



**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: October 31, 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: Nov. 17, 2014
4:30 p.m.

Administrative:

1. Approval of the Sept. 15, 2014 Planning Commission Meeting Minutes
2. Administrative Activities: nothing at this time.
3. Clerk's report: nothing at this time.

Planning:

Planning Item 1 – PROPOSED ZONING REVIEW AND RULE

Annexation Plat to the City of Defiance is as follows:
Petitioner, property owners, for annexation of 0.636 acres of land located in Richland Twp. to the City of Defiance. Subject property is known as West 37.67 feet of Lot 57, all of Lot 58 and the east 8.33 feet of Lot 59 in Saunders-Snyder Addition located in the NW ¼ of Section 30, Richland Township, Defiance County, Ohio. Subject property parcel numbers are: J090030A06800, J090030A06700 & J090030A06600.

Proposed Zoning to be B-3.

Received on August 11, 2014.

- Site Plan and Location Map

Planning Item 2 – MENARD'S STORAGE EXPANSION

To review and comment on a proposed addition to the south side of the Menard's Store at 8845 N. Clinton Street. This addition is to enlarge the outdoor storage area.

- Site Plan
- Elevation(s)

Planning Item 3 – WHITTAKER FAMILY DENTAL

To review and comment on a proposed new dental office to be located at 205 Stadium Drive. This site is the old All American Homes site east of the Napoleon Wash-N-Fill.

- Site Plan

Planning Item 4 – REVIEW & RECOMMENDATION TO COUNCIL OF ALLEY VACATION:

Review and recommendation of alley vacation requested by Gene Homan: Property owner's representative has requested for City Council the vacation of the alley between properties known as Lots 217 & 232 and Lots 218 & 231 in the South Defiance Addition.

Said alley vacation is further described as follows:

Being the entire 14.00 feet of the east – west alley adjacent to Lots 217 & 232 and Lots 218 & 231 in the South Defiance Addition to the City of Defiance, Ohio.

Said request is by Gene Homan of 1133 Schultz Street.

- Street and Alley Vacation Petition
- Aerial Map of Vacation

Received on September 29, 2014.

Planning Item 5 – REVIEW & RECOMMENDATION TO COUNCIL OF ALLEY VACATION:

Review and recommendation of alley vacation requested by Jason R. & Rebecca A. Fortman: Property owner's representative has requested for City Council the vacation of the alley between properties known as Lots 12, 13 & 14 in the Hay's Addition to East Defiance and Lot 29 in the Auditor's Plat East of the Auglaize.

Said alley vacation is further described as follows:

Being the entire 10.00 feet of the north – south alley adjacent to Lots 12, 13 & 14 in the Hay's Addition to East Defiance and Lot 29 in the Auditor's Plat East of the Auglaize to the City of Defiance, Ohio.

Said request is by Jason R. & Rebecca A. Fortman of 1068 Madison Avenue.

- Street and Alley Vacation Petition
- Aerial Map of Vacation

Received on September 30, 2014.

Public Input and Discussion:

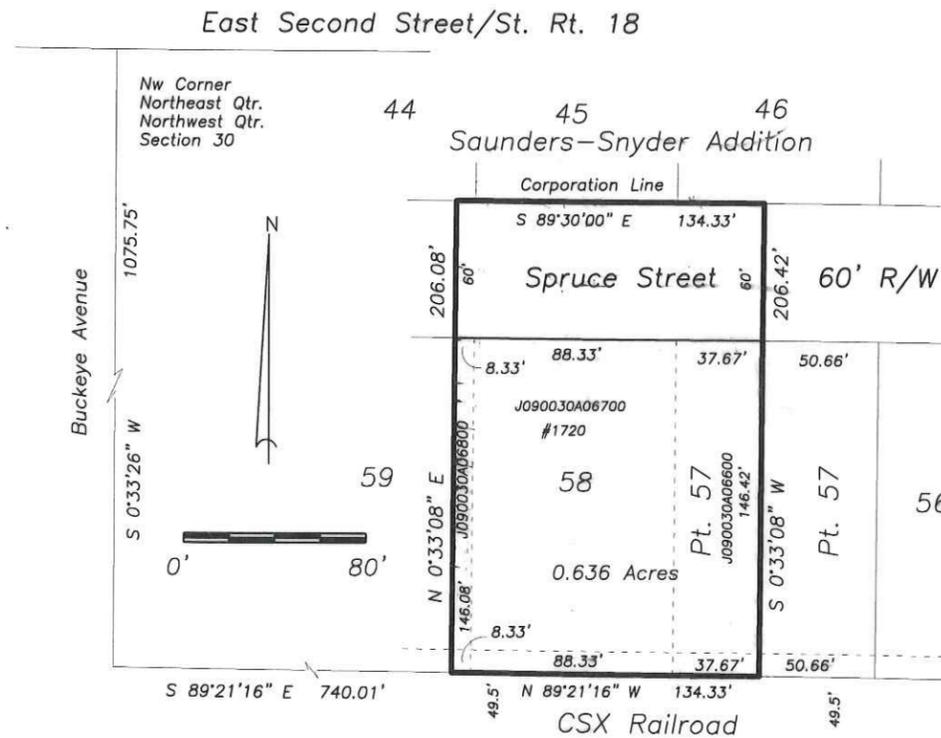
Opportunity for public input and discussion of topics

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

Proposed Annexation Plat to the City of Defiance

Being known as a part of Lot No. 57 & Lot 59 and all of Lot No. 58 in Saunders-Snyder Addition located in the Northwest quarter (1/4) of Section 30, Richland Township, Defiance County, Ohio.



Proposed Annexation Area 0.636 Acres

Being known as the West 37.67 feet of Lot No. 57, all of Lot No. 58 and the east 8.33 feet of Lot 59 in Saunders-Snyder Addition located in the Northwest quarter (1/4) of Section 30, Richland Township, Defiance County, Ohio and being more particularly described as follows:

Commencing at northwest corner of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section 30 monumented by a monument box found; thence South 0 degrees 33 minutes 26 seconds West, on the west line of the Northeast quarter (1/4) of the Northwest quarter (1/4), 1075.75 feet to the southerly line of Saunders-Snyder Addition and the northerly right of way line of the CSX Railroad; thence South 89 degrees 21 minutes 16 seconds East, on the south line of said addition, 740.01 feet to the point of beginning;

Thence North 0 degrees 33 minutes 08 seconds East, extended across Spruce Street (60' right of way), 206.08 feet; thence South 89 degrees 30 minutes 00 seconds East, on the north line of Spruce Street, 134.33 feet; thence South 0 degrees 33 minutes 08 seconds West, 206.42 feet to a point on the south line of Lot No. 57 and the northerly right of way line of the CSX Railroad; thence North 89 degrees 21 minutes 16 seconds West, on the southerly line of Lot No. 57 and Lot No. 58 and Lot No. 59, a distance of 134.33 feet to the point of beginning. The parcel herein described contains 0.636 more or less.

Approval

We, the Board of Defiance County Commissioners, do hereby approve this Plat and release said described property for annexation to the City of Defiance, Ohio.

Date September 8, 2014.

Otto J. Nisely
Name Signature
Thomas L. Hime
Name Signature
James E. Harris
Name Signature

Approval

I, the Defiance City Engineer, do hereby approve this Plat.

Date _____ 2014.

Name _____ Signature _____

Acceptance

We, the Council of the City of Defiance, Ohio, do hereby approve this Plat and accept said described property for annexation to the City of Defiance, Ohio.

By Ordinance No. _____

Date _____ 2014.

Name _____ Signature _____
Clerk of Council

Certification

I, The Defiance County Recorder, do hereby certify that the Plat has been recorded in
Volume _____ Page _____
of the Plat Records of the County of Defiance, Ohio.
Date _____ 2014.

Name _____ Signature _____
Defiance County Recorder

Certification

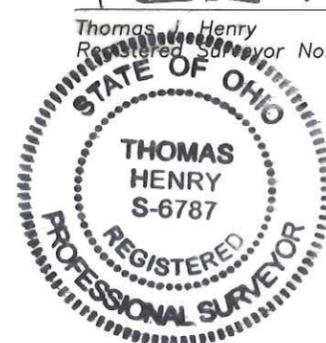
I, the Defiance County Auditor, do hereby acknowledge receipt of this Plat.
Date _____ 2014.

Name _____ Signature _____
Defiance County Auditor

Certification

I hereby certify that this survey and notes are correct to the best of my knowledge.

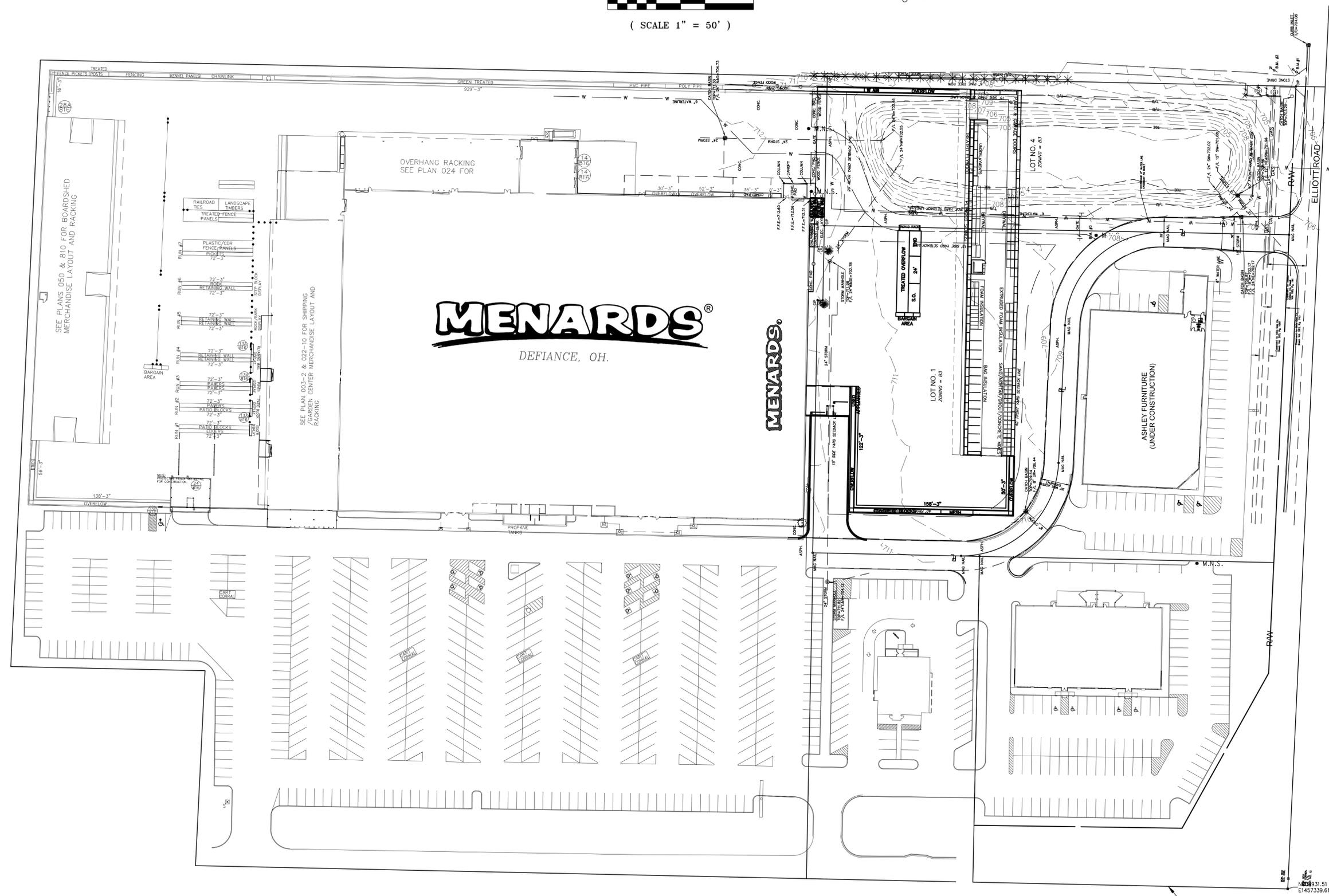
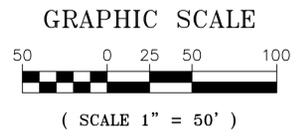
7-10-14
Thomas J. Henry
Registered Surveyor No. 6787



ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

FILE No. I:\7733\025\7733025-PROJECT.dwg 10/24/14 07:42-marc

BENCH MARK #1	BENCH MARK #2	BENCH MARK #3
R.R. SPIKE IN TPP N. SIDE OF ELLIOTT RD. AND E. OF ACCESS DRIVE	BOLT IN TPP N. SIDE OF ELLIOTT RD. AND E. OF ACCESS DRIVE	MAG NAIL SET IN ASPHALT DRIVE W. SIDE OF DETENTION BASIN
ELEV. = 704.14	ELEV. = 704.10	ELEV. = 718.16



Planning Item 2 11/17/14

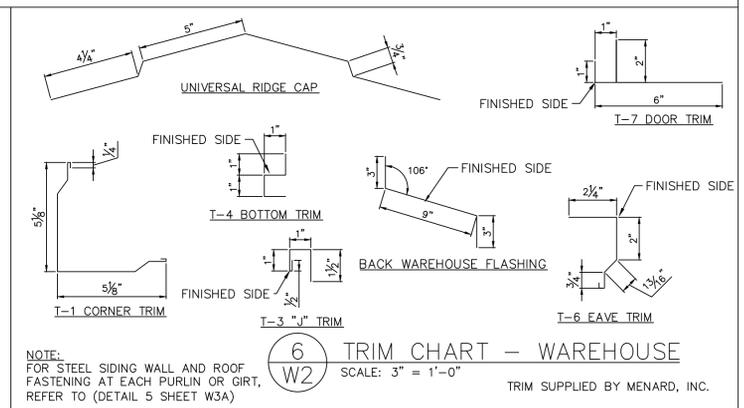
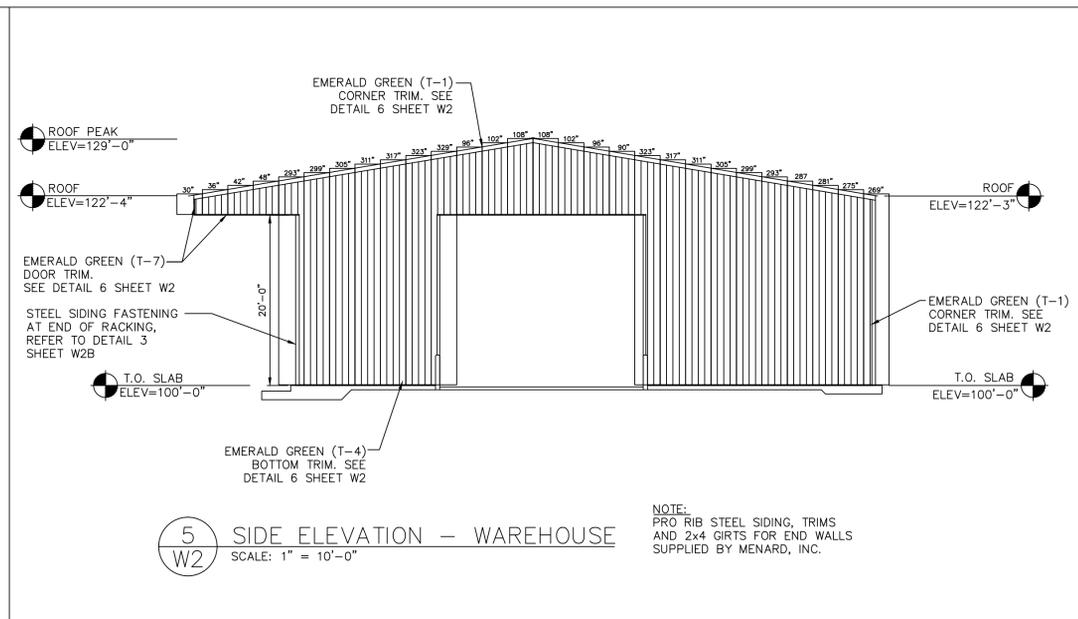
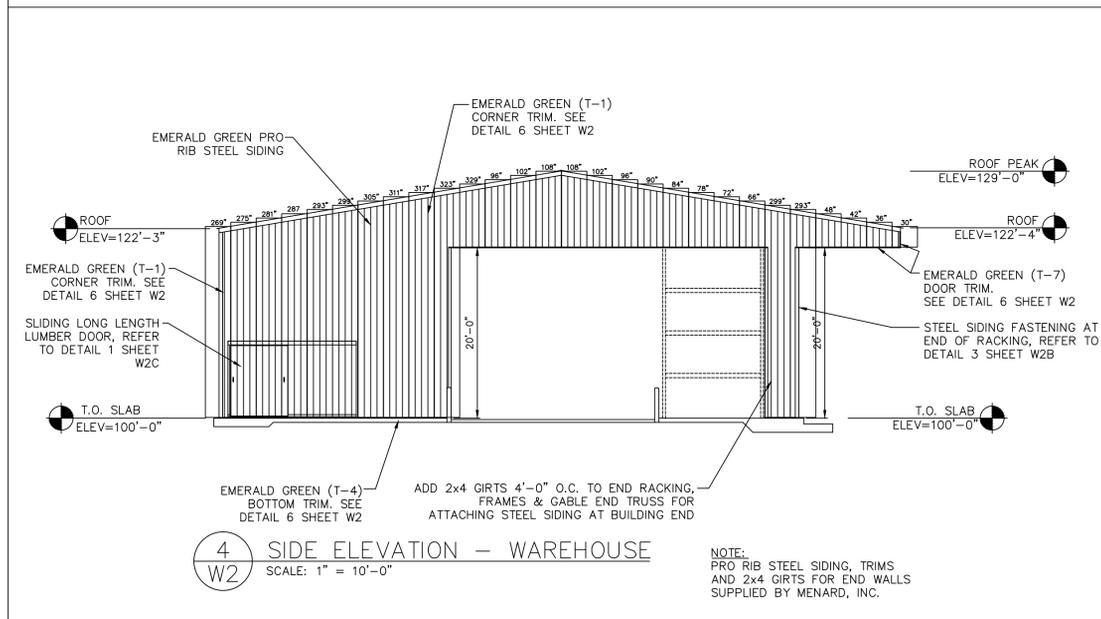
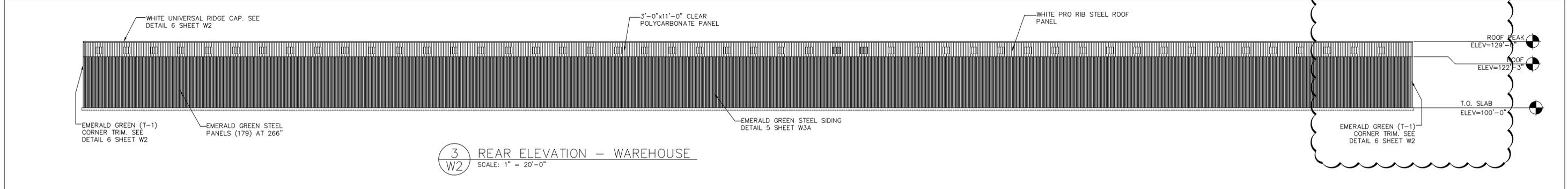
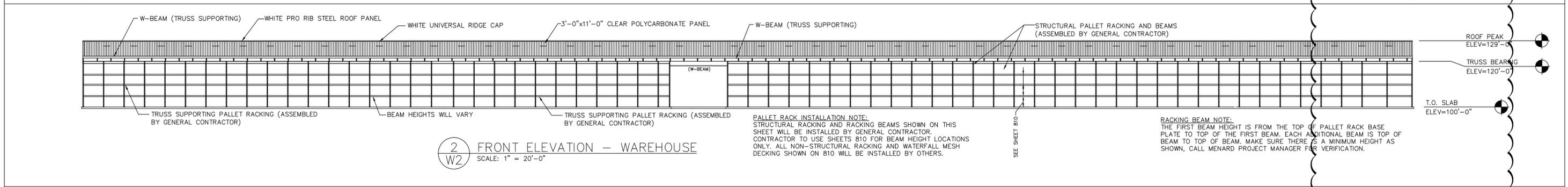
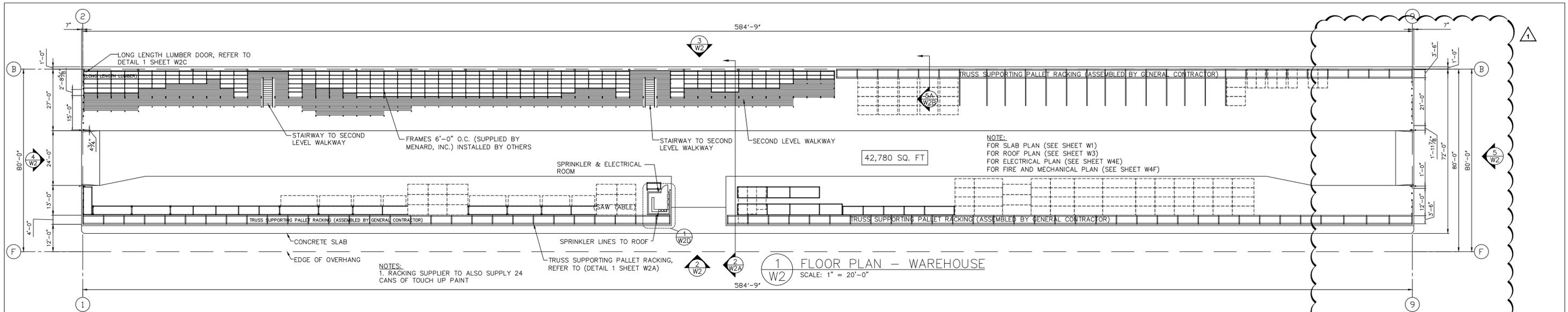
POGGEMEYER DESIGN GROUP, INC.
PLANNERS
ARCHITECTS
ENGINEERS
935 CLEVELAND AVE.
DEFIANCE, OHIO 43512
(419) 782-3067

**MENARDS
BUILDING EXPANSION
DEFIANCE, OHIO**

DRAWN BY: MEK
CHECKED BY: KAM
DATE: 10/22/14

1 OF 2
JOB NUMBER: 7733-025

DATE: 10/22/14
E1457339.61



MENARDS		PROJECT TITLE	
STORE DESIGN DEPARTMENT		EAU CLAIRE, WISCONSIN	
SCALE		DRAWN BY	
1"=20'-0"	ASM	DATE	
REVISIONS		SHEET TITLE	
NO.	DATE	DESCRIPTION	BY
1	9/30/14	ADDED 50' TO WAREHOUSE	ASM
CAD DWG NAME			W2
SHEET NO.			W2

Planning Item 4

11/17/14

STREET &/OR ALLEY VACATION PETITION

CITY OF DEFIANCE
ENGINEERING DIVISION

RECEIVED

SEP 29 2014

Date Petition submitted _____

ENGINEERING DIVISION

Location & Description of Vacation: Alley between Schultz St & Grove St.

Properties include: 1133 Schultz St, 1139 Schultz St, 1134 Grove and 1144 Grove St

We, the undersign, petition the City of Defiance for the above mentioned vacation.

GENE HOMAN
Printed Name

Gene Homan
Signature

1133 SCHULTZ ST.
Address

* Telephone No. 419-784-4260

Date Signed 9-11-14

Ben Wilhelm
Printed Name

Ben Wilhelm
Signature

1144 GROVE ST
Address

Telephone No. 505-681-7376

Date Signed 9-22-14

Nancy Homan
Printed Name

Nancy J. Homan
Signature

1133 Schultz St
Address

Telephone No. 419-784-4260

Date Signed 9-11-14

WALDO ASCHEMEIER
Printed Name

Waldo J. Aschmeier
Signature

1134 GROVE ST.
Address

Telephone No. 419-784-3558

Date Signed 9-11-14

TERESA E. PAYNE
Printed Name

Teresa E. Payne
Signature

1139 SCHULTZ ST
Address

Telephone No. 419.438.0929

Date Signed 9-11-14

Roy E. Payne
Printed Name

Roy E. Payne
Signature

1139 Schultz St.
Address

Telephone No. 419 439 1732

Date Signed 9-11-14

Barb Wilhelm
Printed Name

Barb Wilhelm
Signature

1144 Grove St
Address

Telephone No. 505.898-4440

Date Signed 9-22-14

Printed Name

Signature

Address

Telephone No.

Date Signed

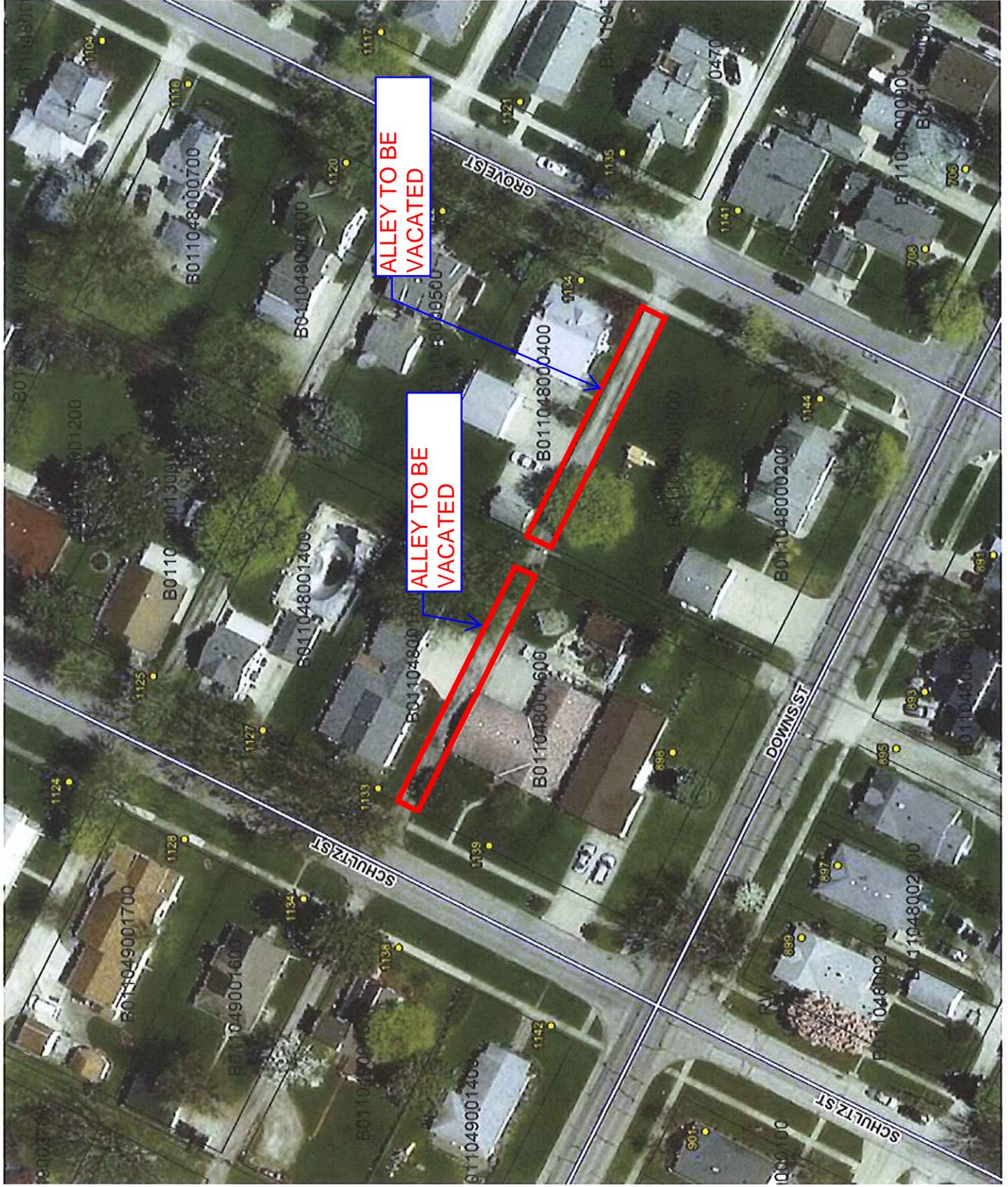
Printed Name

Signature

Address

Telephone No.

Date Signed



ALLEY
VACATIONS
SCHULTZ/
GROVE
STREETS

OCT. 10, 2014

Will need other property owner to sign

Planning Item 5

11/17/14

RECEIVED

SEP 30 2014

BUILDING INSPECTION

STREET &/OR ALLEY VACATION PETITION

CITY OF DEFIANCE

ENGINEERING DIVISION

Date Petition submitted _____

Location & Description of Vacation: Alley way adjacent to lot 14 parcel # B014160004900
1068 Madison Ave.

We, the undersign, petition the City of Defiance for the above mentioned vacation.

Jason & Jessica Fortman Jason Fortman & Jessica Fortman
Printed Name Signature

1068 Madison Ave, Defiance, Oh, 43512
Address

Telephone No. 419-980-0108 Date Signed Aug 4, 2014

Okie Davis Okie Davis
Printed Name Signature

19971 SR 637 Oakwood Ohio 45873
Address

Telephone No. 419 393-2770 Date Signed 10/7/14

RECEIVED

OCT 14 2014

Printed Name Signature

ENGINEERING DIVISION

Address
Telephone No. _____ Date Signed _____

Printed Name Signature

Address
Telephone No. _____ Date Signed _____



Alley between 1068 & 952 Madison Avenue 10/21/14

Planning Item 5 11/17/14