

City of Defiance Planning Commission

July 21, 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.
Greg Timmons	n/a	841 Inverness Drive, Defiance, OH 43512	419-769-0865
Nick Gill	n/a	1372 Pinehurst Drive, Defiance, OH 43512	419-576-2011
Ann Clevenger	n/a	834 Inverness Drive, Defiance, OH 43512	419-784-3277
Lessie Barnes & Anthony Milda	n/a	1358 Pinehurst Drive, Defiance, OH 43512	419-783-1773 & 419-612-1791
Don Heller	n/a	1301 Pinehurst Drive, Defiance, OH 43512	419-980-8600
David Williams	City of Defiance	631 Perry Street, Defiance, OH 43512	419-784-2101
Adam & Juliann Shonk	n/a	1317 Byrnwyck Court, Defiance, OH 43512	724-272-3258
Donald Kennedy	n/a	735 Domersville Road, Defiance, OH 43512	419-782-1916
Brian Callan	n/a	739 Burning Tree Drive, Defiance, OH 43512	419-782-9173
Jon Gathman	n/a	703 Burning Tree Drive, Defiance, OH 43512	419-784-3956
Steve & Amy Hoffman	n/a	685 Burning Tree Drive, Defiance, OH 43512	419-784-0606
Carol Johnson	n/a	1261 Pinehurst Drive, Defiance, OH 43512	419-596-3530
Jim & Linda Miller	n/a	1276 Pinehurst Drive, Defiance, OH 43512	419-784-0061
Floyd & Ann Culver	n/a	1330 Pinehurst Drive, Defiance, OH 43512	419-782-9052
Bill Brownson	n/a	1288 Pinehurst Drive, Defiance, OH 43512	419-784-0764
Brent Joost	n/a	1480 Pinehurst Drive, Defiance, OH 43512	419-438-4486
Philip Flory	n/a	1450 Pinehurst Drive, Defiance, OH 43512	419-980-0834
Kit Johnson	n/a	1261 Pinehurst Drive, Defiance, OH 43512	419-596-3530
Dan Herko	n/a	1302 Hilton Head Court, Defiance, OH 43512	419-784-1094
Leroy Sanders	n/a	1262 Pinehurst Drive, Defiance, OH 43512	419-784-1148
Pablo Castillo	n/a	855 Inverness Drive, Defiance, OH 43512	419-576-0551
Shannon Herevia	n/a	1302 Pinehurst Drive, Defiance, OH 43512	419-564-2102
Mike Baldrige	n/a	13315 US ST RT 15, Defiance, OH 43512	419-782-6961
Mike McCann	City Council	511 River Front Drive, Defiance, OH 43512	419-576-0167
Melinda Cline	n/a	1275 Pinehurst Drive, Defiance, OH 43512	419-784-4314
Jill Spengler	n/a	1287 Pinehurst Drive, Defiance, OH 43512	419-966-1097
Nancy Jehanyar	n/a	1329 Pinehurst Drive, Defiance, OH 43512	419-782-1455

Victor & Sandy Dunlap	n/a	1318 Pinehurst Drive, Defiance, OH 43512	419-782-6363
Richard Kahle	n/a	26761 Behrens Road, Defiance, OH 43512	419-497-3271
Louise Parsons	n/a	1318 Byrnwyck Court, Defiance, OH 43512	419-782-0172
Tim & Jean Weible	n/a	1246 Pinehurst Drive, Defiance, OH 43512	419-784-6322
Welling	Tony Hoeffel	202 S. Union Street, Bryan, OH 43506	419-906-0960
Amanda Baldridge	n/a	694 Domersville Road, Defiance, OH 43512	419-782-6660
George Masterson	n/a	1019 Latty Street, Defiance, OH 43512	419-784-5172

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

ADMINISTRATIVE ITEMS:

Approval of the Special Planning Commission Meeting minutes from June 9, 2014:

- Mr. Hall made a motion to approve the June 9, 2014, Special Planning Commission Meeting Minutes. Mr. Bohn seconded the motion. The motion carried unanimously.

Administrative Activities:

- None at this time.

Clerk’s Report:

- Working on a potential building site by Menards. This will be discussed in Planning Commission in August.
- To clarify - the current zoning code and map must be used, until Council approves the updated version.

PLANNING ITEMS:

Planning Item 1 – PROPOSED FINAL PLAT FOR STONEGATE ESTATES REPLAT, REVIEW AND RULE:

- Tony Hoeffel, applicant for the property owners of said subdivision (Northwest Ohio Development Co., LLC), Final Plat for Stonegate Estates Replat of Lots 1-8 & Lots 19-22, located in the City of Defiance described as the NW ¼ , of Section 23, T4N, R4E, Noble Twp., Defiance County, Ohio. Existing use is R-2 “Medium Density Residence”. Said request is by the owners of this site. Received on June 25, 2014.

Mr. Graf read the item to all. The property owners want to change the Plat for the Subdivision.

Mr. Hoeffel was not present at the meeting. A representative from Mr. Hoeffel's office said the property owners want to make the side yards smaller in order to make room for larger houses. Mr. Rausch said it was originally plated as condominium development, then replated as single family homes (in 2011); they are now requesting another replat for larger houses. Mr. Rausch said the side yard setbacks do not meet the current requirements (which are 8’ minimum, 20’ total). Mr. Engel said on Lots 1-7 they are over 60’ wide and the side yard setback requirements are a sum of 20’, they are requesting a total of 8’ on both sides (that will restrict access to the rear yards); Lots 18-21 the lots are 81’ wide, minimum side yard setback is 25’ (for lots over 80’) they want to reduce that to a minimum of 10’ they would really like the 8’ on both sides.

Mr. Rausch said all the utility easements will stay the same. Mr. Graf asked the rep from Tony Hoeffel’s office if he knew they were not in compliance and do not meet our City code. He did. Mr. Rausch said Mr. Hoeffel knew they didn’t meet the City’s requirements when he submitted the information however, the property owners wanted to pursue the request through Planning Commission anyway.

Mr. Bohn feels there will not be enough room between the houses they will be “too close”. Mr. Sulpizio agreed with Mr. Bohn, it is too close and was concerned with a safety issue. Mr. Rausch said this would be an access issue, access to other properties.

Mr. Sulpizio would like to make the motion to **DENY** the Final Plat for Stonegate Estates Replat of Lots 1-8 & Lots 19-22, seconded by Mr. Bohn. All members voting aye, the motion was **DENIED**.

Planning Item 2 – PROPOSED MASTERTSON PROPERTY PERMANENT REZONING, REVIEW AND RULE:

- Location description: Parcel J050018000200, located in the City of Defiance, Defiance County, Ohio. Rezoning request is for the entire parcel. Proposed rezoning of the southern 300 feet is O-R “Office-Residential District”. Proposed rezoning of the remainder is M-3 “General Industrial District”. Existing use is R-2 “Medium Density Residence District”. Said request is by the City.

Mr. Graf read the item to all. All adjacent property owners received notice of this proposed rezoning.

Mr. George Masterson was present at the meeting; he doesn’t have any objections to what is being proposed he is here for observation only.

Mr. Leonard said this was not a request of Mr. Masterson. Mr. Rausch said this is a request of the City and the 2030 Land Use Plan. Mr. Rausch explained when Commerce Drive is extended to the East; the new zoning is the best use of the land, with what business is already zoned in the area (Clemens Welding, Johns Manville and General Motors). Mr. Rausch said there will be a buffer zone, of 300’, put between the M-3 Zone and the R-2 Zone. Mr. Rausch explained the various areas on the zoning map, which was put on the wall.

Mr. Rausch noted that there is a petition that has been drawn up against the rezoning, which was submitted to the City this afternoon. The petition included 88 signatures from people living in the area, 23 outside City limits and 1 from Henry County.

Carol Johnson, 1261 Pinehurst, is concerned with their property values. She feels the City doesn’t care about them. Mr. Rausch said the City does care, that is why we are here this evening.

Mr. Donald Kennedy, 735 Domersville, said there needs to be a left hand lane put in the area and then it will be against his neighbor’s house. Mr. Rausch said there isn’t a plan for any roads in the area, which will be determined if and when there is a business put in the area. There isn’t anything that is set in stone to go into the area; this is the first step in establishing development in the area. Mr. Kennedy expressed concern with a 30’ easement, he will be out in the middle of his road with a 30’ easement. Mr. Rausch explained that it depends on what will be going into the area. Mr. Kennedy said back yards will be taken away from the owners. Mr. Rausch assured them that no one will lose their property, they may lose the trees behind their property.

Louise Parsons, 1318 Byrnwyck Court, is concerned that they don’t know what is being put in the proposed rezoning area. She is concerned that what may go in there will bring down their property values and lower their quality of life.

Phil Flory, 1450 Pinehurst, doesn’t feel it is right that the City is pushing the rezoning. He feels somebody is “playing footsie” with someone else. He is concerned with the noise and what may go into the property. Mr. Flory is “appalled” that Mr. Masterson did not petition the rezoning. Mr. Flory

feels that “quality of life” is priceless and doesn’t want the additional noise and unpaved parking lots. Mr. Rausch explained there are specific restrictions to parking lots and noise.

Mr. Graf explained what the O-R Zoning may include: *Note attachment – pages 8-11 of meeting minutes. Mr. Graf said “Conditional Use” means that any developer would have to be given permission to build by Planning Commission. Mr. Rausch said it would mean there are specific conditions that are required by the City with the “Conditional Use”, the “Permitted Use” means it meets the established requirements. Mr. Graf said there have been inquiries for Industrial Use in the area, however, there needs to be a through access.

Sandy Dunlap, 1318 Pinehurst, likes her peace and quiet in her neighborhood – do we really need this? Mr. Leonard said there is an Industrial Park that has been established, off Quality Drive, some potential businesses do not like it since it is too far off Rt. 24. With an M-3 zone in an area that is closer to Rt. 24 and is accessible by Pioneer Rail would make the land more competitive to those that want to move their product quickly. Mr. Leonard understands the concern of the neighbors, however, this will allow industrial expansion to make the tax base larger and make the tax burden easier on everyone. There has been a dramatic job loss in the area over the past few years (for example GM has gone from approximately 4500 to 1100 employees). We need to broaden our tax base, we have an interest in creating jobs. Mr. Leonard feels the balance between the houses in the area and the potential business. Mr. Leonard said no one on Planning Commission has any intention to adversely affect property values. These are tough decisions that Government Officials must make. This will mean jobs and increasing the tax base. Ms. Dunlap feels it will affect the property value in the area. Mr. Rausch said this may increase the need for more housing, when the jobs are established.

Mr. Graf feels that we are losing people in Defiance because there are no jobs in this area; kids go to college and don’t come back to this area because there aren’t any jobs for their skills.

Pablo Castillo, 885 Inverness, is there any talk of putting in a “noise wall”. Mr. Graf said that may be part of a developers “Conditional Use”. Mr. Rausch said they would be asked to put in some type of barrier, however, they may not want a barrier wall (the type they use along Rt. 24).

Dan Herko, 1302 Hilton Head Court, was concerned with two things – Tinora School District – being agricultural and residential; what would it take to keep it as it is? Mr. Rausch said the only way to control the property is to own it. Mr. Herko wanted to know if anyone on the Planning Commission lived in the area. No one does (Mr. Leonard lives on Carpenter Road).

Mr. David Williams, City Law Director, explained that once every 20 years, Ohio Law requires the City to adopt a comprehensive zoning plan for the entire City and we are in the middle of that process. The Planning Commission has a Constitutional Requirement to review the rezoning areas. The City can rezone areas based on what is the best use of the land. Planning Commission must review these areas and determine what the highest and best use of the land is. Mr. Williams said there are over approximately 24 parcels of land that may be rezoned, there isn’t a concrete plan to change any of these areas for a specific reason. The plan originally went to City Council and they asked Planning Commission to make a recommendation and Mr. Masterson did not propose this change.

Mr. Flory wanted to know why the City is shoving this down everyone’s throat and not waiting until someone wants to buy the property. Mr. Williams stated, again, that this is a 20 year review. Mr. Graf said there are several areas where various industries are now, he questioned why people would want to build houses there with the smells that are emitted.

Mr. Herko appreciated the explanation of the reasoning behind the rezoning. He wanted to know how many notices were mailed out. Mr. Rausch said the notices were mailed out to all property owners

within 200 ft. (which is a City requirement). Mr. Graf said there was a notice in the paper as well. Mr. Rausch said it was on the City website as well. Mr. Herko feels that there are three zones that already have industrial use surrounding the proposed rezoned area. Mr. Rausch said that he feels Mr. Masterson will be very choosy about that goes into his area.

Fred Culver, 1330 Pinehurst, wants to know if the parking lots are to be paved. He wanted to know about the unpaved parking lots at Defiance College. Mr. Rausch said that parking lot was established before the City requirements. Mr. Culver asked if Mr. Hayes was looking at the site for potential developers and of what type. Mr. Leonard said he has and he was not sure at this point. Mr. Graf mentioned he is not at liberty to say. Mr. Culver feels the 300' buffer will be useless.

Tim Weible, 1246 Pinehurst, is opposed to having any type of industry that is not known. Mr. Rausch said Planning Commission will make a recommendation to City Council. City Council will then make the final decision.

Mike Baldrige, is representing his son who lives on Domersville Road. His son has a concern with the traffic on Domersville. Also, Mr. Baldrige is concerned with the traffic in front of his house on St. Rt. 15. And he doesn't like to go through Defiance due to the high volume of traffic. He wants to know who will purchase his son's properties. Mr. Rausch said there is no plan to widen the road at this time. Mr. Baldrige asked when there will be planning for the road widening and who will be doing it. Mr. Rausch said it would be designed and built as a City Street. Mr. Graf said ODOT regulations require if there is another point of ingress/egress it has to be so many feet from their limited access. Mr. Rausch said there are Limited Access areas. Mr. Graf said that Planning Commission is looking at the highest and best use for the land, we can't plan ahead and we haven't gotten to that point.

Mr. Graf said the Planning Commission looks at several issues when reviewing the appropriate zoning for the area: means of ingress/egress, avoiding factories in residential areas, reviewing what is permitted in the area (need to protect residents in the area). Mr. Graf said Mr. Masterson could sell the property to someone who needs to rezone it.

Leroy Sanders, 1262 Pinehurst, is concerned with "if" and "no guarantee" during the conversations. Also, the 20 year Zoning requirement – he feels someone is looking to putting something in that property. He would like to receive some type of comfort from the City.

Greg Timmons, wanted to know if something was not done right when the Industrial Park was built. Mr. Leonard said the Industrial Park always had concern of ingress/egress – the owners tried to get access through Krouse Road, which did not fit with ODOT's criteria. Mr. Leonard doesn't feel the 300' is enough of a buffer zone, it should be revisited. Mr. Leonard mentioned the property is of value with access to Rt. 24 and the rail system. Mr. Timmons doesn't disagree with the concern of the loss of jobs in the area. He wants to make sure the rezoning is done correctly. Mr. Graf wants to make sure of that as well.

Mr. Flory believes Mr. Jerry Hayes knows exactly what is wanting to go into the property. Mr. Graf said there are times when Mr. Hayes cannot tell anyone what is proposed for the property until the sale is complete.

Mr. Kennedy is concerned with a factory going on the property, like Johns Manville or General Motors that emits cancer causing materials.

Brian Callan, 739 Burning Tree, feels that 300' is not enough of a buffer zone. Mr. Callan wants to know why it is proposed to being zoned M-3 instead of M-1 or M-2. Mr. Rausch said the current

Zoning in the area is M-3, he wanted to continue the zoning. Mr. Callen suggested they rethink the zoning, since it is near an R-3 zone. Mr. Rausch said it is something to be taken into consideration.

Mr. Brownson, 1288 Pinehurst, wanted to know if there would be two streets to access onto Domersville Road. Mr. Rausch said it depends on who purchases the property and what their needs may be. Mr. Brownson wanted to know if the property does not have to be rezoned at this point he would like it to be delayed at least 10 year – at least the balance of his life.

Jon Gathman, 733 Burning Tree and former President of CIC, said if Jerry Hayes had a “hot lead” this meeting would be completely different. Mr. Gathman recommends a bigger buffer for the property and to make it M-1 or M-2.

Carol Johnson, wanted to know what Johns Manville was zoned. Mr. Rausch said it is zoned M-3.

Brett Yoost, owns rental property in the area, said there is a limited amount of R-2 in Defiance. Mr. Rausch said that property is not usable as R-2, unless it is developed. Mr. Yoost wants to keep more R-2 land available. Mr. Graf commented that the current property that Mr. Yoost is talking about regarding the north is outside City Limits.

Mr. Williams said that the Economic Development receives calls about the properties available in a specific area of zoning. They want the land to be already zoned for the potential for industrial use. There is a database that has the areas listed that those potential buyers search. Mr. Williams said we do not have a potential buyer in site at this point. If we keep the area as it is, how long would it take to change it? It would take Council 60-90 days to make the zoning change, if there is no referendum. If everyone in Kettering Hills signs a petition, it could create a referendum and would have to be voted on during the next general election.

Mr. Graf would like to take some additional time to review this proposed item. Mr. Leonard feels that the “M” category needs to be reviewed as well as the buffer zone area. Mr. Rausch said the next Planning Commission meeting will be August 18th at 4:30 p.m. Everyone who came to the meeting and those on the initial mailing will receive notices. It will be in the posted in the *Crescent-News* and on the City website as well.

Mr. McCann, Council President, will keep an eye on the issue and will keep the public informed. He strongly encourages everyone present start an association, so they can establish regulations and work together on these types of issues. Mr. McCann knows Mr. Masterson and feels he will look out for the concerns of others. Mr. McCann suggests the residents go together and purchase the property, as he is certain there will be economic development in the area and that is the only way they will ensure the property stays the way it is now.

Mr. Leonard would like to make a recommendation to table the item, seconded by Mr. Shindler. All members voting aye, the motion passed.

Planning Item 3 – PLANNING AND ZONING MAP UPDATES:

- To review and act on proposed changes to the City of Defiance Zoning Map. Clarification – The area surrounded by Adams, E. High, E. River, Carpenter and the railroad to the north is currently zoned SR. This zoning is being eliminated. The recommended Zoning should be R-1, not R-2 as previously recommended. Remaining areas currently Zoned SR will also be rezoned as R-1.

Mr. Graf read the item to all. Mr. Rausch met with Mr. Leonard and Mr. Williams, they said the R-1 Zoning would eliminate any duplexes going in the area.

Mr. Hall would like to make a recommendation to Council for the proposed R-1 Zoning for the area surrounded by Adams, E. High, E. River, Carpenter and the railroad to the north as well as all remaining SR Zoned areas to be rezoned R-1, seconded by Mr. Bohn. All members voting aye, the motion passed.

OPPORTUNITY FOR PUBLIC INPUT AND DISCUSSION OF TOPICS:

- None at this time.

ADJOURNMENT OF MEETING:

A motion was made by Mr. Hall, seconded by Mr. Shindler to adjourn the meeting at 6:21 p.m. All members voting aye, the motion passed and the meeting was adjourned.

Minutes respectfully submitted by,

Connie M. Seimet

Planning Commission Secretary

Lee P. Rausch
Planning Commission Clerk

Steve Graf
Planning Commission Chairperson

*Note the following four pages - reference O-R Zoning Use Table:

CHAPTER 1169. Zoning Districts and Use Regulations
Section 1169.06 Principally Permitted Uses

6. Use Determination and Unlisted Uses

- a. The zoning commissioner shall make the determination if a proposed use is permitted, permitted with standards, a conditional use, or a prohibited use under the provisions of this section and code.
- b. The zoning commissioner may determine that a proposed use is substantially similar to a use that is permitted, permitted with standards, or a conditional use established in [Table 1169.06-1: Principally Permitted Uses](#) based on the proposed use activities, character of use, similarity to existing uses within the city, or information on the use as may be available from third-party land use resources such as documentation from the American Planning Association, Urban Land Institute, or similar organizations. If the zoning commissioner finds that the proposed use is substantially similar to a use established in [Table 1169.06-1: Principally Permitted Uses](#), the application shall be processed in the same manner as the similar use.
- c. If the zoning commissioner makes the determination that a use is prohibited, the application shall not be processed and the application fee shall be returned.
- d. If the applicant disagrees with the zoning commissioner's determination regarding the proposed use, the applicant may choose to take one of the following actions:
 - i. The applicant may appeal the determination of the zoning commissioner to the BZBA pursuant to [Section 1165.09 Appeals](#);
 - ii. The applicant may submit an application for a zoning text amendment to include the proposed use and applicable standards pursuant to [Section 1165.03 Zoning Text and Map Amendments](#); or
 - iii. The applicant may present their case to the planning commission and/or city council to request that the city initiate a text amendment to address the proposed use and applicable standards.

C. Permitted Use Table

TABLE 1169.06-1: PRINCIPALLY PERMITTED USES																
P = PERMITTED PS = PERMITTED WITH STANDARDS C = CONDITIONAL USE BLANK CELL = PROHIBITED																
USE TYPE	F-P	S-1	A-1	R-1	R-2	R-3	R-4	O-R	B-1	B-2	B-3	B-4	M-1	M-2	M-3	ADDITIONAL REQUIREMENTS
AGRICULTURAL USE CLASSIFICATION																
Agriculture	P	P	P	C										P	P	C
Forestry	P	P	P													
Plant Cultivation	P	P	P	P	P	P	P	P								
Specialized Animal Raising and Care	C		C													
RESIDENTIAL USE CLASSIFICATION																
Adult Family Homes or Small Residential Facilities			C	C	C	C		C								1169.08 A. 1.
Adult Group Homes or Large Residential Facilities			C	C	C	C		C								1169.08 A. 1.

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USE TYPE	F-P	S-1	A-1	R-1	R-2	R-3	R-4	O-R	B-1	B-2	B-3	B-4	M-1	M-2	M-3	ADDITIONAL REQUIREMENTS
Apartments on Upper Floors								P		P	C	C				1169.08 A. 2.
Dwellings, Multi-Family								P	C		C	C				
Dwellings, Single-Family			P	P	P	P				C	C					
Dwellings, Two-Family				C	P	P				C						
Dwellings, Zero Lot Line			Permitted if approved as a PUD.												1171.07 A. 5.	
Mobile Home Parks							PS									1169.08 A. 3.
Nursing or Convalescent Homes		C		C	C	C		C	C	C	C					1169.08 A. 4.
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION																
Airports		C	C													
Cemeteries		C	C													
Charitable and Philanthropic Institutions			C					P	P	P						
Community Gardens	PS	PS	PS	C	C	C	C	C					PS	PS	PS	1169.08 B. 1.
Cultural Institutions			C					P								
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hospitals		C									C					
Parking Lots & Garages	C									C	PS	PS	PS	PS	PS	1169.08 B. 2.
Public and Government Buildings or Uses	C	P	P	P	P	P	P	P	P	P	P	P	C	C	C	
Public Community Centers	C	P		C	C			P	P	P	P	P	P	P	P	
Recreational Facilities, Noncommercial	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Religious Places of Worship		P	P	P	P	P	P	P	C	C	C	C	C	C	C	
Solar Farms		C	C										C	C	C	
Telecommunication Towers and Facilities		C											C	C	C	1169.08 B. 3.
COMMERCIAL USE CLASSIFICATION																
Animal Hospitals & Veterinary Clinics									C	C	C					1169.08 C. 1.
Assembly Halls & Conference Centers								P	P	P	C	C	C			1169.08 C. 2.
Automotive Fuel Sales									C	C	P	C	C	C	C	1169.08 C. 3.
Automotive Repair									C	C	P	C	C	C	C	1169.08 C. 4.
Automotive Sales or Rental									C	C	P	C	C	C	C	1169.08 C. 5.
Automotive Service									C	C	C	C				1169.08 C. 3.
Bakeries & Dairies											C					
Banks and Financial Institutions								C	C	P	P	P				
Bars or Taverns								C	C	C	C	C	C	C	C	
Bed and Breakfast Establishments						C										1169.08 C. 6.
Boarding Houses					C	C		C	C	C						
Building Trades & Services											P	P	P	P		
Car Washes										PS	PS					1169.08 C. 7.
Clubs, Lodges, or Other Social Meeting Places								C	P	P	C	C	C			1169.08 C. 8.
Commercial Entertainment Facilities										C	C	P				
Commercial Recreation Facilities, Indoors		C	C	C	C	C					C	C	P	C	C	

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Section 1169.06 Principally Permitted Uses

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USE TYPE	F-P	S-1	A-1	R-1	R-2	R-3	R-4	O-R	B-1	B-2	B-3	B-4	M-1	M-2	M-3	ADDITIONAL REQUIREMENTS
Commercial Recreation Facilities, Outdoors		C	P	C	C								C			1169.08 C. 9.
Convenience Stores								C	C	C	P	P				
Dry Cleaner								P	P	P	P	P				
Educational Institutions, Commercial								P		P						
Family Day Care Home, Type A				C	C	C	C									
Family Day Care Home, Type B				P	P	P	C									
Funeral Homes and Mortuaries				C	C	C		C	P	P	P					
Garden or Landscape Supply Store											P	P	P			
Green Houses and Nurseries			P										P			
Hotels & Motels										P	P	C				
Internet Cafés									C	C	C	C				
Internet Sweepstakes Establishments											C	C				
Kennels			PS										PS	PS	PS	1169.08 C. 10.
Laundry or Laundromat									P	P	P	P				
Lodging Houses					C	C		C	C	C	C					
Lumber Yard											C	C	P	P	P	
Medical and Dental Centers or Outpatient Clinics						C		P	P	P	P	P				
Mobile Home Sales							C									
Nursery Schools or Childcare Centers					C	C	C	C	C	C	C					1169.08 C. 11.
Offices								P	P	P	P	P	P	P	P	
Printing & Publishing								C	C	C	C	C	C			
Restaurants								C	C	P	P	P	C	C	C	1169.08 C. 12.
Restaurants, Fast Food								C	C	C	P	C	C	C	C	
Retail and Service Commercial Uses								P	P	P	P	P	P	C	C	
Self-Storage Facilities or Mini-Warehouses													PS	PS	PS	1169.08 C. 13.
Services, Business								P	P	P	P	P				
Services, Financial								P	P	P	P	P				
Services, Personal								P	P	P	P	P				
Services, Professional				C	C	C		P	P	P	P	P				
Sexually Oriented Businesses															PS	1169.08 C. 14.
Tattoo/Piercing Parlors or Studios								C	C	C	C	C				
Transportation Equipment Sales & Repair											P	P	P	P	P	
Transportation & Trucking Terminals											C	C	C	C	P	
Truck, Trailer, or Farm Implement Sales and Service													PS	PS	PS	
Truck Washes											PS	PS	P	P	P	1169.08 C. 7.
Wholesale Businesses											C	C	C	C	P	

CHAPTER 1169. Zoning Districts and Use Regulations
Section 1169.08 Similar Use Determination

TABLE 1169.06-1: PRINCIPALLY PERMITTED USES																
P = PERMITTED PS = PERMITTED WITH STANDARDS C = CONDITIONAL USE BLANK CELL = PROHIBITED																
USE TYPE	F-P	S-1	A-1	R-1	R-2	R-3	R-4	O-R	B-1	B-2	B-3	B-4	M-1	M-2	M-3	ADDITIONAL REQUIREMENTS
INDUSTRIAL USE CLASSIFICATION																
Auto & Metal Salvage Operations (Junkyard)															C	1169.08 D. 1.
Building Materials Sales & Storage													P	P		1169.08 D. 2.
Bulk Plant													C	C	C	
Contractor Offices and Storage													P	P	P	1169.08 D. 3.
Crematory													C	C	C	1169.08 D. 4.
Grain Elevator & Feed Mills														C	P	
Laboratories								C					P	P	P	
Manufacturing, General															P	
Manufacturing, Limited														P	P	
Manufacturing, Restricted													P	P	P	
Mineral, Gravel, or Sand Extraction	C		C											C	C	1169.08 D. 5.
Oil & Gas Well														C	P	
Oil & Gas Well Equipment Sales & Storage															C	
Research & Development Facilities		C											C	C	C	
Sawmill															C	
Slaughterhouses															C	
Stockyards													P	P	P	
Warehousing, Distribution, or Storage Facility															C	

1169.07. SIMILAR USE DETERMINATION

- A.** Where there is a proposed use that is not currently listed in [Table 1169.06-1: Principally Permitted Uses](#), the zoning commissioner may review the use to determine the appropriate zoning districts, if any, where the use may be permitted.
- B.** The zoning commissioner should consider the nature, operation, and function of the use in its determination of the appropriate district.
- C.** The zoning commissioner may find that the use is not compatible with any existing zoning district and not permit the use under the current zoning code or, as an alternative, the zoning commissioner may make a recommendation to the planning commission that a new district and/or new provisions be adopted pursuant to [Section 1165.03 Zoning Text and Map Amendments](#).

1169.08. USE SPECIFIC REGULATIONS

The following section contains additional standards that shall be met by an applicant for uses that are either permitted with use-specific standards or as conditional uses. In addition to meeting the following standards, all applicants for conditional uses shall be required to comply with any and all other applicable provisions of this code.