

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

06/14/2022

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	A		

Also Present:

Dennis Kitzmiller

Ted Heckman

Kristine Prenger

Amy Siegel

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

- a) A variance request by Heckman Minster LLC, owners of the property located at 8 North Hanover Street. Heckman Minster LLC would like to erect a detached accessory building at the rear of the property. The proposed building meets all setback requirements but would occupy more than thirty-five (35) percent of the area of the required rear yard. The zoning code states that no detached accessory building shall occupy more than thirty-five percent of the area of the required side or rear yard. A variance would be needed to allow the structure to be built, since the area of the proposed accessory building would occupy 962.5 square feet of the rear yard. Thirty five percent of the required rear yard would be 842.1875 square feet., so the proposed building exceeds the area requirement by approximately 120 square feet. > Ted Heckman stated he would like to construct a garage for his tenants. E. Schmiesing asked if this would be for his tenants to park in and Ted said just a normal garage and he is putting a bathroom in for Oktoberfest. Ted H. would like a larger building but could make it not quite as wide if needed. He said it wouldn't obstruct the parking space or tree that is there. N. Sielschott asked if this is for tenants to park and Ted H. said yes and for them to put stuff in and for him to use for Oktoberfest. E. Schmiesing stated it looks like this building is pretty close to the house and Ted H. though about 6 or 7' off the house. B. Garmann stated a 28 x 30 sq ft building would meet the requirements. B. Garman. asked if this would have 2 garage doors and Ted H. stated yes it would have 2 separate garage doors. It was asked if anyone had opposed and A. Siegel stated Susan Winner called in to oppose the building. N. Sielschott stated a building is allowed, but the issue is the size of the yard being occupied.
- b) A variance request by Kristine Prenger owner of the property located at 42 East Fourth Street. Ms. Prenger would like to install a patio up to the property line at the rear of the property. The Zoning Code states that patios may be located in side or rear yards provided they are not closer than six (6) feet to any adjacent property line. Thus, a variance of six feet is needed to allow the construction of the patio. > Kristine P. stated she would like to put a patio on the back of her house. She thinks there is utility lines back there so what she is thinking of is graven and a removal deck so if we need to get to

the utilities we could. Kristine P. spoke to her back neighbor, Susan Winner and she is ok with a patio to the property line which would be against Susan's grass.

- II. The regular meeting was called to order by Brad Garmann at 7:11 pm.
- III. The minutes from the May 10, 2022 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 Heckman Minster LLC, owners of the property located at 8 North Hanover Street. Heckman Minster LLC would like to erect a detached accessory building at the rear of the property. The proposed building meets all setback requirements but would occupy more than thirty-five (35) percent of the area of the required rear yard. The zoning code states that no detached accessory building shall occupy more than thirty-five percent of the area of the required side or rear yard. A variance would be needed to allow the structure to be built, since the area of the proposed accessory building would occupy 962.5 square feet of the rear yard. Thirty five percent of the required rear yard would be 842.1875 square feet., so the proposed building exceeds the area requirement by approximately 120 square feet. > N. Sielschott said Ted H. has a right to have a building there and the decision they need to make is to approve or deny the variance for the building to take up more than 35% of the required rear yard. If the size of the building is changed to meet requirements than it will be in compliance. N. Sielschott motioned to deny the variance. This was seconded by J. Hinker. All voted yes. Ted H. stated every time he comes to these meetings he gets shot down and isn't fair.
 - b) A variance request by Kristine Prenger owner of the property located at 42 East Fourth Street. Ms. Prenger would like to install a patio up to the property line at the rear of the property. The Zoning Code states that patios may be located in side or rear yards provided they are not closer than six (6) feet to any adjacent property line. Thus, a variance of six feet is needed to allow the construction of the patio. > B. Garmann stated the patio would need to stop before the property line so if she wanted mulch/stones around it she can maintain and not go onto someone else's property. Kristine P. stated she understood and doesn't have a definite size for the patio because Gehret's said to get approval from the zoning board first before they started drawing up plans. B. Garmann asked if there is an easement and Kristine P. didn't know, but would have a patio that can be moved. Being no further discussion, J. Hinker motioned to approve the variance request. This was seconded by N. Sielschott. All voted yes.

VI. Old Business

There was no old business presented to the board.

VI. Comments:

- a) E. Schmiesing asked if Ted Heckman wanted to attach the garage to the house would his proposal pass and B. Garmann thought it would.

VII. Adjournment

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

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

June 14, 2022

AGENDA

7:00 p.m.

1. Public Hearing
2. Call to Order
3. Approval of May 11, 2022 minutes
4. New Business:
 - a) A variance request by Heckman Minster LLC, owners of the property located at 8 North Hanover Street. Heckman Minster LLC would like to erect a detached accessory building at the rear of the property. The proposed building meets all setback requirements but would occupy more than thirty-five (35) percent of the area of the required rear yard. The zoning code states that no detached accessory building shall occupy more than thirty-five percent of the area of the required side or rear yard. A variance would be needed to allow the structure to be built, since the area of the proposed accessory building would occupy 962.5 square feet of the rear yard. Thirty five percent of the required rear yard would be 842.1875 square feet., so the proposed building exceeds the area requirement by approximately 120 square feet.
 - b) A variance request by Kristine Prenger owner of the property located at 42 East Fourth Street. Ms. Prenger would like to install a patio up to the property line at the rear of the property. The Zoning Code states that patios may be located in side or rear yards provided they are not closer than six (6) feet to any adjacent property line. Thus, a variance of six feet is needed to allow the construction of the patio.
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 June 14, 2022 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 Heckman Minster LLC, owners of the property located at 8 North Hanover Street. Heckman Minster LLC would like to erect a detached accessory building at the rear of the property. The proposed building meets all setback requirements but would occupy more than thirty-five (35) percent of the area of the required rear yard. The zoning code states that no detached accessory building shall occupy more than thirty-five percent of the area of the required side or rear yard. A variance would be needed to allow the structure to be built, since the area of the proposed accessory building would occupy 962.5 square feet of the rear yard. Thirty five percent of the required rear yard would be 842.1875 square feet., so the proposed building exceeds the area requirement by approximately 120 square feet.
- b) A variance request by Kristine Prenger owner of the property located at 42 East Fourth Street. Ms. Prenger would like to install a patio up to the property line at the rear of the property. The Zoning Code states that patios may be located in side or rear yards provided they are not closer than six (6) feet to any adjacent property line. Thus, a variance of six feet is needed to allow the construction of the patio.

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 1290 0000 9994 9038

Wagner

7020 1290 0000 9994 9021

Prenger

7020 1290 0000 9994 0097

Heckman



June 15, 2022

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 1290 0000 9994 0097.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	June 6, 2022, 1:53 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:	TED HECKMAN PO BOX 41 MINSTER, OH 45865-0041

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

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Sincerely,
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Washington, D.C. 20260-0004



June 15, 2022

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 1290 0000 9994 9021.

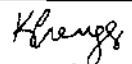
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	June 4, 2022, 11:02 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:	 KRIS PRENGER
Address of Recipient:	42 E 4TH ST MINSTER, OH 44865-1001

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June 15, 2022

Dear Amy Siegel:

The following is in response to your request for proof of delivery on your item with the tracking number:
7020 1290 0000 9994 9038.

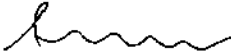
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	June 9, 2022, 1:11 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:	16 N HANOVER ST MINSTER, OH 45865 1008

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

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

05/10/2022

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

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

Also Present:

Dennis Kitzmiller

Ed Jutte

I. The public hearing was called to order by Ned Sielschott at 7:01 pm.

- a) A variance request by Ed and Diane Jutte owners of the property located at 194 South Paris Street. The Jutte's would like to erect a detached accessory building at the rear of their property. The proposed accessory building would be on the rear property line as well as on the south property line. The zoning code calls for a detached accessory building to be 7.5 feet off of the property line. Two variances would be needed to allow the structure to be built. The first would be a 7.5 foot variance off of the rear property line and the second would be a 7.5 foot variance off of the side yard setback requirement.

Ed Jutte explained that he would like to build an accessory building but keep the building as far away from the house as possible. E. Schmiesing asked if there was any other reason why the building had to be set within the setback requirements. E. Jutte replied that there was not. E. Schmiesing asked if a tree would need to be taken down to accommodate the building. E. Jutte replied that there would be a tree removed. N. Sielschott explained that the board usually does not allow buildings to be put on the lot line unless there is a compelling reason to do so. D. Harrod stated that there was a utility easement at the rear of the property that contained sanitary sewer lines and electric lines. J. Hinker inquired if the building would be used to park vehicles. E. Jutte replied that it would not, but would be used for woodworking. J. Hinker also stated that the board tries to stay consistent in staying with the required setbacks. N. Sielschott stated that the board did not want to set a precedent by granting setback variances for no apparent reason.

II. The regular meeting was called to order by Ned Sielschott at 7:07 pm.

III. The minutes from the April 12, 2022 meeting were read. Being no further 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 Ed and Diane Jutte owners of the property located at 194 South Paris Street. The Jutte's would like to erect a detached accessory building at the rear of their property. The proposed accessory building would be on the rear property line as well as on the south property line. The zoning code calls for a detached accessory building to be 7.5 feet off of the property line. Two variances would be needed to allow the structure to be built. The first would be a 7.5-foot variance off of the rear property line and the second would be a 7.5-foot variance off of the side yard setback requirement. J. Hinker stated that she would want to stay consistent with previous rulings. Being no further discussion, J. Hinker motioned to deny the variance request. This was seconded by E. Schmiesing. All voted yes.

VI. Old Business

There was no old business presented to the board.

VI. Comments:

- a) N. Sielschott commented that there was a considerable amount of traffic at Precision Strip in the afternoon with trucks having to park on the street.

VII. Adjournment

J. Hinker motioned and E. Schmiesing seconded a motion to adjourn at 7:12 pm. Motion passed.