



In cooperation with the Defiance County Commissioners; the Ohio Department of Agriculture, Division of Soil and Water Conservation; and the Zoned Townships of Defiance County

Defiance Soil and Water Conservation District

SITE REVIEW PROCESS

Planning for the Future

Defiance Soil and Water Conservation District

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What is a Site Review?

Site reviews are just one component in the process of developing or improving private properties in Defiance County. Conducted in conjunction with the zoned townships of the County, this service is performed by the Defiance Soil and Water Conservation District at no direct cost to the landowner. Specific to non-incorporated areas under township jurisdiction, these reviews provide the basis for the evaluation and authorization of the potential siting of homes, outbuildings, wells, sewage treatment systems, ponds, geothermal, and other site alterations. In addition, potential surface and subsurface drainage issues, flood plains, soil types, and potential wetland areas are inventoried as well as other observed natural resource concerns.

Upon completion of the site review, maps and other documentation are sent to the property owner, Township Fiscal Officer, Township Zoning Inspector, the Defiance County General Health District, Maumee Valley Planning Organization and the Defiance County Engineer for their review.

In addition to inventorying potential drainage concerns and providing site background information, the Soil and Water Conservation District also encourages landowners to implement conservation practices on their property. This can be as simple as attracting wildlife with specific plantings and habitat establishment, building water retention areas such as rain gardens or wetlands, or converting a portion of a large manicured lawn to a low maintenance lawn or a pollinator-friendly native prairie.

Please contact the Defiance Soil and Water Conservation District to discuss the process or to schedule a site review.





So you want to develop a property?

A Site Review is the first step in the process of developing or making alterations to a property. Ensure that you discuss your plans with the Defiance SWCD to initiate the site review process - **preferably before purchasing a property!** The data collected will be provided to each of the following agencies for permit and authorization review.

Maumee Valley Planning Organization

If you intend on performing a lot split, also known as a minor subdivision, an application must be completed from the Maumee Valley Planning Organization. Ensure that you have reviewed the dimensions of the proposed split before having it professionally surveyed. Proposed splits and remaining parcels less than 20 acres fall under the planning organization's jurisdiction. For minor subdivisions, parcels under 5 acres must have 150 ft. of road frontage and shall not exceed a 2.5:1 depth to frontage ratio. Parcels from 5 to under 20 acres must have 250 ft. of road frontage and shall not exceed a 3:1 depth to frontage ratio. Departure from these guidelines will be a variance for which an appeal must be made. Refer to the Defiance County Subdivision Regulations for additional guidance on these and other subdivisions.

Defiance County General Health District

The Health District is responsible for the review and permitting of household sewage systems and private water systems including wells, cisterns, and ponds. This infrastructure is essential and can make or break the proposed development of a property. Therefore, it is important to consult with the Health District early on in the siting of these systems. Note that specific isolation distances from potential sources of contamination shall be followed for private water systems. Also, on-site sewage treatment systems cannot be placed on earth fill; therefore, proper site planning is critical. In addition, sewage laws require that an area equivalent to the proposed septic system remain available for the eventual replacement of the original system.

Township Zoning Inspector

Each zoned township in Defiance County has a zoning inspector responsible for reviewing, permitting, and upholding township zoning regulations. You will need to contact this individual to review potential rezoning permit requirements, minimum lot sizes, minimum yard setbacks, and other zoning regulations pertinent to your project. You will also need to acquire and display building permits for qualifying structures and ponds.

Defiance County Engineer

The Defiance County Engineer administers and implements the County's Access Management Regulations. These regulations are adopted to promote traffic safety and efficiency on county and township roads while providing necessary and reasonable ingress and egress to properties along these roads. Therefore, a driveway access permit must be obtained prior to drive installation. In addition, a ditch enclosure permit is required for the installation of pipe to close a drainage ditch adjacent and parallel to a county or township road. The Defiance County Engineer's office also issues house numbers for new construction.

Defiance County Flood Plain Coordinator

Given the confluence of the Auglaize, Maumee, and Tiffin Rivers in Defiance County, flooding is a common occurrence in many areas adjacent to these rivers and their tributaries. As a result, development in the 100-year flood plain is greatly restricted to prevent loss of life and property in addition to preserving the water storage capacity that these flood plains naturally provide. Filling and altering of flood plain areas can reduce storage capacity and increase flooding downstream. Contact the Defiance County Flood Plain Coordinator to determine if your proposed project will impact a flood plain.



CONTACTS

Defiance Soil and Water Conservation District

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Maumee Valley Planning Organization

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www.mvpo.org

Defiance County General Health District

419-784-3818

defiancecohealth.org

Township Zoning Inspector

www.defiance-county.com/engineer/twp%20dir.pdf

Defiance County Engineer

419-782-4751

www.defiance-county.com/engineer

Defiance County Flood Plain Coordinator

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