

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

February 11, 2025

AGENDA

7:00 p.m.

1. Public Hearing
2. Call to Order
3. Approval of January 14, 2025 minutes
4. New Business:
 - a) Election of Officers for the 2025.
 - b) A variance request by Jason and Jessica Osterloh owners of the property located at 227 S. Lincoln Street. The Osterloh's would like to erect a detached accessory building with a height of 22 and 1/2 feet. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 4 and 1/2 feet is needed to allow the Osterloh's to construct their detached accessory building.
 - c) A variance request by Danone, owners of the property at 216 Southgate Drive. Danone would like to erect an addition on to their building to enclose tanks and equipment required for new production plans. The proposed addition would be 55 feet in height. The Zoning code calls for the height of an industrial building to be 45 feet. A height variance of 10 feet is needed to allow Danone to construct their addition.
5. Old Business:
 - a)
6. Comments
7. Adjournment



**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 11, 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:

- a) A variance request by Jason and Jessica Osterloh owners of the property located at 227 S. Lincoln Street. The Osterloh's would like to erect a detached accessory building with a height of 22 and 1/2 feet. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 4 and 1/2 feet is needed to allow the Osterloh's to construct their detached accessory building.
- b) A variance request by Danone, owners of the property at 216 Southgate Drive. Danone would like to erect an addition on to their building to enclose tanks and equipment required for new production plans. The proposed addition would be 55 feet in height. The Zoning code calls for the height of an industrial building to be 45 feet. A height variance of 10 feet is needed to allow Danone to construct their addition.

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 2001

Osterloh

7020 2450 0002 0160 1998

Dahlischauer

7020 2450 0002 0160 1981

Berthold

7020 2450 0002 0160 1929

LLK

7020 2450 0002 0160 1950

Cordonnier

7020 2450 0002 0160 1967

Danone

7020 2450 0002 0160 1974

Baumer

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

1/14/2025

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	P
Don Harrod ZA	P		

Also Present:

Craig Oldiges	Ted Heckman
Lori Osterloh Hagaman	

I. The public hearing was called to order by Brad Garmann at 7:00 pm.

- a) 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. 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. T. Heckman asked why the regulations are in place and why he was not grandfathered because he was in operation before the regulations went into effect. He also advised that the village needs places for people to stay. N. Sielschott advised him that the regulations were new and that they were not designed to eliminate short term rentals but to regulate them. D. Harrod advised that no one was grandfathered under the regulations. D. Harrod inquired if Mr. Heckman was paying the bed tax to the county as required. T. Heckman replied that this was being collected by and paid to the county by AirB&B. B. Garmann stated that previously Mr. Heckman has asked for a variance to make the garage bigger and that at that time Mr. Heckman told the Zoning Board that the garage was going to be used for personal use. Mr. Heckman advised that he changed his mind about the use of the garage and added living quarters to it after the fact. S. Bruns asked about the maximum occupancy of the building. Mr. Heckman replied that it could handle up to four people. All other information presented seems to be in accordance with the requirements.

II. The regular meeting was called to order by President Garmann at 7:05 pm.

III. The minutes from the December 10, 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 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. 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, S. Bruns made a motion to approve the conditional use request. This was amended by Ned Sielschott, who asked that Harrod check to see if the bed tax was actually being paid for the property prior to issuing a conditional use permit. N. Sielschott seconded the motion. All voted in favor.

- b) An appeal of a property maintenance code violation by Lori Osterloh Hagaman of 16 North Main Street. Ms. Hagaman was issued a property maintenance code violation letter on December 20, 2024 for the condition of her fence and wishes to appeal the decision. Mrs. Hagaman advised that she has done some work on the fence to stabilize it, but additional work would have to wait until spring so that she can either fix the fence or hire a contractor to do the work. She is asking for an extension until June 1, 2025 to complete the work. B. Garmann asked who filed the complaint against Mrs. Hagaman. D. Harrod advised that the original complaint was filed by a council person. D. Harrod also advised that he had spoken with Mrs. Hagaman and told her that having until June 1, 2025 was not a problem. Being no further discussion, N. Sielschott made a motion to amend the violation to extend the date for compliance to June 1, 2025. This was seconded by E. Schmiesing. All voted in favor.

VI. Old Business

D. Harrod advised the Board that he and J. Hearn were still working on language that would deal with multiple family members or families living in single family homes. Harrod had presented the issue to the Planning Commission and they were in favor of developing some sort of guidelines. Mr. Hearn explained that he had spoken with the law director of St. Marys about the subject. He also cautioned that it was difficult to develop language on what we are trying to eliminate. Harrod and Hearn will continue to work on the issue.

V. Comments:

There were no comments.

VI. Adjournment

N. Sielschott motioned and E. Schmiesing seconded a motion to adjourn at 7:21 pm. Motion passed.