

# City of Defiance

# Special Planning Commission

June 9, 2014, Meeting Minutes

**ATTENDANCE:**

Name	Title	Yes	No
Steve Graf*	Defiance City Planning Commission Chairperson	X	
Mark Hall*	Defiance City Planning Commission Vice-Chairperson <i>[Representative from Parks Board]</i>	X	
Paul Sulpizio*	Defiance City Planning Commission Member		X
Drew Schindler*	Defiance City Planning Commission Member	X	
Dan Bohn*	Defiance City Planning Commission Member <i>(Representative to Zoning Board of Appeals)</i>	X	
Bob Armstrong*	Defiance City Mayor	X	
Jeff Leonard*	Defiance City Administrator		X
J. Roger Engel	Defiance City Zoning Board of Appeals		X
Lee Rausch	Defiance City Engineer/Planning Commission Clerk	X	
Connie Seimet	Defiance City Planning Commission Secretary	X	

\* Voting Members of Committee

**OTHERS PRESENT:**

Name	Company	Address	Phone No.
Rex Robison	City of Defiance	631 Perry Street, Defiance, OH 43512	419-784-2195
Mike McCann			

Chairperson Mr. Graf called the meeting to order at 4:30 p.m. with a quorum present.

**ADMINISTRATIVE ITEMS:**

**Approval of the Planning Commission Meeting minutes from April 21, 2014:**

- › Mr. Graf excused Mr. Leonard and Mr. Sulpizio from the meeting.
- › Mayor Armstrong made a motion to approve the April 21, 2014, Planning Commission Meeting Minutes. Mr. Hall seconded the motion. The motion carried unanimously.

**Administrative Activities:**

- › None at this time.

**Clerk's Report:**

- › None at this time.

**PLANNING ITEMS:**

**Planning Item 1 – PROPOSED ZONING REVIEW AND RULE, PROCOM DRIVE – BALTIMORE ROAD**

To review proposed annexation to the City of Defiance and to propose recommended zoning. Annexation Plat to the City of Defiance is as follows: Petitioner, property owners, for annexation of 6.093 acres of land located in Defiance Twp. to the City of Defiance located in the Northwest Quarter (¼) Section 27, T4N, R4E, Defiance County, Ohio. **Proposed Zoning to be B-3.** Received on April 4, 2014.

Mr. Graf read the item to all. The above annexation includes the former Eric's Ice Cream property and part of Procom Drive.

Mr. Hall would like to make the motion accept the annexation and to make a recommendation to Council for the proposed B-3 Zoning, seconded by Mr. Bohn. All members voting aye, the motion passed.

**Planning Item 2 – PROPOSED ZONING REVIEW AND RULE, STYKEMAIN ENTERPRISES, LLC**

To review proposed annexation to the City of Defiance and to propose recommended zoning. Annexation Plat to the City of Defiance is as follows: Petitioner, property owner, for annexation of 12.375 acres of land located in Richland Twp. to the City of Defiance described as being a part of the West half (½) of the Northwest quarter (¼) of Section Eighteen (18) T4N, R5E, Defiance County, Ohio. **Proposed Zoning to be B-3.** Received on April 8, 2014.

Mr. Graf read the item to all. Mr. McCann mentioned his business “Service Master” will start annexation proceedings after this annexation is complete.

Mr. Hall would like to make the motion to accept the annexation and make a recommendation to Council for the proposed B-3 Zoning, seconded by Mayor Armstrong. All members voting aye, the motion passed.

**Planning Item 3 – PROPOSED ZONING REVIEW AND RULE, EAST SECOND STREET – UPTON AVENUE**

To review proposed annexation to the City of Defiance and to propose recommended zoning. Annexation Plat to the City of Defiance is as follows: Petitioner, property owners, for annexation of 2.783 acres of land located in Richland Twp. to the City of Defiance described as Lot No. 1 & Lot No. 2 of Riverview Addition; also Lot No. 21, Lot No. 22, Lot No. 23, Lot No. 24 and a part of Lot No. 20 of Riverview Extension; also a part of vacated Elmwood Drive (60’ R/W); also a part of the Southeast quarter (¼) of Section Nineteen (19), T4N, R5E, Defiance County, Ohio. **Proposed Zoning to be B-3.** Received on April 17, 2014.

Mr. Graf read the item to all. This area would include the Tireman Business, Taco Bell, Springfield Financial and the BP Station.

Mr. Bohn would like to make the motion to accept the annexation and make a recommendation to Council for the proposed B-3 Zoning, seconded by Mr. Hall. All members voting aye, the motion passed.

**Planning Item 4 – PROPOSED STADIUM DRIVE PERMANENT REZONING, REVIEW AND RULE**

Location description: Property owner of Parcels I060013000700 and I060013000715, located in the City of Defiance, Defiance County, Ohio. Rezoning request is for the easterly 2,000 feet and southerly 280 feet of the parcels, respectively. Proposed use is B-3 “Highway & General Business”. Existing use is M-1 “Restricted Industrial”. Said request is by the City.

Mr. Graf read the item to all. The owner of the property has expressed interest in having the zoning changed from M-1 to B-3 in order to make the lots more enticing to sell.

Mr. Bohn would like to make the motion to make a recommendation to Council for the proposed B-3 Zoning, seconded by Mayor Armstrong. All members voting aye, the motion passed.

**OPPORTUNITY FOR PUBLIC INPUT AND DISCUSSION OF TOPICS:**

- Mr. Graf asked if the street beside the new bank on E. Second will continue to be two-way traffic. There are no signs posted yet for “right-in/right-out” only. This will be something to be addressed.
  - NOTE: On 6/10/14 a memo was sent by Mr. Rausch to all Planning Commission Members: There was discussion at last night’s PC meeting about Citizen’s National Bank. The question was raised as to whether the drive to Douglas was to be right in right out only. It was never discussed at the PC meeting nor was it shown on the approved plans. If it were to be right

in right out traffic would use Greenler and we do not want a traffic increase on Greenler. The site is being built per approved plans. Thanks for the concern.

- Mr. Graf asked about the traffic on N. Clinton turning into Tim Horton's and Rite Aid. He is concerned about the traffic that turns into the businesses and drives onto Nicholas to avoid the light at N. Clinton and Sessions. Mr. Graf feels there should be a triangle installed to deter drivers from continuing to use the businesses as "thru" lanes. Mr. Rausch mentioned that unless it was in the approved plans for Tim Horton's and Rite Aid we cannot, legally, restrict their traffic. Mr. Graf felt that Traffic Commission can make the changes. Mr. Rausch said someone would then be paying damages to the businesses, as they can file a lawsuit stating the City is restricting their access and they are losing business. Mr. Graf said there are no damages to be paid and he knows with the ODOT manual says.

**ADJOURNMENT OF MEETING:**

A motion was made by Mr. Hall, seconded by Mr. Bohn to adjourn the meeting at 4:46 p.m. All members voting aye, the motion passed and the meeting was adjourned.

Minutes respectfully submitted by,

*Connie M. Seimet*

Planning Commission Secretary

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**Lee P. Rausch**  
Planning Commission Clerk

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**Steve Graf**  
Planning Commission Chairperson