

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

June 8, 2021

AGENDA

7:00 p.m.

1. Public Hearing
2. Call to Order
3. Approval of the May 5, 2021 and May 11, 2021 minutes *2:30/NEO - All voted in favor*
4. New Business:
 - a) A variance request by David and Karla Grieshop owners of the property located at 81 Line Drive. The Grieshop's would like to erect a detached accessory building with a height of 22 feet 3 and 1/4 inches. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 4 feet and 3 and 1/4 inches is needed to allow the Grieshop's to construct their detached accessory building.
*NE → Motion to Approve
JH all in favor*
 - b)
5. Old Business:
6. Comments *→ Chair said
→ Chair said
Electronic Sign*
7. Adjournment
NE/2:30

*S Main - Truck
- 1100 House on Main
→ Garage*



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

The Minster Board of Zoning Appeals will conduct a hearing on June 8, 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 by David and Karla Grieshop owners of the property located at 81 Line Drive. The Grieshop's would like to erect a detached accessory building with a height of 22 feet 3 and ¼ inches. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 4 feet and 3 and ¼ inches is needed to allow the Grieshop's to construct their detached accessory building.

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

7019 2280 0001 3232 5441 Schumpeyer

7020 2450 0002 0163 9588 Linneman

7020 2450 0002 0163 9595 Grieshop



June 9, 2021

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7019 2280 0001 3232 5441.

Item Details

Status:	Delivered
Status Date / Time:	June 5, 2021, 9:00 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:

85 LINE DR

MINSTER, OH 45865-2008

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

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

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



June 9, 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 9588.

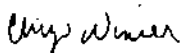
Item Details

Status:	Delivered
Status Date / Time:	May 28, 2021, 10:29 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:	 Chris Winner
Address of Recipient:	74 LINE DR MINSTER, OH 45865-2000

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

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

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



June 9, 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 9595.

Item Details

Status:	Delivered
Status Date / Time:	May 29, 2021, 9:48 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:

DAVID GRISHAM

81 LINE DR

Address of Recipient:

MINSTER, OH 45865-3000

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

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

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



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

The Minster Board of Zoning Appeals will conduct a hearing on June 8, 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 by David and Karla Grieshop owners of the property located at 81 Line Drive. The Grieshop's would like to erect a detached accessory building with a height of 22 feet 3 and ¼ inches. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 4 feet and 3 and ¼ inches is needed to allow the Grieshop's to construct their detached accessory building.

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 SPECIAL MEETING

6:30 PM

05/05/2021

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

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

Also Present:

Dennis Kitzmiller
Bryan Niemeyer
Matt Niemeyer

I. The public meeting was called to order by Vice-President Linda Kitzmiller at 6:30 pm.

II. New Business

- 1) There was no new business presented to the board.

III. Old Business

- 1) Bryan and Matt Niemeyer have submitted a conditional use permit request to allow them to install a mini-storage facility on a parcel of ground located to the west of the True Value Hardware store. The property is currently zoned as a Residential Planned Unit Development. The zoning code states that a conditional use permit is needed to erect a mini-storage facility in the Village. B. Niemeyer stated that he and his brother have finalized the purchase of the property and would like to erect a mini-storage facility on the property that lies to the west of the Hardware Store. He also explained that they have submitted detailed plans to Don Harrod on the site location. M> Niemeyer explained that the buildings were to be 240 foot by 30-foot buildings and these facilities would be built on the north side of the property closer to Cotterman's. The dirt removed from the site would be used to build a mound and a line of trees would be placed on top of the mound at the south property line to shield the facility from the Rosebud Subdivision. J. Hinker asked if there was enough land for two more buildings. M. Niemeyer replied that there was land but the decision to build those building would come in the future. She also asked if there was room for RV and boat storage and B. Niemeyer stated that there was. L. Kitzmiller asked how many units would be in each building. M. Niemeyer replied that there would be roughly 50 units in each building. S. Bruns asked whether an existing water line was going to be in the way. D. Harrod explained that the water line was four to five feet deep and shouldn't be a problem. L> Kitzmiller inquired about lights on the facility. M. Niemeyer stated that there would be minimal lighting on the outside of the building. J. Hinker asked if the units could be seen from the doctor's office parking lot or from State Route 66. B. Niemeyer replied that you would be able to see the units from the parking lot but because of the lay of the land, they would not be visible from State Route 66. L. Kitzmiller stated that the proposed plan was very protective of the residents of Rosebud. Being no further discussion, S. Bruns motioned to grant the conditional use permit. The motion was seconded by J. Hinker all voted in favor.

IV. Comments:

- 1.

V. Adjournment

1. J. Hinker motioned and S. Bruns seconded a motion to adjourn at 6:46 pm. Motion passed.

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

6:30 PM

05/11/2021

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

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

Also Present:

Dennis Kitzmiller

Chris Borgerding

Zach Fleming

Alan Clune

I. The public hearing meeting was called to order by Vice-President Linda Kitzmiller at 7:00 pm.

- 1) A variance request by Alan Clune owner of the property located at 122 South Lincoln Street. The Clune's would like to cover an existing patio with a roof and the support structures for that roof would be 5 feet 8 inches from the property line. The zoning code calls for any structure to be located a minimum of 7 feet 6 inches from the property line. In order for the Clune's to cover the existing patio a variance of 1 foot 10 inches would be needed. A. Clune stated that he would like to have the variance so that the support structures would not be in the middle of an existing walk. By moving the support structures closer to the lot line, it removes the structures from being in the middle of the walk. A. Clune showed the board a picture of the site. J. Hinker inquired about whether the patio would be enclosed on the sides. Clune responded that it would be open. N. Sielschott asked if the concrete patio extended to the lot line. A. Clune stated that it did not and that it was approximately 20 inches from the property line. D. Harrod stated that he had no feedback from the neighbors.
- 2) A variance request by Zach Fleming of 240 North Frankfort Street. Mr. Fleming would like to erect an above ground pool on the property. The Zoning code does not permit above ground pools, so a variance would be needed to allow Mr. Fleming to erect a pool. Z. Fleming stated that he has erected a pool every year for the past three years. He has eight children and this makes it easier for them to swim. The pools have always been located on his driveway or patio. This year he had a tree removed and decided to put a larger pool in at a different location on his yard. He stated that the pool is more than 50 feet from the rear property line and more than 15 feet from the side yard property line. He stated that this year he purchased a new pool which is longer but is still 42 inches in depth. He stated that the pool can be easily put up and taken down. Also, he stated that the ladder of the pool can be removed and that he has a fence that can be installed around the pool. Mr. Fleming also stated that he had spoken with his landlord and that she did not have a problem with the pool once she understood that a fence was to be erected. D. Harrod told the board that he received a call from Mark Bornhorst (neighbor) and from Craig Wenning (landlord) and that both of those gentlemen opposed the pool going up.

II. The regular meeting of the board was called to order by Vice President Linda Kitzmiller.

III. The minutes from the April 13, 2021 meeting were read. Being no further 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

- 1) A variance request by Alan Clune owner of the property located at 122 South Lincoln Street. The Clune's would like to cover an existing patio with a roof and the support structures for that roof would be 5 feet 8 inches from the property line. The zoning code calls for any structure to be located a minimum of 7 feet 6 inches from the property line. N. Sielschott stated that now that he has looked at the pictures and sees what the situation is, he understands the need for the variance. Being no further discussion, N. Sielschott motioned to approve the variance. J. Hinker seconded the motion. All members voted in favor of the motion.
- 2) A variance request by Zach Fleming of 240 North Frankfort Street. Mr. Fleming would like to erect an above ground pool on the property. The pool would be located 50 feet from the rear property line and more than 15 feet from all other property lines. The Zoning code does not permit above ground pools, so a variance would be needed to allow Mr. Fleming to erect a pool. Being no further discussion, N. Sielschott motioned to deny the variance request. This was seconded by J. Hinker. All voted in favor of the motion. Z. Fleming will contact the Zoning Administrator regarding how to go about changing the zoning code regarding above ground pools.

V. Old Business

- 1) Chris Borgerding of 14 Greenhills Drive approached the zoning board regarding his neighbor's fence. The neighbor had placed white panels through the slats of the fence and the white panels are on Mr. Borgerding's side of the fence. C. Borgerding stated that he spoke earlier with D. Harrod and was told that there is nothing that can be done about the panels, because zoning only regulates the height of fence, the placement of the fence and whether the support poles are on the inside or outside. L. Kitzmiller asked if the panels were put in to provide more privacy. She also asked Mr. Borgerding if he objected to the panels because of their appearance. He replied that he did. Mr. Borgerding also stated that there was both a boat and camper parked in the driveway. He would like one of them moved. D. Harrod stated that there cannot be more than one recreational vehicle on the lot and that if the boat appears there again, a letter can be sent to Mr. Dirksen. M. Borgerding asked if the boat could be left there for twenty-four hours for unloading and loading, then moved and brought back again for loading and unloading. He also wanted to know how to change the zoning code to prevent the panels being installed. D. Harrod stated that Mr. Borgerding should call him and he would explain the process to change the zoning code.

IV. Comments:

- 1.

V. Adjournment

1. N. Sielschott motioned and J. Hinker seconded a motion to adjourn at 7:52 pm. Motion passed.