



**CITY OF DEFIANCE  
PLANNING COMMISSION  
C/O ENGINEERING DIVISION  
631 PERRY ST., SUITE 102  
DEFIANCE, OH. 43512  
419-784-2249  
FAX 419-784-5443**

STEVE GRAF, CHAIRMAN  
CITY PLANNING COMMISSION

**DATE:** July 1, 2014

**FROM:** Lee P. Rausch,  
Plan Commission Clerk

**TO: Planning Commission**  
Bob Armstrong, Mayor  
Jeff Leonard, City Administrator  
Steve Graf, Chairman  
Mark Hall, Vice Chairman, Park &  
Recreation Board  
Dan Bohn, Zoning Board of Appeals  
Paul Sulpizio  
Drew Schindler

**RE: City Planning Commission Agenda**

**Location:** City Hall  
Council Chambers  
631 Perry Street  
Defiance, OH 43512

**When:** July 21, 2014  
4:30 p.m.

**Administrative:**

1. Administrative Activities:
2. Approval of the June 10, 2014 Planning Commission Meeting Minutes
3. Clerk's report:

**Planning:**

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

Location description:

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.

## **Planning Item 2 – PROPOSED MASTERSON 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.

➤ Aerial Map

## **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.

### **Public Input and Discussion:**

Opportunity for public input and discussion of topics

### **Attachments:**

Cc: Council (M. McCann, M. Ketcham, L. Bryant, C. Engle, P. Lundberg, J. Orzolek, J. Hancock, L. Elders)  
David H. Williams; Law Director  
Lee Rausch, City Engineer  
Zoning Commissioner  
PC Index Notebook  
PC Minutes Notebook