

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

June 13, 2023

AGENDA

7:00 p.m.

1. Public Hearing
2. Call to Order *SB*
3. Approval of May 9, 2023 minutes *NS/CH*
4. New Business:
 - a) A variance request by Chester and Dana Hughes owners of the property located at 39 West Seventh Street. The Hughes' would like to construct a patio at the rear of their home. The proposed eleven foot by thirty-five-foot patio would be located two feet from the rear property line. The zoning code calls for a patio to be located not closer than six feet to any adjacent property lines. A variance of 4 foot is needed to allow the Hughes to construct the patio. *EG - 1000 sq ft patio - 4 foot variance - SB/CH - Approve*
 - b) A variance request by the Brown Family Trust owners of the property located at 79 and 79 and 1/2 North Frankfort Street. The current rear property line of 79 North Frankfort Street is located eighteen feet from the existing structure. The Brown Family Trust would like to move the property line west a distance of seventeen feet, so that the rear yard of 79 North Frankfort Street is thirty-five feet. This would leave the east property line of 79 and 1/2 North Frankfort Street, which is the rear property line of 79 North Frankfort Street, twenty-three feet from the structure at 79 and 1/2 North Frankfort Street. The zoning code calls for front and rear yard setbacks to be thirty-five feet. A variance of twelve feet is needed to move the property line closer to 79 and 1/2 North Frankfort Street.
5. Old Business:
 - a) Discussion on short term rentals regulations. *- Unique situation
- Subordinate to zoning
- 30 day limit*
6. Comments *Two separate
I saw
not CH*
7. Adjournment *NS/SB*



**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 13, 2023 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 Chester and Dana Hughes owners of the property located at 39 West Seventh Street. The Hughes' would like to construct a patio at the rear of their home. The proposed eleven foot by thirty-five-foot patio would be located two feet from the rear property line. The zoning code calls for a patio to be located not closer than six feet to any adjacent property lines. A variance of 4 foot is needed to allow the Hughes to construct the patio.
- b) A variance request by the Brown Family Trust owners of the property located at 79 and 79 and ½ North Frankfort Street. The current rear property line of 79 North Frankfort Street is located eighteen feet from the existing structure. The Brown Family Trust would like to move the property line west a distance of seventeen feet, so that the rear yard of 79 North Frankfort Street is thirty-five feet. This would leave the east property line of 79 and ½ North Frankfort Street, which is the rear property line of 79 North Frankfort Street, twenty-three feet from the structure at 79 and ½ North Frankfort Street. The zoning code calls for front and rear yard setbacks to be thirty-five feet. A variance of twelve feet is needed to move the property line closer to 79 and ½ North Frankfort Street.

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 3240 7116

Rostagema

7019 2280 0001 3240 7123

Foltz

7019 2280 0001 3240 7109

HUGHES

7019 2280 0001 3240 7093

Travis

7019 2280 0001 3240 7055

CONRAD

7019 2280 0001 3240 7062

Brown



June 14, 2023

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 3240 7116.

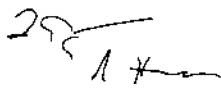
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 2, 2023, 1:18 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:	

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 14, 2023

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 3240 7123.

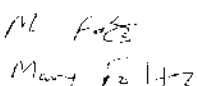
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	June 2, 2023, 3:38 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:	287 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.

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 14, 2023

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 3240 7109.

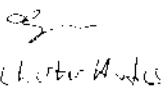
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	June 13, 2023, 12:45 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:	39 W 7TH ST MINSTER, OH 45865-1034

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 14, 2023

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 3240 7093.

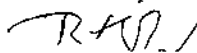
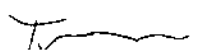
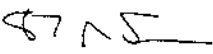
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 2, 2023, 12:59 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:	

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 14, 2023

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 3240 7055.

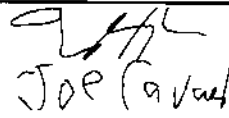
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 2, 2023, 12:31 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:	71 N Flagk ton

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 14, 2023

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 3240 7062.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 2, 2023, 11:05 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:	Brown 7154
Address of Recipient:	123 Main

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

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

05/09/2023

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

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

Also Present:

Dennis Kitzmiller	Ryan Bergman
Jim Hartings	
Matt Quinter	
Donna Bergman	

1. The public hearing was called to order by President Brad Garmann at 7:00 pm.
 - a) A variance request by Donna Bergman. to erect an accessory building at the rear of the property located at 22 South Webster Street. The proposed accessory building would be 22 feet 10 inches in height. The zoning code calls for the height of an accessory building to be 18 feet. Thus, a variance of four feet ten inches is requested. R. Bergman stated that they would like to build a four-car garage at the rear of the property. The garage would have an upstairs family room and would be twenty-five feet off the alley. B. Garmann asked if the shed and trees were going to be removed. R. Bergman said they would. N. Sielschott asked about the ceiling height of the building and if living accommodations were going to be built in. R. Bergman stated that the ceiling height was 9 foot and that no living quarters would be installed. He stated that the upstairs would be used in the future if they built a pool. J. Hartings asked if there would be others using the garage. R. Bergman stated that he would be detailing cars out of the garage. He was asked if he does this as a business. R. Bergman stated that he did not do it for a business but did it for personal friends. He was asked how many cars he does a year and he stated that he did three last year. B. Garmann reminded him that if a business is operated that would not be a permitted use.
 - b) A variance request submitted by Nidec Minster owners of the property at the corner of Ohio and Sixth Streets. Nidec Minster would like to add onto their existing building and have the addition be 13 feet from the side yard property line, which is the right-of-way line of west Sixth Street. The zoning code calls for the setback in an industrial zone to be 20 feet. A variance of 7 feet is needed to allow Nidec Minster to construct their addition. Matt Quinter representing Nidec explained that Nidec has brought two new pieces of equipment and need to expand their facility to accommodate this equipment. They are asking to place the building 13 feet off the setback line, which is farther back than the old lumber company that used to sit on the site. M. Quinter stated that 6th street was going to be improved as well. M. Quinter explained how trucks would enter into the building and exit onto Sixth Street making it safer than backing up on Ohio Street. He stated that site lines will improve and the additional footage would allow them to install a fire connection onto the building. N. Sielschott asked if the road could be vacated. M. Quinter explained that with the foundry under different ownership that this was

not possible anymore. B. Garmann stated that it would be a benefit for Nidec to get the super haulers into their building.

II. The regular meeting was called to order by Brad Garmann at 7:18 pm.

III. The minutes from the March 14, 2023 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

a) A variance request by Donna Bergman. to erect an accessory building at the rear of the property located at 22 South Webster Street. The proposed accessory building would be 22 feet 10 inches in height. The zoning code calls for the height of an accessory building to be 18 feet. Thus, a variance of four feet ten inches is requested. B. Garmann stated that this is a common variance that the zoning board sees. He stated that the existing house has a fairly steep roof. He also reiterated that no business could be run out of the building without a home occupational conditional use permit. He also suggested that the Bergman's have the property surveyed so that there is no dispute over property lines. N. Sielschott asked if there were other comments from the neighbors. D. Harrod replied that there was none. Being no further discussion, N. Sielschott motioned to approve the variance request. This was seconded by J. Hinker. All voted in favor.

b) A variance request submitted by Nidec Minster owners of the property at the corner of Ohio and Sixth Streets. Nidec Minster would like to add onto their existing building and have the addition be 13 feet from the side yard property line, which is the right-of-way line of west Sixth Street. The zoning code calls for the setback in an industrial zone to be 20 feet. A variance of 7 feet is needed to allow Nidec Minster to construct their addition. B. Garmann said that this addition will do a good thing by getting the super haulers into the building and that no residential properties would be impacted by the variance. Being no further discussion, J. Hinker motioned to approve the variance request. This was seconded by N. Sielschott. All voted in favor.

VI. Old Business

D. Harrod asked if the board wanted to discuss short term rental legislation. He mentioned that Amy Siegel has sent out examples of legislation from other communities. Many thought that the first thing to do is to come up with a definition of short-term rentals and long-term rentals. B. Garmann discussed the problems that were occurring in Mercer County because of short term rentals. J. Hearn suggested creating a conditional use permit process for approval of short-term rentals. He stated that this would give the board some flexibility in approval. A questionnaire could be developed that potential owners would be required to complete before a conditional use permit could be approved. N. Sielschott asked if a bed tax would come into play and J. Hearn said that it would. Everyone wanted to give the topic some additional thought before proceeding.

V. Comments:

J. Hinker stated that there was a car parked at the corner of Second and Garfield with expired plates. D. Harrod stated that he would address it.

A property maintenance code violation also was discussed. It was suggested that Harrod look at Dale Dues' old house on N. Lincoln Street. Harrod stated that a property maintenance code violation letter had already been sent.

VI. Adjournment

N. Sielschott motioned and E. Schmiesing seconded a motion to adjourn at 7:55 pm. Motion passed.