



Planning Commission

AGENDA

Tuesday, January 20, 2026 at 4:30 p.m.
Community Room, 631 Perry Street, Defiance

ADMINISTRATIVE ITEMS:

ITEM 1: Roll Call of Members

ITEM 2: Approval of the December 15, 2025 Planning Commission Meeting minutes.

PLANNING ITEMS:

ITEM 1: MAP AMENDMENT/REZONING

PROJECT LOCATION: 1132 PERRY STREET, DEFIANCE, OH 43512.

APPLICANT: STEVE BLACK, 12053 POMERANTZ RD, DEFIANCE OH 43512.

Description:

Parcel B01-2081-0-001-00 is 0.1330 acres located in Phelps and Others Addition to Defiance in the City of Defiance, Defiance Township, Defiance County, OH. Applicant is requesting a map amendment to rezone the parcel from the M-2: Limited Industrial District to the R-2: Medium Density Residence District to allow for the structure to be converted to a residential unit.

ITEM 2: SIGN VARIANCE REQUEST

PROJECT LOCATION: 622 CLINTON STREET, DEFIANCE, OH 43512.

APPLICANT: BUCKEYE ROOFING & EXTERIORS C/O LANCE SHERRY, 1990 BALTIMORE STREET, DEFIANCE OH 43512.

Description:

Parcels B01-1010-0-023-00, B01-1010-0-024-00, B01-1010-0-028-00 are 1.086 acres located in Bouton and Others Addition to Defiance (Block 9, Lot 1 & Block 10, Lot 4) and the Former Canal Lands in the City of Defiance, Defiance Township, Defiance County, OH. Applicant plans to add new signage due to change of business ownership. The applicant is requesting the following variance:

- Variance request to increase the maximum height of a sign in the Central Business District to 7.5' in lieu of 4' per the City of Defiance Planning and Zoning Code, Chapter 1179.07.D.4.
- Variance request to increase the maximum sign area to 138.75 sf in lieu of 93 sf per the City of Defiance Planning and Zoning Code, Chapter 1179.07.C.3.a.

CLERK'S REPORT

PUBLIC INPUT AND DISCUSSION

ADJOURNMENT

The next Planning Commission meeting is **Tuesday, February 17, 2026.**