

- STEVE - NED
- BRAD - JIM
- ERIC - PETE
- JED - SUE

VILLAGE OF MINSTER ZONING BOARD OF APPEALS
February 10, 2026
AGENDA
7:00 p.m.

1. Public Hearing → 7:00 AM START
2. Call to Order 7:21 PM.
3. Approval of November 11, 2025, minutes STEVE/NED
4. New Business:

a) Election of Officers for the year 2026.

PRESIDENT - BRAD NED/STEVE
V.P. - STEVE JED/ERIC

b) A variance request by Peter and Sue Falk, owners of the property at 212 Lakewood Drive. The Falks would like to install an inground pool ten feet off the rear property line. According to the zoning code, a minimum setback for an in-ground pool is 15 feet. A variance of 5 feet would be required to allow the pool to be installed.

c) A variance request by Peter and Sue Falk, owners of the property at 212 Lakewood Drive. The Falks would like to install an accessory building (pool building) on the northern edge of their backyard property. They would like to erect this building on the north property line. The zoning code calls for a 7.5-foot setback for all accessory buildings. A setback variance of 7.5 feet is needed to allow the Falks to construct their detached accessory building.

→ Motion to Deny - JED/NED

5. Old Business:

a) → NOTHING
↳ SHORT TURN
ROUND

A) NOTED - FALKS MOVE 2' OFF OF PROPERTY

6. Comments

- UP TO 5' BUT NO MORE
NED/STEVE

7. Adjournment NED/ERIC

B) CONDITIONAL - UP 100

BRAD HAVE PROBLEM
HUGSBROS BROTHERS →
ES → UP 10 AIRC

Assessment
of other
Alternatives
↳ Turn 90%
↳ Table if don't
go thru - then
Goes away.

other Deny

N.S. → other streets
EXCEPTION
↳ better off waiting

- Could move block over
- If deny variance
doesn't apply

IF NOT
VACATING - COME
BACK
MORE INCLINED
TO GIVE 1.5'



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

The Minster Board of Zoning Appeals will conduct a hearing on February 10, 2026, 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:

- a) A variance request by Peter and Sue Falk, owners of the property at 212 Lakewood Drive. The Falks would like to install an inground pool ten feet off the rear property line. According to the zoning code, a minimum setback for an in-ground pool is 15 feet. A variance of 5 feet would be required to allow the pool to be installed.
- b) A variance request by Peter and Sue Falk, owners of the property at 212 Lakewood Drive. The Falks would like to install an accessory building (pool building) on the northern edge of their backyard property. They would like to erect this building on the north property line. The zoning code calls for a 7.5-foot setback for all accessory buildings. A setback variance of 7.5 feet is needed to allow the Falks to construct their detached accessory building.

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

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

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

11/11/2025

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

Also Present:

Matt Niemeyer
Chris Van Iderstine

- I. The public hearing was called to order by Brad Garmann at 7:00 pm.
- a) A variance request by Matt and Bryan Niemeyer, owners of Lot 6 of the Heritage Manor Group Home Plat located on Midway Drive behind Minster True Value Hardware. Niemeyer's would like to develop the lot which only has thirty feet of road frontage. According to the zoning code a minimum road frontage of 68 feet is necessary. A variance of 38 feet would be required to allow the property to be developed. M. Niemeyer stated that he has split off the parcel (Heritage Manor Group Home Plat) into two lots. The first contains the store in locks, which, Niemeyer said, will not be expanded and the lot to the south, which his intent is to build a building on, to house his construction business. Due to the configuration of the lots, the location of the storage buildings and the way Midway Drive is laid out, one of the proposed lots would only have 30 feet of frontage. If Niemeyer tried to reconfigure the lots to allow more road frontage for this lot, then the storage building would be too close to the property line creating a non-conforming use. Niemeyer stated that the new lot would house 80 foot by 100 foot building that would be for storage for his business and possibly for a car detailing business.
- b) A variance request by Chris and Christine Van Iderstine, owners of the property located at 162 South Frankfort Street. The Van Iderstine's would like to erect a detached accessory building with a height of 22 feet. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 4 feet is needed to allow the Van Iderstine's to construct their detached accessory building. C. Van Iderstine stated that they would like to build a accessory building with a loft and that to accommodate the loft the building would exceed the height limit of zoning. The accessory building would be for personal use, and the loft would not be rented out. The existing shed that is on the property would be torn down to accommodate the new accessory building. Van Iderstine stated that the proposed building would be located 16 feet off the alley. B. Garmann stated that these requests have come in before and the board has usually granted such as variance.

- II. The regular meeting was called to order by Brad Garmann at 7:09 pm.

III. The minutes from September 9, 2025, meeting were read. Being no changes other than some minor typing corrections to the minutes, J. Hinker motioned and S. Bruns seconded to approve the minutes. All members voted in favor of the motion to approve the minutes.

IV. New Business

- a) A variance request by Matt and Bryan Niemeyer, owners of Lot 6 of the Heritage Manor Group Home Plat located on Midway Drive behind Minster True Value Hardware. Niemeyer's would like to develop the lot which only has thirty feet of road frontage. According to the zoning code a minimum road frontage of 68 feet is necessary. A variance of 38 feet would be required to allow the property to be developed. There being no further discussion, N. Sielschott motioned and J. Hinker seconded a motion to approve the variance request. All voted in favor.
- b) A variance request by Chris and Christine Van Iderstine, owners of the property located at 162 South Frankfort Street. The Van Iderstine's would like to erect a detached accessory building with a height of 22 feet. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 4 feet is needed to allow the Van Iderstine's to construct their detached accessory building. There being no further discussion, N. Sielschott motioned and J. Hinker seconded a motion to approve the variance request. All voted in favor.

V. Old Business

D. Harrod was asked about letters being sent to those who had accessory buildings to be close to the lot line. D. Harrod reported that six letters have been sent out so far

VI. Comments:

No comments were provided.

VII. Adjournment

S. Bruns motioned and N. Sielschott seconded a motion to adjourn at 7:19 pm. Motion passed.

Don Harrod

From: Vicki Meiring <jvmeiring@nktelco.net>
Sent: Saturday, January 31, 2026 10:24 AM
To: Don Harrod
Subject: Pete and Sue Falk upcoming backyard addition

Good Morning Don,

Yesterday, our next door neighbors Pete and Sue Falk, fully filled Vicki and me in on their upcoming backyard project starting this Spring 2026. We are very excited for them as they shared their drawings with us. Because our properties are adjacent we know it is the Village's responsibility to inform those who may be somewhat affected by this future property addition to the Falk's. This email is being sent to you to inform you and the zoning board that Vicki and I have absolutely no concerns or reservations to their new project.

With Kind Regards
Dr. Jim and Vicki Meiring
224 Lakewood Dr.



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Donald W. Harrod
Zoning Administrator

7020 2450 0002 0162 1255

BATE

7020 2450 0002 0162 1262

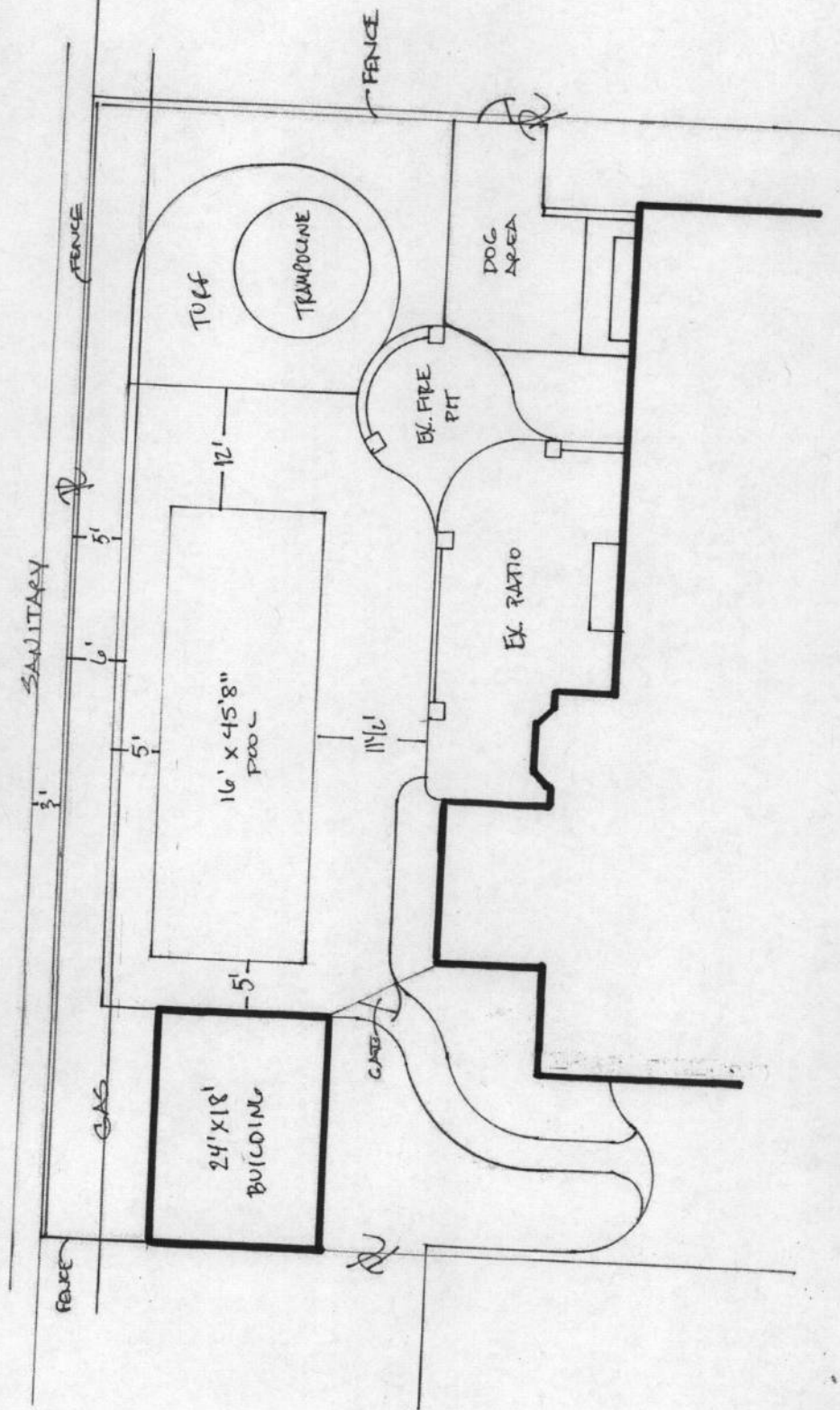
Duolap

7020 2450 0002 0162 1279

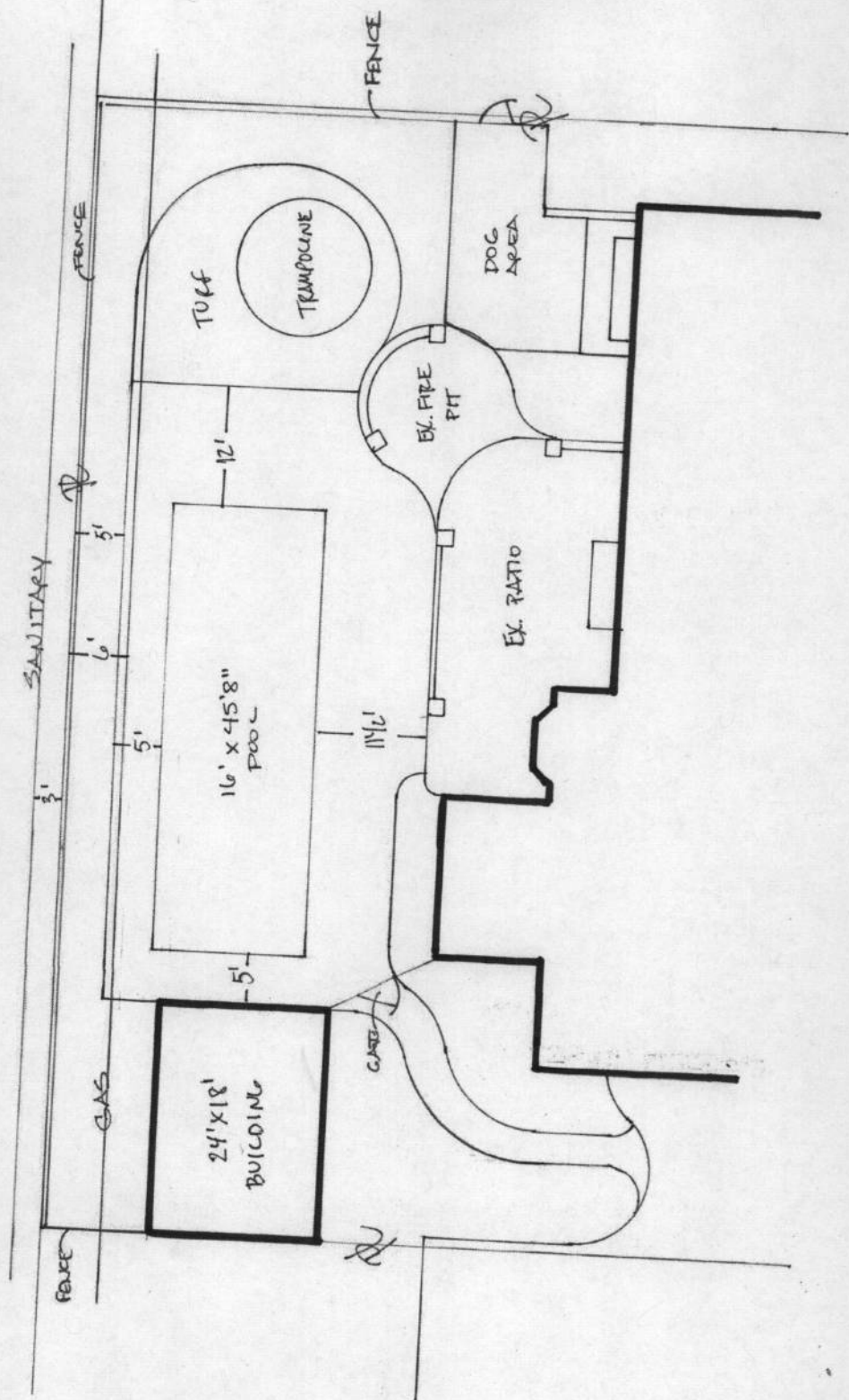
Falk

7020 2450 0002 0162 1286

Minster



FALK	
DATE: 1/21/17	APPROVED BY:
DATE: 1/22/17	REVIEWED:
212 LAKEWOOD DR. MINSTER	
HEEMAN LANDSCAPE	



FALK	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE: 1/22/26	DESIGNED BY:
212 LAKEWOOD DR. MINSTER	
HELMAN LANDSCAPE	

Don Harrod

From: Jeffrey Boate <jeff@theboates.com>
Sent: Thursday, January 29, 2026 4:14 PM
To: Don Harrod
Cc: Falk, Pete
Subject: 212 Lakewood Dr. – Variance Request(s) - (No Objection)

Don-

Pursuant to the letter received January 28, 2026 regarding the two variances requested by Pete and Sue Falk at 212 Lakewood Dr., we (the Boates), owners of 192 Lakewood Dr., have no objection to either of the requested variances.

Jeff & Carla Boate
419.790.4521

Don Harrod

From: Dan Dunlap <danldunlap45@icloud.com>
Sent: Thursday, January 29, 2026 1:56 PM
To: Don Harrod; Pete Falk
Subject: Pete Falk Variences.

Don:

With respect to Pete and Sue Falk's requested variances, Mary Jo and I have no objections. We have received and read the town's letter . Pete has explained in detail what they are doing. And we are in agreement with all of them.

Regards,

Mary Jo and Dan Dunlap
Sent from my iPhon

Parcel Data



ParID:

Owner:

Parcel Address:

Legal Description:

Section:

Acres:

Vol:

Survey:

Mail Owner:

Address 1:

Address 2:

Address 3:

Page:

Reference Scale: 1:0

0 0.03 0.05 0.1 Miles



January 29, 2026

Auglaize County GIS



Tax Map/GIS Mapping
Auglaize County
209 S. Blackfoot Street
Wapakoneta, Ohio 45895

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