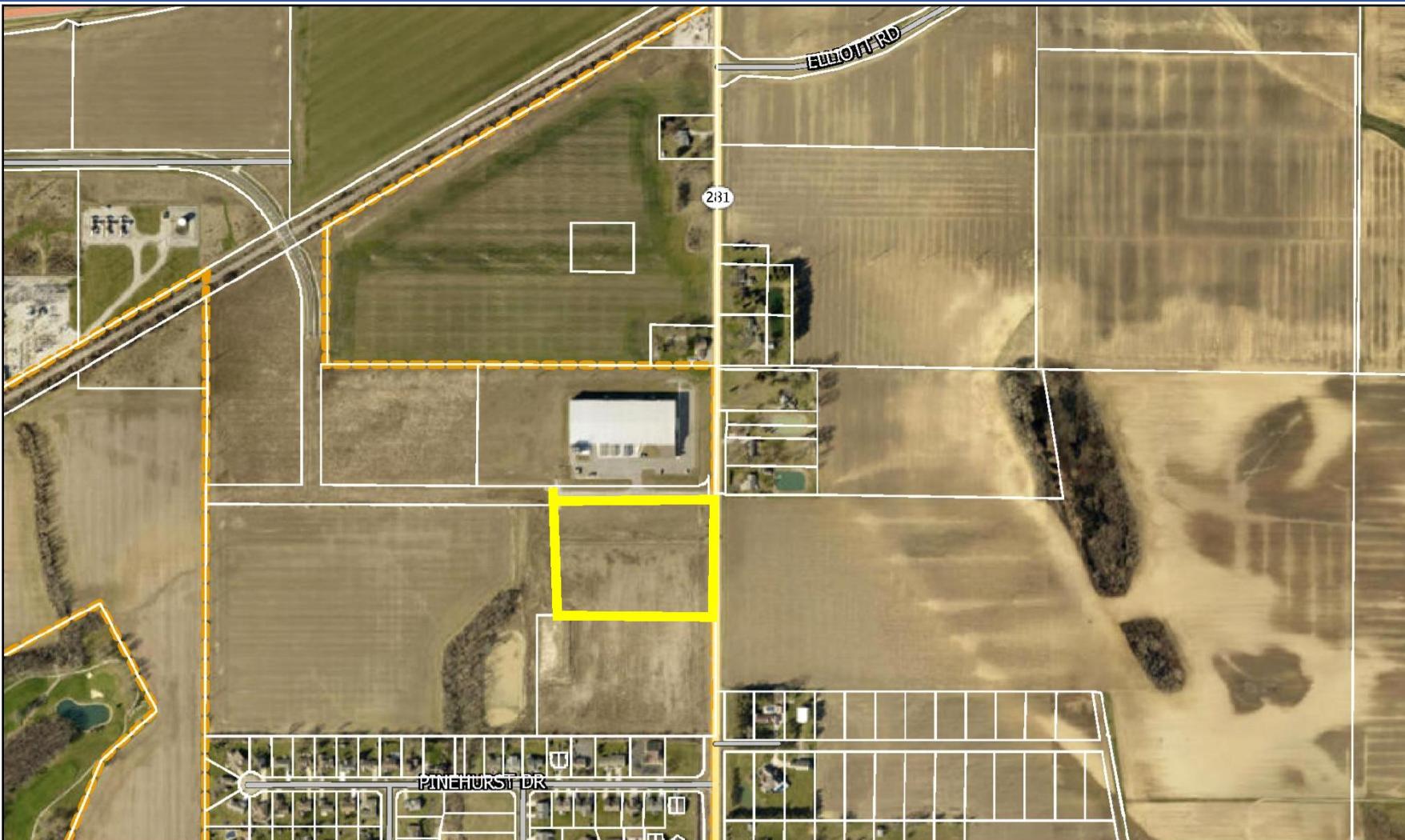
SITE PLAN REVIEW

25940 COMMERCE DRIVE, DEFIANCE, OH 43512.

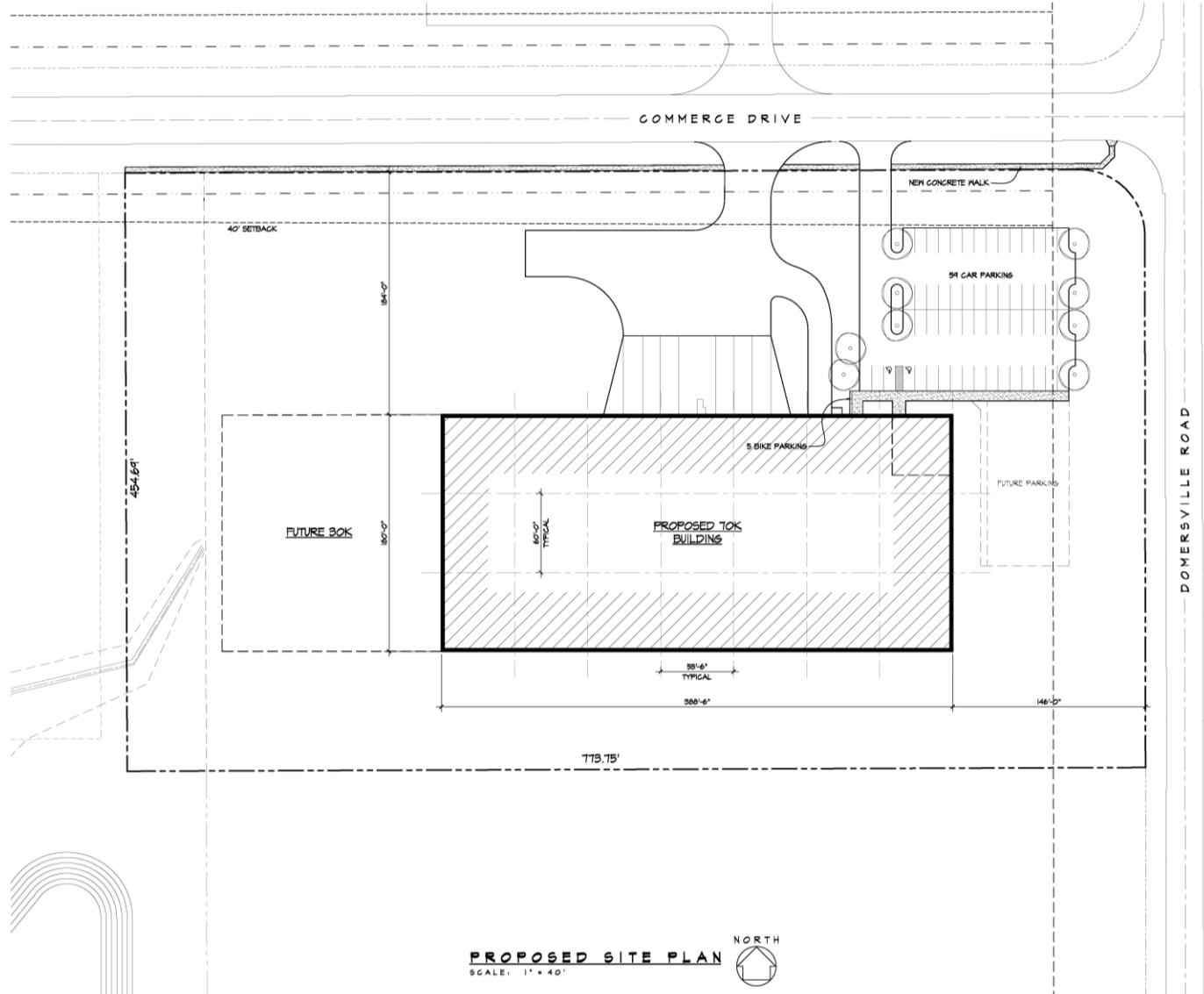
EDWARD HARMON, 4427 TALMADGE ROAD, TOLEDO, OH 43623.

Parcel J05-0018-0-002-00, approximately 8.07 acres, located in Section 18 NE PT SE & Mid PT S RR NE, City of Defiance, Richland Township, Defiance County, OH. Applicant is a site plan review to develop the site with a 100,000 s.f. industrial spec building.



**ITEM 3:****SITE PLAN REVIEW****PROJECT LOCATION:** 25940 COMMERCE DRIVE, DEFIANCE, OH 43512.**APPLICANT:** EDWARD HARMON, 4427 TALMADGE ROAD, TOLEDO, OH 43623.

Parcel J05-0018-0-002-00, approximately 8.07 acres, located in Section 18 NE PT SE & Mid PT S RR NE, City of Defiance, Richland Township, Defiance County, OH. Applicant is a site plan review to develop the site with a 100,000 s.f. industrial spec building.



**DEFIANCE SPEC SOUTH
CEH REAL PROPERTY HOLDINGS, LLC**

DOVERSVILLE RD. & CONFERENCE DRN. DEFIANCE, OHIO 43512

PROPOSED SITE PLAN

DATE:
1/1/25
REVISED: 8/22/25
REVISED: 8/26/25

PS1
25-26

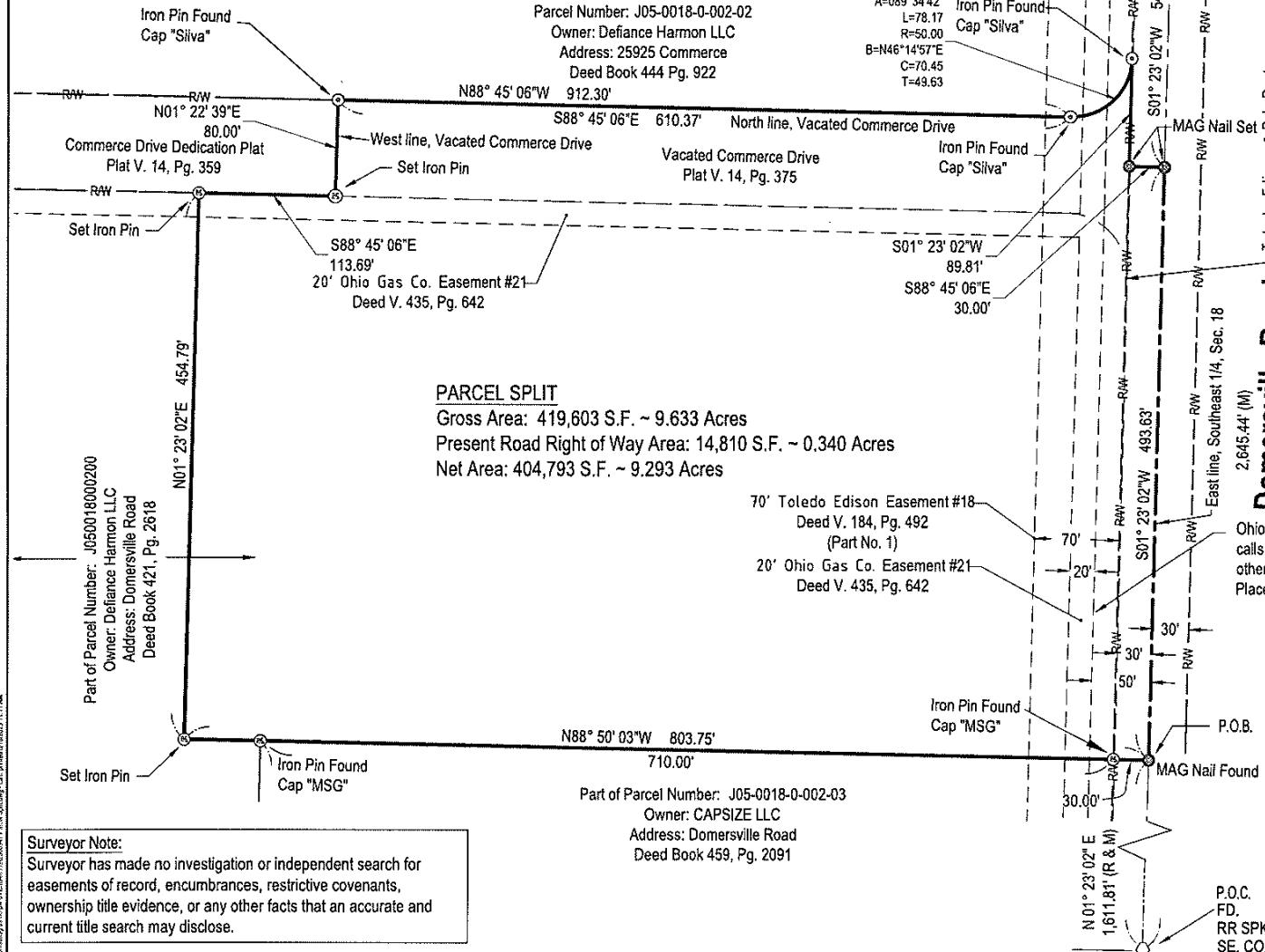
The logo for COGGER/SHAMBERGER ARCHITECTS, INC. It features a stylized 'S' and 'A' intertwined, with 'COGGER/SHAMBERGER' in a bold, sans-serif font above 'ARCHITECTS, INC.' in a smaller, all-caps font.



Boundary Survey

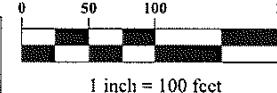
For: Defiance Harmon, LLC

Part of the Southeast Quarter (1/4)
of Section Eighteen (18), Town
Four (4) North, Range Five (5) East,
Richland Township, City of Defiance,
Defiance County, Ohio



Found 3/4" Iron Pin in Mon. Box,
Northeast Corner,
Southeast 1/4,
Section 18, T4N, R5E

GRAPHIC SCALE



LEGEND

- ② Set 5/8" Dia. X 30" Long Iron Pin W/Cap
- Iron Pin Found
- Mag Nail Set / found
- R Recorded
- M Measured
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement



Survey References

MSG Projects No. DEFC001 & L1220010 (2023), Silva Surveying, LTD Survey No. 21-1024, and Poggemeyer Design Group Commerce Drive Dedication Plat.

Coordinate System/Basis of Bearings:

Ohio State Plane Coordinate System North Zone (3401) obtained using GPS equipment and the Ohio Real Time Network (ORTN). bearings are for the express purpose of showing angular measurement only.

Easements depicted

Per Schedule B, Section II Exceptions
Old Republic Title Insurance Company
Commitment No.: 838543
Effective Date: February 02, 2023, at 7:30 am

Ohio Gas Co. Esmr.
calls out R/W as 50' West of Centerline,
other surveys show this as 30'.
Placed Gas Easement at the 50' line.

This survey and plat were prepared from an actual land survey made under my direct supervision in August of 2025 pursuant to chapter 4733-37 of the Ohio Administrative Code and to the best of my knowledge and belief is true and accurate.

Kevin L. Pickford P.S. Professional Surveyor No. 8419 Date



Parcel Split Survey	PREPARED FOR:	Defiance Harmon, LLC 4427 Tattnidge Rd. Suite E Toledo, Ohio 43623
Domersville Road City of Defiance, Defiance County, Ohio	PROJECT NO:	100 IRONWOOD CIRCLE ROUTE 44, BOX 1027 FAX: 419-811-1550 PROJECT DATE: 08/04/2025 DRAWN BY: Kevin L. Pickford CHECKED BY: AP



Project Review Comments for 25940 Commerce Drive
Special Meeting October 2025

Division	Comments
Building & Zoning	Rex Robison, Building & Zoning Commissioner: No comment.
Engineering	Melinda Sprow, P.E., City Engineer: <ul style="list-style-type: none">It looks like they are showing parking and landscaping in existing Toledo Edison easement on the east side of the property. It may also be encroaching into the Ohio Gas easement. This will need to be verified and they should provide granted permission for the improvements.If ownership of the prior vacated right of way is staying with the new lot, they should also install sidewalks on the north side of the private street as well. Sidewalks should also be installed along Domersville.What is the plan for dedicating the right of way for Commerce Drive? Will there be shared access agreements in place for the two parcels who will access their businesses from the "private street"?How will the layout of the "future parking" impact the initial parking layout and sidewalk installation?The DGL Traffic Impact Study performed for Harmon Business Park in 2020 recommended installing a northbound left turn and a southbound right turn on Domersville once an additional parcel was developed (after the APG development).A shared access easement should be granted to the parcel owned by Capsize LLC. This could possibly eliminate the need for additional intersection improvements on Domersville to the Capsize LLC parcel.I will have more comments once the civil plans are received.
Parks & Grounds	Rob Cereghin, Parks Director: No park issues.
Streets & Water Distribution	DJ Zeedyk, Streets Superintendent: No issues from streets or water distribution at this time.
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: We would need hydrants and access to these sites per the code along with turnarounds.

US 24 PLANNING AREA

OVERVIEW The U.S. 24 Planning Area is an area on the north side of Defiance where the U.S. 24 Highway Corridor is spurring expansion of general commercial and "big box" retailers, warehousing & logistics facilities, trucking firms, industrial & manufacturing businesses, and business park developments. The area is bounded by the SR 66 & U.S. 24 interchange on the west and the SR 280/Domersville Road & U.S. 24 interchange on the east. Several small industrial parks, a large Johns Manville facility, and undeveloped sites with visibility and convenient access from U.S. 24 are located along Carpenter Road, Domersville Road and Elliott Road.

This planning area is zoned predominantly industrial but also has commercial zoning along N. Clinton Street near the U.S. 24 interchange, with small pockets of commercial zoning on the south side of Elliott Road, east of Carpenter Road. A small area with office-residential zoning is located on the west side of Domersville Road.

EXISTING LAND USES AND ZONING

Primary land uses include commercial, industrial, and agricultural.

Existing zoning classifications include B-3 (Highway and General Business District) and B-4 (Commercial Shopping Center District) along Clinton north of U.S. 24, industrial zones of M-1 (Restricted Industrial District), M-2 (Limited Industrial District), M-3 (General Industrial District), and B-3 (Highway and General Business District) comprise the remaining area. A small O-R (Office Residential District) zoned area sits right above the southernmost boundary of the planning area on the eastern corner. There are several un-zoned areas interspersed in the U.S. 24 Planning Area.



PREFERRED FUTURE LAND USES

- Commercial and light industrial
- Multi-family, if properly buffered
- Agriculture (for annexation purposes)

45 • Comprehensive Community Action Plan



PLANNING ISSUES

- Prime commerce location and access of key US and state routes with opportunities to improve community gateways off U.S. 24, and aesthetics, signage, and access management along N. Clinton Street.
- Improving the site readiness of the planning area through an assessment of the current infrastructure capacity to service future growth.
- Properly buffering and planning of industrial uses along Stadium Drive to minimize conflicts with Defiance College and future campus expansion plans.
- Pedestrian connectivity gaps along key corridors (Clinton, Elliott, Carpenter and Stadium).
- Finalizing the improvements necessary at Harmon Business Park (rail spur and road extension).
- Potential rail line blockages at-grade crossings (Domersville Road and Carpenter Road), if the rail line becomes more active.
- Disjunct corporate boundaries and pockets of unincorporated areas.



ENVIRONMENTAL CONSIDERATIONS

- Two small ditches to the north of U.S. 24 but no floodways or flooding concerns have been identified.
- General noise, sound and light pollution from industrial and highway traffic from U.S. 24



TRANSPORTATION AND CONNECTIVITY CONSIDERATIONS

Aside from the SR 66 and SR 280 facilities servicing the area with access to U.S. 24, the internal east-west roadways of Elliott Road north of U.S. 24 and both Commerce Drive and Stadium Drive service the adjacent land areas. The north-south roadway of Carpenter Road is a key east-west access in areas.

Concerns issues to consider in the area include a need to extend Commerce Drive eastward and southward across a railroad line to connect to the recent Harmon Business Park development and continue eastward to connect to SR 280. The city of Defiance is proactively pursuing this improvement, with construction planned in 2023.

There are minimal sidewalk facilities in this planning area with the only sidewalks being located across the U.S. 24 and SR 66 interchanges, where they serve the interchange. Construction of SR 66 & Elliott Road would be a benefit to continue sidewalks northward on SR 66 so that the commercial areas located north of Elliott Road would have sidewalk access. It would also be beneficial to provide sidewalks along Stadium Drive and Carpenter Road south of Stadium Drive to provide pedestrian access to the neighborhoods along Carpenter Road.

The remaining areas of this planning area would have limited benefits from sidewalks, as there are minimal opportunities for sidewalks to bicycle access. One suggestion is to provide signage and "Bicycles May Use Full Lane" pavement markings for key corridors to enhance bicycle safety in the area.

The following planned connectivity improvements should be considered:

- Sidewalk improvements on:
 - Stadium Drive from SR 66 (N. Clinton St.) to Carpenter Road
 - Carpenter Road from Stadium Drive to East River Drive
 - SR 66 (N. Clinton) from Elliott Road to north corporation limits
- Add "Bicycles May Use Full Lane" signs and Sharrow markings to:
 - Carpenter Road
 - Elliott Road
 - Stadium Drive



UTILITY CONSIDERATIONS

The installation of a new storm water pumping station near the east end of Commerce Drive will enhance development opportunity. Existing storm drainage appears sufficient to support additional development with properly designed storm water management facilities.

Existing sanitary gravity sewers and pumping stations within this Planning Area have capacity to serve current development. The pumping station capacities should be evaluated for upgrade if a significant water consuming customer is developing in the area. The City may also consider the addition of a new pumping station to the collection system. The Elliott Road Lift Station has been identified for programming of major repairs or replacement due to an asset management assessment. The controls for the Defiance County Pumping Station serving Christy Meadows and the existing privately-owned station east of Carpenter Road should be updated with a timer to ensure regular/frequent operation to avoid septic conditions during periods of low flow if such controls do not currently exist.

The water distribution system within the US24 Planning Area is sufficient to support current development with only nominal capacity for additional demand. The water system is limited due to transmission capacity from the WTP to enable refilling of the Carpenter Road Elevated Tank. The existing SR 66 Booster Pumping Station, north of the City, should be upgraded to provide improved capacity and reliability for existing and future demands within this reach of the system. Additional water main improvements north of SR 66 are also required to support service to planned industrial development.



FUTURE CAPITAL IMPROVEMENTS

- 2022-3 Street Improvements - East Commerce Dr, Carpenter Rd.
- 2025 Resurfacing - Carpenter Rd
- Future Elliott Road Lift Station Replacement
- Future SR 66 Booster Station Replacement
- Future Gateway Signage - U.S. 24, N. Clinton St.
- Future Commerce Drive extension eastward to SR 280



N. Clinton Street (SR 66) should be targeted from improved multimodal pedestrian connectivity elements. At the present time, the sidewalk network is disconnected.



RECOMMENDED SOLUTIONS

- Develop a corridor overlay zoning along N. Clinton Street (SR 66) and U.S. 24 to improve general aesthetics, access management and site planning.
- Working with Noble and Richland Townships, Defiance County Economic Development, Jobs Ohio, utility providers, property owners, and project investors on future planning efforts to maximize the site readiness and development potential of the area, which could include the development of joint economic development district or cooperative economic development agreement.
- Planned capital improvements should be linked to outside resources whenever possible, from the Ohio Department of Development, Jobs Ohio, Ohio Public Works Commission, Ohio EPA, and Ohio Department of Transportation.
- Pursue the feasibility to construct sidewalk and/or bikeway improvements within commercially developed areas.
- Continue sanitary and storm sewer inspections and repairs, as required, to ensure longevity and reduce infiltration into the sanitary collection system.
- Continue asset management assessments and related improvements to ensure long-term reliability of the sanitary collection and water distribution systems.
- Complete a water system analysis to examine impacts of system-wide modifications required to serve anticipated growth areas served by the City.