



**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: September 2, 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: Sept. 15, 2014
4:30 p.m.

Administrative:

1. Approval of the August 18, 2014 Planning Commission Meeting Minutes
2. Administrative Activities:
3. Clerk's report:
 - a. Ashley Furniture Building Rendering

Planning:

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

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.

Revised Plat Received on August, 2014.

Planning Item 2 – PROPOSED PERMANENT REZONING, 1708 BALTIMORE STREET, REVIEW AND RULE

Location description:

Parcels B012104001701, B012104001100, B012104001200, B012104001301, B012104000500, B012104000400, B012104000301, B012103001700, B012103001800, B012103001901, B012103000500, B012103000400, B012103000301, B012103000300, B012103000200, B012103000100, located in the City of Defiance, Defiance County, Ohio. Rezoning request is for the entire property.

Proposed rezoning of 1708 Baltimore Road is M-3 “General Industrial” District. Existing zoning is M-2 “Limited Industrial” District.

Said request is by the Baker’s Propane Inc.

➤ Aerial Map

Planning Item 3 – PROPOSED MASTERSON PROPERTY PERMANENT REZONING, REVIEW AND RULE (tabled from 8/18/14 meeting)

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 500 feet is O-R “Office-Residential” District. Proposed rezoning of the remainder is M-2 “Limited Industrial” District. Existing use is R-2 “Medium Density Residence” District.

Said request is by the City.

➤ Aerial Map

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