

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

March 8, 2022

AGENDA

7:00 p.m.

1. Public Hearing
2. Call to Order
3. Approval of February 8, 2022 minutes
4. New Business:
 - a) A conditional use request submitted by CA Lawton, owners of the Foundry at 233 North Cleveland Street. CA Lawton would like to erect a forty-foot wide by seventy-foot long, twenty-one-foot-high arch shelter on their property off of West Sixth Street. This shelter would allow CA Lawton to store patterns and materials inside the shelter while they plan and construct a larger scale project to build permanent storage space. CA Lawton is asking for a conditional use permit to erect the temporary shelter on the property.
5. Old Business:
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 March 8, 2022 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 conditional use request submitted by CA Lawton, owners of the Foundry at 233 North Cleveland Street. CA Lawton would like to erect a forty-foot wide by seventy-foot long, twenty-one-foot-high arch shelter on their property off of West Sixth Street. This shelter would allow CA Lawton to store patterns and materials inside the shelter while they plan and construct a larger scale project to build permanent storage space. CA Lawton is asking for a conditional use permit to erect the temporary shelter on the property.

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

STONE MASTER FURNISHING XVIII, LLC
c/o CH LAWTON CO
1950 ENTERPRISE DRIVE
DEPETTE WISCONSIN 54115

7020 1290 0000 9994 8666

Minister Machine Company
240 W Fifth St
P.O. Box 120
Minister Ohio
45261

7020 1290 0000 9994 8598

Hickman Real Estate LLC
02813 Munster Egypt Pike
Munster Ohio

7020 1290 0000 9994 8604

Jeffrey & Mary Manning
224 N Cleveland St

7020 1290 0000 9994 8611

Mary J Mueller
23214 Cleveland St

7020 1290 0000 9994 8628

TR Goecke Family LLC
3894 Idlewild Dr
Rocky River Ohio 44116

7020 1290 0000 9994 8635

Hayne Enterprises LLC
68 Southmoor Shores Dr
St Marys Ohio 45885

7020 1290 0000 9994 8642

CA Lawton
Attn: Tim Hansen
237 North Cleveland
Munster Ohio
45261

7020 1290 0000 9994 8659

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

02/08/2022

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:

Dennis Kitzmiller
Adam Suchland
Sara Suchland

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

- a) A conditional use permit request by Adam and Sara Suchland, owner of the property located at 278 South Main Street. Mr. and Mrs. Suchland are the current owners of the property that used to house the Cottage Café. They would like to rebuild the barn that caught on fire last year and add a commercial kitchen in it. The kitchen would allow the Suchland's to operate their smoke house business from the barn on their property. Currently, Suchland rents from the American Legion in New Bremen and he would like to move the business to Minster. Bringing the business to Minster would make it easier for people to pick-up items and to make deliveries. It would also allow Suchland to offer other foods like bacon and to grow the business. N. Sielschott asked if opening a full serve restaurant was their plans in the future. A. Suchland replied that they are not interested in opening a full serve restaurant. He advised the board that in the future they may like to have up to four couples attend an event where food would be served. This would occur approximately once a month. If this was to occur the most cars, they would have would be four and there is plenty of parking for four vehicles. N. Sielschott expressed concerns about parking because it was an issue that had surfaced before with the Cottage Café. J. Hinker asked how customers ordered and picked up food. A. Suchland stated that it was either by phone or social media and customers would drive up to the property to pick up. A. Suchland stated that he does have a food truck and that he did set the food truck up for the garage sale weekend. J. Hinker asked how parking was during that time. A. Suchland stated that there were people standing in line during the event but most of the people picked up their meals and left. No one was eating on the property. S. Bruns asked about the letter received from the owners of the Tastee Treat. That letter expressed concerns about this event and that customers of the Suchland's were parking in spaces reserved for the Tastee Treat. S. Bruns asked how we can prevent this from occurring again. A. Suchland stated that he is not sure why people parked there during this event and that most people picked up food and left. He suggested that he could put signs up to designate parking on their property. B. Garmann stated that he had two concerns. The first, was serving food on the premises and the second was the drive-up/pick-up of food that was likely to occur. He stated that the Suchland's have a good product and that is going to attract a lot of people, so the serving of food and the drive-up process is going to be a concern. He stated that exiting out onto the alley behind the property, customers would need to turn left and go north down the alley, because the alley that goes to the right is really not an alley but property owned by

Danone. A. Suchland said that he thought he could control this by scheduling pick-ups at various times of the day and that there was enough room on the property that cars could turn around and go back out towards Main Street to exit the property. He also stated that he doesn't serve individual meals but serves bulk (by the pound). He advised the board that he could tell the customers that they needed to leave by way of Main Street when the customer pick up their food. J. Hinker asked if pick up was regulated to certain times and A. Suchland replied that it was. B. Garmann stated that he was fine with the kitchen concept as long as they don't sell carry out meals as this could create a problem. He advised that the board has the option of putting restrictions on the conditional use permit to prevent problems that they had in the past. A. Suchland stated that he does not want to get any bigger as he doesn't want employees. S. Suchland said that they had no issues with certain restrictions as they don't want to encroach on other businesses.

II. The regular meeting of the board was called to order by President Garmann at 7:23 pm.

III. The minutes from the November 9, 2021 meeting was read. Being no further changes to the minutes, N. Sielschott motioned and S. Bruns seconded to approve the minutes. All members voted in favor of the motion to approve the minutes.

IV. New Business

1) Election of Officers for the 2022 calendar year.

B. Garmann stated that he would be happy to serve another term as President and being no further nominations, S. Bruns and N. Sielschott motioned to elect B. Garmann as President.

S. Bruns volunteered to take the Vice President's position and being no further nominations, N. Sielschott and J. Hinker motioned to elect S. Bruns as Vice President.

2) A conditional use request by Adam and Sara Suchland, owner of the property located at 278 South Main Street. The Suchland's would like to install a kitchen in the rebuilt barn on the property and operate their smoke house business out of it. B. Garmann suggested that the conditional use permit be granted with certain stipulations. He expressed concerns about consuming food on site and controlling the pick-up of food. S. Bruns suggested that signs for parking in rear could be placed that would train people to go the correct way. The following restrictions were suggested:

- Clearly marked signage would need to be installed that shows traffic flow and parking areas.
- Ingress and egress onto the property must be from Main Street only.
- There should be no onsite food consumption on the property. No food truck sales.
- Pick-ups should be restricted to prevent the overflow of vehicles on to Main Street.

Being no further discussion, N. Sielschott and J. Hinker motioned to approve the conditional use permit request with the noted restrictions. All voted in favor.

V. Old Business

1) There was no old business presented to the board.

IV. Comments:

- 1) N. Sielschott inquired about the tires at Far Motors. D. Harrod stated that the owner advised him that the tires would be removed on the 7th of February, but with the snow the pick-up was probably delayed.
- 2) D. Harrod also informed the board that the zoning permit for the new Family Dollar/Dollar Tree store was approved. The plans were reviewed by Choice One and by Harrod. Harrod stated that several revisions to the plans were made so that they conformed to the village's design standards and zoning code.

V. Adjournment

1. N. Sielschott motioned and J. Hinker seconded a motion to adjourn at 7:42 pm. Motion passed.



April 6, 2022

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 1290 0000 9994 8666.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	March 4, 2022, 10:28 am
Location:	DE PERE, WI 54115
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Shipment Details

Weight:	1.0oz
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Recipient Signature

Signature of Recipient:	M Margraf Ju R7 CIS
Address of Recipient:	1950 ENTERPRISE DR DE PERE, WI 54115

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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United States Postal Service®
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Washington, D.C. 20260-0004



April 6, 2022

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 1290 0000 9994 8604.

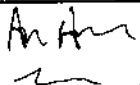
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	March 3, 2022, 5:11 pm
Location:	MINSTER, OH 45865
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
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Recipient Signature

Signature of Recipient:	
Address of Recipient:	2813 MINSTER EGYPT PIKE MINSTER, OH 45865

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April 6, 2022

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 1290 0000 9994 8611.

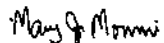
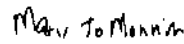
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	March 3, 2022, 4:32 pm
Location:	MINSTER, OH 45865
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:	 
Address of Recipient:	224 N CLEVELAND ST MINSTER, OH 45865-1041

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April 6, 2022

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 1290 0000 9994 8628.

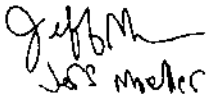
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	March 3, 2022, 3:40 pm
Location:	MINSTER, OH 45865
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
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Recipient Signature

Signature of Recipient:	
Address of Recipient:	232 N CLEVELAND ST MINSTER, OH 45865-1041

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April 6, 2022

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 1290 0000 9994 8635.

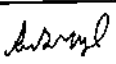
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	March 8, 2022, 8:53 am
Location:	ROCKY RIVER, OH 44116
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:	
Address of Recipient:	SU / NW GRABER 3884 IDLEWILD DR ROCKY RIVER, OH 44116-0000

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April 6, 2022

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 1290 0000 9994 8642.

Item Details

Status:	Delivered, To Original Sender
Status Date / Time:	March 21, 2022, 9:45 am
Location:	MINSTER, OH 45865
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:

Amy Siegel

Address of Recipient:

PO Box 1

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April 6, 2022

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 1290 0000 9994 8659.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	March 3, 2022, 1:29 pm
Location:	MINSTER, OH 45865
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:	
Address of Recipient:	233 N CLEVELAND ST MINSTER, OH 45865

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