

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

April 13, 2021

AGENDA

7:00 p.m.

1. Public Hearing
2. Call to Order
3. Approval of March 9, 2021 **لجنة | ٢٠٢١**
4. New Business:
 - a) A variance request submitted by Eric and Janet Belcher owners of the property at 18 Fieldcrest Drive. The Belcher's are asking for a variance to allow a detached accessory building to be 19 feet 7 inches in height. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 1 foot and 7 inches is needed to allow the Belcher's to construct their detached accessory building.
 - b) A variance request submitted by Brian Wolf owner of the property at 133 Northcrest Drive. Mr. Wolf is asking a variance to allow a detached accessory building to be 23 feet 8 inches in height. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 5 feet and 8 inches is needed to allow the Wolf's to construct their detached accessory building.
 - c) A conditional use permit request submitted by Burke Petroleum owners of the property located at 315 West First Street. Burke Petroleum would like to install a 30,000-gallon bulk propane storage tank at the rear of the property. A conditional use permit is required to allow a fire or explosive hazard use to be located in an industrial district.
 - d) A variance request submitted by Tyler Schneider; owner of the property located at 224 North Hanover Street. Mr. Schneider is asking for a variance to allow an attached garage to be built onto his existing home. The proposed garage would be 2 feet off of the north property line. The side yard setback requirement for an attached garage is 7 feet 6 inches. A side yard variance of 5 feet 6 inches is needed to allow Mr. Schneider to construct his addition.
 - e) A conditional use permit request submitted by Bryan and Matt Niemeyer. The Niemeyer's would like to erect a mini-storage facility on a parcel of ground located to the west of True Value Hardware. The property where the storage facilities are to be built is zoned as a Residential Planned Unit Development. The zoning code states that a conditional use permit is needed to erect mini-storage facilities in the Village.
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 April 13, 2021 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 submitted by Eric and Janet Belcher owners of the property at 18 Fieldcrest Drive. The Belcher's are asking for a variance to allow a detached accessory building to be 19 feet 7 inches in height. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 1 foot and 7 inches is needed to allow the Belcher's to construct their detached accessory building.
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- e) A conditional use permit request submitted by Bryan and Matt Niemeyer. The Niemeyer's would like to erect a mini-storage facility on a parcel of ground located to the west of True Value Hardware. The property where the storage facilities are to be built is zoned as a Residential Planned Unit Development. The zoning code states that a conditional use permit is needed to erect mini-storage facilities in the Village.

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 0163 9274	Mile Chaez
7020 2450 0002 0163 9304	Benshaw
7020 2450 0002 0163 9311	OEN
7020 2450 0002 0163 9328	CALOT
7020 2450 0002 0163 9335	TLG
7020 2450 0002 0163 9342	GRIGORIN
7020 2450 0002 0163 9366	BARCA
7020 2450 0002 0163 9359	Wolf
7020 2450 0002 0163 9373	Heckman
7020 2450 0002 0163 9380	Schmidt
7020 2450 0002 0163 9397	Spillers
7020 2450 0002 0163 9533	Neimeyer
7020 2450 0002 0163 9403	Buschur
7020 2450 0002 0163 9458	B-B
7020 2450 0002 0163 9410	Post
7020 2450 0002 0163 9427	SB Law
7020 2450 0002 0163 9434	BURKE
7020 2450 0002 0163 9489	A-M
7020 2450 0002 0163 9472	Hospital
7020 2450 0002 0163 9496	HAD
7020 2450 0002 0163 9502	Linscott
7020 2450 0002 0163 9519	Cleaves
7020 2450 0002 0163 9526	Schneider
7020 2450 0002 0163 9465	Warrick
7020 2450 0002 0163 9441	Ripploh



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

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- e) A conditional use permit request submitted by Bryan and Matt Niemeyer. The Niemeyer's would like to erect a mini-storage facility on a parcel of ground located to the west of True Value Hardware. The property where the storage facilities are to be built is zoned as a Residential Planned Unit Development. The zoning code states that a conditional use permit is needed to erect mini-storage facilities in the Village.

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

03/09/2021

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

Steve Bruns	P	Brad Garmann, Pres	P
Ned Sielschott	P	Linda Kitzmiller, Vice Pres	P
Jean Hinker	P	Jim Hearn	P
Don Harrod ZA	P		

Also Present:

Dennis Kitzmiller

Maria Mendes

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

One item was discussed in the public meeting:

- 1) A variance request by Joel and Maria Mendes of 61 Northcrest Drive. The Mendes' are asking for a variance to allow a detached accessory building to be 27 feet in height. The zoning code calls for the height of an accessory building to be no more than 18 feet in height. A height variance of 9 foot is needed to allow the Mendes' to construct their detached accessory building. M. Mendes explained that they would like to erect a detached garage on the east side of the property. The garage would have its own drive and would be east of the easement that runs through the property. They would also erect a covered patio on to their house. M. Mendes passed around a picture of the garage and covered porch showing how the roof line of the garage would match the roof line of the home. B. Garmann asked if they were planning on storing any campers, boats, or recreational vehicles in the garage. M. Mendes replied that they were only going to store cars in the building. B. Garmann also asked if the attic space above the garage would be developed. M. Mendes replied that it would not be. N. Sielschott asked if the building meet all of the setbacks, which it does. S. Bruns asked about comments from the neighbors. D. Harrod replied that were none. B. Garmann stated that he had talked with the Wentes and that they had no problem with the variance being granted. M. Mendes reported that she had spoken with most of the neighbors about the request.

The public meeting was called to order by President Brad Garmann at 7:09 pm.

III. The minutes from the February 9, 2021 meeting were read. Being no further changes to the minutes, N. Sielschott motioned and L. Kitzmiller seconded to approve the minutes. All members voted in favor of the motion to approve the minutes.

IV. New Business

A variance request by Joel and Maria Mendes of 61 Northcrest Drive. The Mendes' are asking for a variance to allow a detached accessory building to be 27 feet in height. The zoning code calls for the height of an accessory building to be no more than 18 feet in height. A height variance of 9 foot is needed to allow the Mendes' to construct their detached accessory building. B. Garmann stated that the board is often faced with this same variance request as property owners try to match the roof of

their accessory building with the roof of their house. S. Bruns inquired about whether or not the board needs to revisit the code to make the rules more conducive to construct accessory buildings that match the pitch of the house's roof without obtaining a height variance. N. Sielschott stated that he liked the fact that the accessory building did not block the vision of anyone. 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

S. Bruns inquired about the shrubs at Rich Stein's that encroach into the sidewalk. D. Harrod will follow up with the police department.

L. Kitzmiller inquired about the new owners of the old Dudley's Flower Shop building. She questioned whether or not a conditional use permit would be required if it becomes a residential use. D. Harrod reported that a conditional use permit would be needed in that case. He will follow up with the new property owners.

N. Sielschott inquired about the tire storage at the Far Motors Building. Harrod stated he would follow up with the owners to have the tires removed.

VI. Comments:

a)

VII. Adjournment

a) N. Sielschott motioned and S. Bruns seconded a motion to adjourn at 7:17 pm. Motion passed.



April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9274.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 10:55 am
Location:	COLDWATER, OH 45828
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:	GB EP, C-19
	GB CR, C-19
Address of Recipient:	813 MARY LN COLDWATER, OH 45828

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9304.

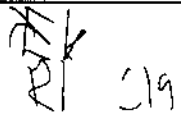
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 11:21 am
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:	34 FIELDCREST RD MINSTER, OH 45865

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9311.

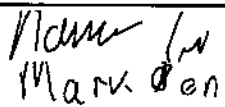
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 3:04 pm
Location:	NEW BREMEN, OH 45869
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:	507 E FRONT ST NEW BREMEN, OH 45869

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9328.

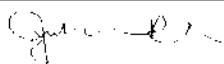
Item Details

Status:	Delivered
Status Date / Time:	April 2, 2021, 9:44 am
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:	Julie P. Leaman PO BOX 102 MINSTER, OH 45865-0102

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9335.

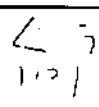
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 11:13 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:	
Address of Recipient:	4225 STATE ROUTE 66 MINSTER, OH 45865

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9342.

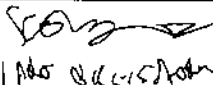
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 10:52 am
Location:	MARIA STEIN, OH 45860
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:	7967 MINSTER FORT RECOVERY RD MARIA STEIN, OH 45860

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9366.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 11:20 am
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:	10 FIELDCREST RD MINSTER, OH 45865

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9359.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 10:36 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:	
Address of Recipient:	133 NORTHCREST DR MINSTER, OH 45865

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9373.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 10:34 am
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:	117 NORTHCREST DR MINSTER, OH 45865

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9380.

Item Details

Status:	Delivered
Status Date / Time:	April 3, 2021, 9:07 am
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:	 MARK SCHMITT 14 HARVEST CT MINSTER, OH 45865-0000
Address of Recipient:	

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9397.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 10:38 am
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:	143 NORTHCREST DR MINSTER, OH 45865

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9533.

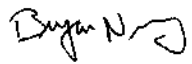
Item Details

Status:	Delivered
Status Date / Time:	April 12, 2021, 12:36 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:	Bryan Niemend 15 HARVEST CT MINSTER, OH 45865-0000

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9403.

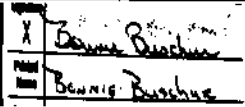
Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	April 3, 2021, 12:30 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:	

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9458.

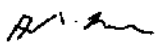
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 10:48 am
Location:	SAINT HENRY, OH 45883
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:	Jake Evans 342 W COLUMBUS ST SAINT HENRY, OH 45883

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9410.

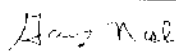
Item Details

Status:	Delivered
Status Date / Time:	April 8, 2021, 9:34 am
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:	Gary Siegel PO BOX 101 MINSTER, OH 45865-0101

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April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9427.

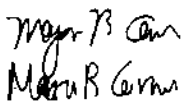
Item Details

Status:	Delivered
Status Date / Time:	April 9, 2021, 1:44 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:	15 JACKSON ST MINSTER, OH 45865-1146

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

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9434.

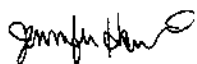
Item Details

Status:	Delivered
Status Date / Time:	April 8, 2021, 10:37 am
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:	 Jennifer H. Smith
Address of Recipient:	PO BOX 7 MINSTER, OH 45865-0007

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9489.

Item Details

Status:	Delivered
Status Date / Time:	April 2, 2021, 9:43 am
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:	Mike Collier PO BOX 89 MINSTER, OH 45865-0089

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

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9472.

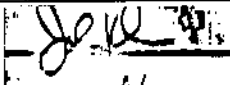
Item Details

Status:	Delivered, PO Box
Status Date / Time:	April 2, 2021, 9:13 am
Location:	SAINT MARYS, OH 45885
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:	

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United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9496.

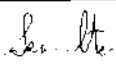
Item Details

Status:	Delivered
Status Date / Time:	April 2, 2021, 9:53 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:	
Address of Recipient:	Sean Darden 148 N MAIN ST MINSTER, OH 45865-1120

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475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9502.

Item Details

Status:	Delivered
Status Date / Time:	April 2, 2021, 12:25 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:	Stephanie L. Brown PO BOX 117 MINSTER, OH 45865-0117

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

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Washington, D.C. 20260-0004



April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9519.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 3:09 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:	34 E 6TH ST MINSTER, OH 45865

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9526.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 2, 2021, 1:38 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 HANOVER ST MINSTER, OH 45865

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

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9465.

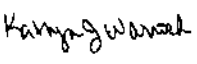
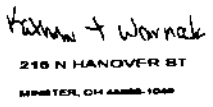
Item Details

Status:	Delivered
Status Date / Time:	April 2, 2021, 3:21 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:	

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



April 15, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 2450 0002 0163 9441.

Item Details

Status:	Delivered
Status Date / Time:	April 6, 2021, 4:17 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:

232 N HANOVER ST
MINSTER, OH 45865-1048

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

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