

**VILLAGE OF MINSTER ZONING BOARD OF APPEALS**  
**July 8, 2025**  
**AGENDA**  
**7:00 p.m.**

1. Public Hearing
2. Call to Order
3. Approval of June 10, 2025 minutes
4. New Business:
  - a) A variance request by J and E Automotive LLC owners of the property located at 134 East Fourth Street. J & E automotive would like to replace their existing signage on their building. The proposed new sign would be 48.5 square foot. The zoning code calls for the wall signs to be no larger than 36 square feet. A variance of 12.5 square feet would be required to allow the proposed new sign to be installed.
5. Old Business:
  - a)
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 July 8, 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 J and E Automotive LLC owners of the property located at 134 East Fourth Street. J & E automotive would like to replace their existing signage on their building. The proposed new sign would be 48.5 square foot. The zoning code calls for the wall signs to be no larger than 36 square feet. A variance of 12.5 square feet would be required to allow the proposed new sign to be installed.

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 0162 0937

0937

7020 2450 0002 0162 0944

0944

7020 2450 0002 0162 0951

0951

# MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

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

6/10/2025

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

Also Present:

Justin Spillers

Craig Oldiges

Matt Quinter

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

a) A variance request by Danyel Spillers owner of the property located at 143 Northcrest Drive. The Spillers would like to construct a detached accessory building on this property. The proposed accessory building would have a height of 27 feet and 3 inches. The zoning code calls for the height of an accessory building not to exceed 18 feet. A variance of 9 foot 3 inches would be required to allow the proposed accessory structure to be constructed on the property. J. Spillers informed the board that they would like to build a detached accessory building that would match the architectural characteristics of the existing house. In order to make the accessory building look like the house, the accessory building would need to be 27 feet 3 inches high so that the roof lines matched. J. Spillers stated that he has talked with all of the neighbors and no one was opposed to the building. B. Garmann stated that the building and the new pool would take up most of the lot. He also asked about the use of the upstairs in the accessory building. J. Spillers stated that the upstairs would be open and they have no intention of making it into a living space. M. Quinter added that they had completed several renderings for the Spillers and this is the one that looks the best. N. Sielschott asked about the other setbacks. Harrod stated that all other setbacks were met. S. Bruns asked about responses from neighbors. Harrod stated that there were no responses back from neighbors.

II. The regular meeting was called to order by Brad Garmann at 7:07 pm.

III. The minutes from the May 13, 2025 meeting were read. Being no 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 Danyel Spillers owner of the property located at 143 Northcrest Drive. The Spillers would like to construct a detached accessory building on this property. The proposed accessory building would have a height of 27 feet and 3 inches. The zoning code calls for the height of an accessory building not to exceed 18 feet. A variance of 9 foot 3 inches would be required to allow the proposed accessory structure

to be constructed on the property. B. Garmann stated that these variances are common but this would be the highest one granted. Being no further discussion, J. Hinker made a motion to approve the variance request and this was seconded by N. Sielschott. All voted in favor.

VI. Old Business

There was no old business presented to the board

V. Comments:

S. Bruns asked about the bushes that protrude out into the sidewalk on North Frankfort Street. He suggested that we contact the new owners of the property to see if they will have them removed.

N. Sielschott asked if the zoning regulations needed to be changed to raise the height of accessory buildings because he was worried that the zoning board was setting a precedent. D. Harrod stated that the reason why the board did not want to change the height requirement previously was that they did not want tall accessory buildings in the older part of the village. J. Hearn assured the board that they were not setting precedent by making a decision to grant a height variance.

VI. Adjournment

J. Hinker motioned and N. Sielschott seconded a motion to adjourn at 7:23 pm. Motion passed.