

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

May 13, 2025

AGENDA

7:00 p.m.

1. Public Hearing

2. Call to Order 7:05

3. Approval of March 11, 2025 minutes JSW/NGO

4. New Business:

a) A variance request by Weigandt Land Company owners of the property located at 409 and 413 Park Place Drive (Park Place Subdivision Lot 14). Weigandt Land Company would like to construct condominiums on this property. The proposed condominiums would have a rear yard setback of 28 feet. The zoning code calls for a rear yard setback of 35 feet. A variance of 7 feet would be required to allow the proposed condominiums to be constructed on the property. NGO/JSW - All in favor

~~X~~ A variance request by the Dannon Company owners of the property located off of West First Street. Dannon would like to construct a proposed building at their Waste Water Pre-Treatment Plant. This building would be located at the south west part of this property. The proposed building would be set back 15 feet from the south property line. The zoning code calls for a rear yard setback of 35 feet. A variance of 20 feet would be required to allow the proposed building to be constructed on the property.

5. Old Business:

a)

6. Comments

7. Adjournment 7:13 p.m.

JSW/NGO



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

The Minster Board of Zoning Appeals will conduct a hearing on May 13, 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 Weigandt Land Company owners of the property located at 409 and 413 Park Place Drive (Park Place Subdivision Lot 14). Weigandt Land Company would like to construct condominiums on this property. The proposed condominiums would have a rear yard setback of 28 feet. The zoning code calls for a rear yard setback of 35 feet. A variance of 7 feet would be required to allow the proposed condominiums to be constructed on the property.
- b) A variance request by the Dannon Company owners of the property located off of West First Street. Dannon would like to construct a proposed building at their Waste Water Pre-Treatment Plant. This building would be located at the south west part of this property. The proposed building would be set back 15 feet from the south property line. The zoning code calls for a rear yard setback of 35 feet. A variance of 20 feet would be required to allow the proposed building 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

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

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

3/11/2025

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

Also Present:

Aaron Knapke

Abigail Knapke

Craig Oldiges

- I. The public hearing was called to order by Brad Garmann at 7:00 pm.
 - 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.
- II. The regular meeting was called to order by President Garmann at 7:03 pm.
- III. The minutes from the February 11, 2025 meeting were read. Being no changes to the minutes, J. Hinker motioned and E Schmiesing 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 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. B. Garmann stated that he did not see any issues with the request. J. Hinker asked who owned the property to the west of the Knapke's. D. Harrod stated that the farm field was owned by Care Core the owners of the Nursing Home. Being no further discussion, J. Hinker made a motion to approve the variance request and this was seconded by E. Schmiesing. All voted in favor.
- VI. Old Business

There was no old business presented to the board.

V. Comments:

There were no comments.

VI. Adjournment

J. Hinker motioned and E. Schmiesing seconded a motion to adjourn at 7:07 pm. Motion passed.



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AUGLAIZE COUNTY, OHIO

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- a) A variance request by Weigandt Land Company owners of the property located at 409 and 413 Park Place Drive (Park Place Subdivision Lot 14). Weigandt Land Company would like to construct condominiums on this property. The proposed condominiums would have a rear yard setback of 28 feet. The zoning code calls for a rear yard setback of 35 feet. A variance of 7 feet would be required to allow the proposed condominiums to be constructed on the property.

Minster

- A variance request by the Dannon Company owners of the property located off of West First Street. Dannon would like to construct a proposed building at their Waste Water Pre-Treatment Plant. This building would be located at the south west part of this property. The proposed building would be set back 15 feet from the south property line. The zoning code calls for a rear yard setback of 35 feet. A variance of 20 feet would be required to allow the proposed building 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 0161 8859 BOUMIER

7020 2450 0002 0161 8842 WAGGON

7020 2450 0002 0161 8811 MEYER

7020 2450 0002 0161 8828 EFLP

7020 2450 0002 0161 8835 DUES

7020 2450 0002 0161 8804 Purpus

7020 2450 0002 0161 8798 Bernholz

7020 2450 0002 0161 8774 Arcus

7020 2450 0002 0161 8781 WEIGANDT



APPLICATION FOR VARIANCE
BOARD OF ZONING APPEALS
VILLAGE OF MINSTER
AUGLAIZE COUNTY, OHIO

Application Number: _____

1. Name of Owner: The Dannon Company, Inc.
Mailing Address: 1 Maple Ave., White Plains, NY 10605
216 Southgate Dr., Minster, OH 45865
Telephone: (Home) 419-628-3861 Work: 419-628-3364

2. Location Description:

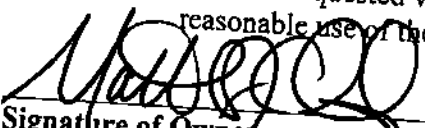
Subdivision Name: NA Lot Number: Dannon WWTP
(If not in a platted subdivision, attach a legal description)

Street Number and Name 216 Southgate Drive

3. Nature of Variance: (Describe generally the nature of the variance.)
Rear setback variance to build additional DAF capacity at the treatment plant
to improve their process and treatment for the Village of Minster

In addition, plans in triplicate and drawn to scale must accompany this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

4. Justification of Variance: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true:
(Please attach these comments on a separate sheet.)
- ☐ Special conditions exist peculiar to the land or building in question;
 - ☐ That a literal interpretation of the Zoning Code would deprive the applicant of rights enjoyed by other property owners;
 - ☐ That the special conditions do not result from previous actions of the applicant; and
 - ☐ That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.


Signature of Owner AGENT

4/28/25
Date

FOR OFFICIAL USE ONLY

Date Filed: _____

Fee Paid: _____

Date of Notice in Newspaper: _____

Date of Public Hearing: _____

Date of Notice to Parties in Interest: _____

Decision of Board of Zoning Appeals: Approved: ☐ Denied: ☐

If Approved, the following conditions and safeguards were prescribed:

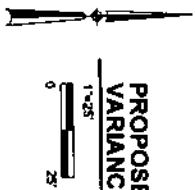
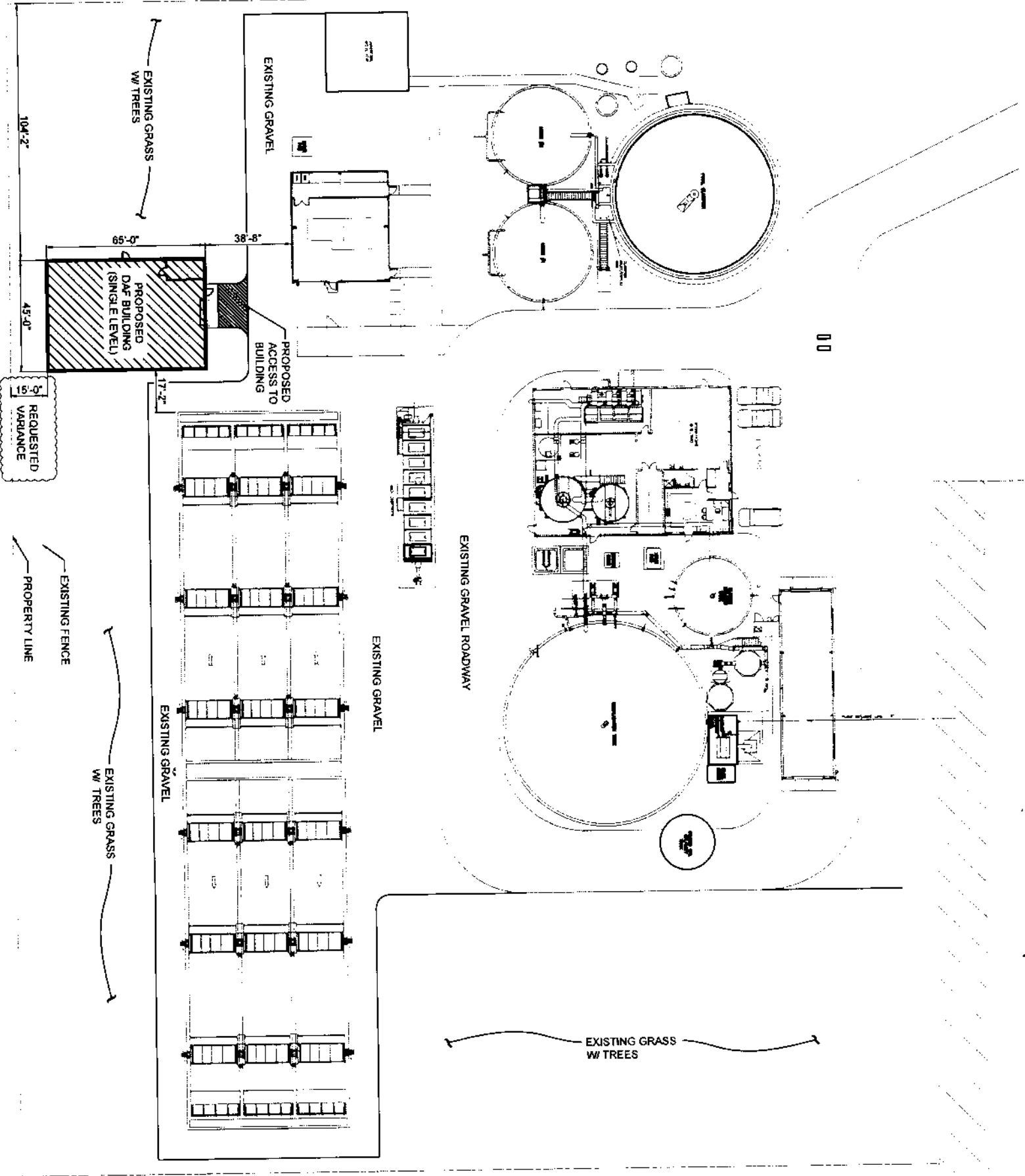
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

If Denied, reason for denial:

Date: _____

Zoning Administrator

Note: One (1) copy to be filed with Zoning Administrator and two (2) copies with the Zoning Board of Appeals.



PROPOSED DAF BUILDING
VARIANCE REQUEST SITE PLAN



REV. NO.	BY	COMMENTS	DATE
A	-	PROPOSED DAF BLDG. LOCATION	4/24/2025

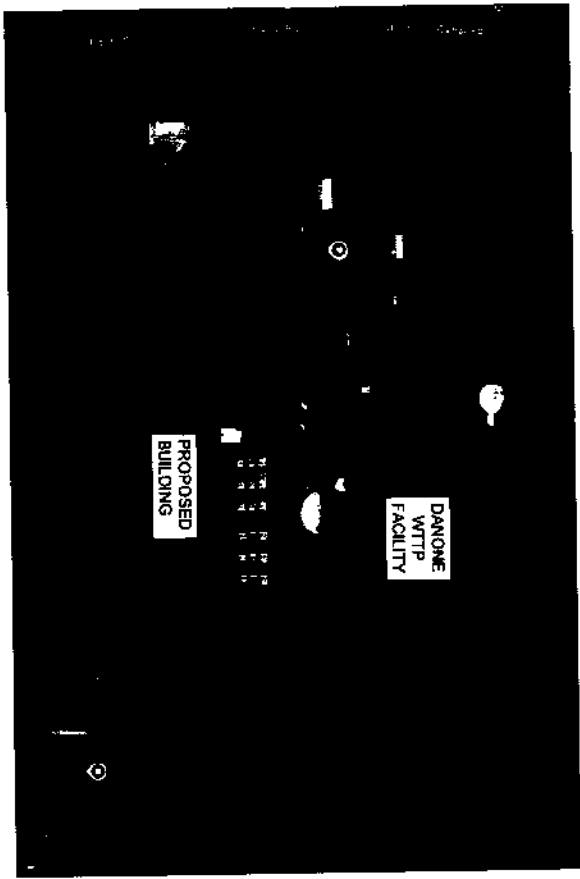
VERIFY SCALES
0 1/2 1
THIS BAR IS ONE INCH
ON A 22X34 DRAWING.
IF NOT ONE INCH TO
DRAWING SCALE,
ACCOMPANY
DRAWING WITH
SCALE.

Danone
WWTP Improvements
Minster, OH
PROPOSED DAF BUILDING
SITE PLAN

PROJECT DATE	APR. 2025	DESIGNED	XXX
PROJECT NO.	-	DRAWN	XXX
SCALE	N.T.S.	CHECKED	XXX
APPROVED	XXX	DRAWING NO.	C1.01
REV	A		

PRELIMINARY - NOT FOR CONSTRUCTION

AERIAL VIEW OF AREA
N.T.S.



VARIANCE APPROVAL
DO NOT USE FOR CONSTRUCTION