

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

January 14, 2025

AGENDA

7:00 p.m.

1. Public Hearing

2. Call to Order

- 7:00 PM

3. Approval of December 10, 2024 minutes

3:00/1:00 - All in Order

4. New Business:

- a) A conditional use permit request by Ted Heckman owner of a short-term rental at 1 North Hanover Street in Minster. Mr. Heckman would like to continue to operate 1 short-term rental under the new provisions of the zoning code regulating short term rentals. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be issued by the Zoning Board of Appeals.

STAY/NGO -

- b) Appeal of a property maintenance code violation by Lori Osterloh Hagaman of 161 Main Street. Ms. Hagaman was issued a property maintenance code violation letter March 30, 2022 and wishes to appeal the decision.

Amend Violation to 6/1/2025

NGO/CRIC →

5. Old Business:

- a) → Single Family Dwelling Regulations

- Definition of what to describe
what trying to eliminate

6. Comments

7. Adjournment

NGO/CRIC

All in

7:21 PM

COVAT-BED
PAID

TEX →

- HUD - # of people
per sq ft

- Violation of
something else

→ Anything
Contact CRAJA

* Control this Element

* Continuing to work

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

112/10/2024

Zoning Board Present (P) or Absent (A):

Steve Bruns	P	Brad Garmann, Pres	P
Ned Sielschott	P	Eric Schmiesing	P
Jean Hinker	P	Jim Hearn	A
Don Harrod ZA	P		

Also Present:

Craig Oldiges	Beth Winner
Jared Post	Alex Winner

- I. The public hearing was called to order by Brad Garmann at 7:00 pm.
 - a) A conditional use permit request by Jared Post owner of a short-term rental at 93 South Hanover Street in Minster. Mr. Post would like to continue to operate his short-term rental under the new provisions of the zoning code. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be issued by the Zoning Board of Appeals. J. Post stated that he operates a short-term rental out of his garage/carriage house on his property. The rental space has a living space, full bed and bath and accommodates two people. He has been operating the Air B & B since 2018 or 2019. There is off street parking and he has not had any complaints from the neighbors. Occupancy is very seasonal.
 - b) A conditional use permit request by Winner Family Investments LLC owners of a short-term rental at 156 East Fourth Street in Minster. Winner Family Investment would like to continue to operate their short-term rental under the new provisions of the zoning code. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be issued by the Zoning Board of Appeals. A. Winner stated that the Winner Family has just recently purchased the property from the Schmiesings. He stated that the maximum occupancy is 10 people due to the fact that they have five beds available. He stated that they are following the same rules and regulations as what the Schmiesings have had approved. He too stated that they have had relatively very few bookings. N. Sielschott inquired about parking. A. Winner stated that there is room to park about four to five cars off street
- II. The regular meeting was called to order by President Garmann at 7:07 pm.
- III. The minutes from the November 12, 2024 meeting were read. Being no changes to the minutes, N. Sielschott motioned and J. Hinker seconded to approve the minutes. All members voted in favor of the motion to approve the minutes.
- IV. New Business

- a) A conditional use permit request by Jared Post owner of a short-term rental at 93 South Hanover Street in Minster. Mr. Post would like to continue to operate his short-term rental under the new provisions of the zoning code. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be issued by the Zoning Board of Appeals. J. Post inquired about why the 14-day time limit was implemented. Harrod explained that was the recommendation based upon research that was conducted on other communities. Being no further discussion, S. Bruns made a motion to approve the conditional use request. This was seconded by N. Sielschott. All voted in favor.
- b) A conditional use permit request by Winner Family Investments LLC owners of a short-term rental at 156 East Fourth Street in Minster. Winner Family Investment would like to continue to operate their short-term rental under the new provisions of the zoning code. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be issued by the Zoning Board of Appeals. Being no further discussion, J. Hinker made a motion to approve the conditional use request. This was seconded by N. Sielschott. All voted in favor.

VI. Old Business

S. Bruns asked about the Heckman short term rental. Harrod stated that he had spoken with Mr. Heckman and provided him with all the requirements and that he expected to have something back prior to the next meeting for the Zoning Board to consider.

V. Comments:

There were no comments.

VI. Adjournment

N. Sielschott motioned and J. Hinker seconded a motion to adjourn at 7:22 pm. Motion passed.



**NOTICE OF HEARING
BOARD OF ZONING APPEALS
VILLAGE OF MINSTER
AUGLAIZE COUNTY, OHIO**

The Minster Board of Zoning Appeals will conduct a hearing on January 14, 2025 in the Village of Minster Council Chambers located at 5 West Fourth Street, Minster, Ohio at 7:00 p.m. The purpose of the public meeting is to consider the following:

- 1) A conditional use permit request by Ted Heckman owner of a short-term rental at 8 North Hanover Street in Minster. Mr. Heckman would like to continue to operate his short-term rental under the new provisions of the zoning code regulating short term rentals. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be issued by the Zoning Board of Appeals

Any person wishing to comment on the proposed appeal may attend the meeting or call the Zoning Administrator or a member of the Zoning Board of Appeals.

Donald W. Harrod
Zoning Administrator

7020 2450 0002 0160 1943

Heckman

7020 2450 0002 0160 1899

Winnier

7020 2450 0002 0160 1905

Prosser

7020 2450 0002 0160 1912

Hagaman