

Ordinance No. 8460

AN ORDINANCE AMENDING SECTIONS 1165.05 AND 1171.06 OF THE CODIFIED ORDINANCES OF THE CITY OF DEFIANCE, OHIO

WHEREAS, Council adopted the Planning & Zoning Code (Part 11 of the Codified Ordinances of Defiance, Ohio) on November 11, 2014; and,

WHEREAS, the City has experienced significant growth and changes in demand for all types of development since that date; and,

WHEREAS, Council finds that these amendments add flexibility to the Planning & Zoning Code that will allow for more residential and mixed-use development;

Now therefore, be it enacted by the Council of the Municipality of Defiance, Ohio, that:

Section 1: Section 1165.05(d)(3)(D) of the Codified Ordinances of the City of Defiance, Ohio is hereby amended to provide (deleted text stricken, newly added text underlined):

§1165.05 MAJOR SUBDIVISION...

(d) Procedure...

(3) Step 3 - Review and Decision on the Preliminary Plat by Planning Commission...

(D) Effect of Approval.

1. The approval of the preliminary plat shall guarantee that the terms under which the approval was granted will not be affected by changes in this Code during the approval period.

2. The approval of the preliminary plat shall be effective for a maximum period of ~~42 months~~ twenty-four months from the date of approval by the Planning Commission.

Section 2: Section 1171.06(C)(5) of the Codified Ordinances of Defiance, Ohio is hereby amended to provide (deleted text stricken, newly added text underlined):

§1171.06 REVIEW PROCEDURES FOR PUD DISTRICTS...

(c) Procedure...

(5) Step 5 - Final Development Plan Application.

A. Within ~~six months~~ twenty-four months of the effective date of approval of the preliminary plan, the applicant shall submit a final development plan application to the Zoning Commissioner in accordance with Section 1165.02 Common Review Requirements and with the provisions of this chapter.

B. The final development plan shall conform substantially with the approved preliminary plan.

Section 3: It is found and determined that all legislative actions pertaining to the adoption of this Ordinance were taken in Public Session and that all deliberations that affected or influenced any such legislative act, including all deliberations in Committee, were conducted in Public Session or in Executive Session duly convened in accordance with law.

Section 4: This Ordinance shall be effective on the earliest date permitted by law.

Passed: November 22, 2022

David McMaster
President of Council

Attest: Lisa Elders, Clerk

Approved: November 22, 2022

Michael McCann
Mayor