

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

March 11, 2025

AGENDA

7:00 p.m.

1. Public Hearing

2. Call to Order

3. Approval of February 11, 2025 minutes *SSAO/ERIC*

4. New Business: *703*

- a) A variance request by Aaron and Abigail Knapke owners of the property located at 23 Crestwood Drive. The Knapke's would like to erect a covered porch over an existing patio located on the property. The proposed covered porch would be 33 feet from the rear yard property line. The zoning code calls for a rear yard setback of 35 feet. A variance of 2 feet would be required to allow the proposed covered porch to be constructed on the property.

AD BRAD. AD JESSICA ~ SSAO/ERIC ~

5. Old Business:

AD SSAO - who owns

a)

AD 1.8 million transaction

6. Comments

7. Adjournment

ERIC/SSAO 7:07pm



**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 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 Aaron and Abigail Knapke owners of the property located at 23 Crestwood Drive. The Knapke's would like to erect a covered porch over an existing patio located on the property. The proposed covered porch would be 33 feet from the rear yard property line. The zoning code calls for a rear yard setback of 35 feet. A variance of 2 feet would be required to allow the proposed covered porch to be constructed 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

7020 2450 0002 0160 1721

BERGMAO

7020 2450 0002 0160 2148

KNAPKE

7020 2450 0002 0160 2155

WOSTON

7020 2450 0002 0160 2162

CAREGORE



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Donald W. Harrod
Zoning Administrator

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

2/11/2025

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:

Stephanie Cordonnier	Isaac Hoying
Adam Milner	Jason Osterloh
Kurt Baumer	

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

- 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. I. Hoying explained that the Osterloh's would like to build a detached accessory building to the north and to the rear of their home. They are requesting a height variance so that the accessory building looks like the house and keeps balance with the house. J. Osterloh stated that they want the accessory building to look like the house so that it doesn't look awkward. N. Sielschott asked the height of the house. I. Hoying stated it too was 22 and 1.2 feet in height. N. Sielschott also asked the purpose of the restroom and if there was going to be a living space in the accessory building. J. Osterloh replied that there would be no living space just attic space. B. Garmann asked if the existing sheds were going to stay. J. Osterloh stated that one may go away in the future.
- 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. K. Baumer explained that Danone is installing some tanks that are 42 feet in height and that Danone would like to cover the tanks so that tanks last longer, that no debris gets in the tanks and that any noise is contained. He explained that the tanks will be in the center of the building and that it would be hard to see the addition that covers the tanks. He also explained that the bridge between the two buildings is 55 feet in height as well. S. Cordonnier asked if the addition will have any impact on the east side of the building. A. Milner explained that the addition cannot be seen from the Tastee Treat and that this is the best alternative to reduce noise from agitator motors and compressed air releases.

II. The regular meeting was called to order by President Garmann at 7:10 pm.

III. The minutes from the January 14, 2025 meeting were read. Being no changes to the minutes, S. Bruns motioned and N. Sielschott 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 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. Garmann stated that the issue with height on accessory buildings comes up often. J. Hinker asked if there were any comments from the neighbors. D. Harrod replied that there were none. Being no further discussion, E. Schmiesing made a motion to approve the variance request and was seconded by J. Hinker. All voted in favor.
- 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. B. Garmann stated that the addition is not going to be seen due to its location. N. Sielschott stated that if there are motors running, covering them will reduce the sound. Being no further discussion, J. Hinker made a motion to approve the variance request and this was seconded by N. Sielschott. All voted in favor.
- b) Election of Officers for the 2022 calendar year.

E. Schmiesing nominated B. Garmann for the position of President and being no further nominations, E. Schmiesing and S. Bruns motioned to elect B. Garmann as President. All voted in favor.

B. Garmann nominated S. Bruns for the position of Vice-President and being no further nominations, B. Garmann and E. Schmiesing motioned to elect S. Bruns as Vice-President. All voted in favor.

VI. Old Business

J. Hinker asked if the Heckman Air B&B was paying the county bed tax. D. Harrod stated that he was told by the County Auditor that Air B&B does not pay the tax, it is the responsibility of the property owner. D. Harrod advised the Board that the County was going to be sending Mr. Heckman a form that he will need to fill out and submit the past due tax amount to the county since the Air B&B was started.

V. Comments:

There were no comments.

VI. Adjournment

J. Hinker motioned and S. Bruns seconded a motion to adjourn at 7:27 pm. Motion passed.