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AGENDA

STEVE/STEVE

Lecture
EE - no notes - check
website
- Small group activities
If time allows -
argumentative essay
- Essay by Elinor
Ostrom
- Game Theory

7/18 -



**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 11, 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 home occupational conditional use permit request by Mary Lou Slonkosky. Mrs. Slonkosky would like to conduct coffee roasting out of the garage in her home at 15 Greenhills Drive. The zoning code calls for any occupation conducted from the home to obtain a home occupation conditional use permit.

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

<u>7019 2280 0001 3240 7376</u>	<u>BORGERDING</u>
<u>7019 2280 0001 3240 7383</u>	<u>DICKSON</u>
<u>7019 2280 0001 3240 7390</u>	<u>GARRINGER</u>
<u>7019 2280 0001 3240 7413</u>	<u>SLONKOSKY</u>
<u>7019 2280 0001 3240 7420</u>	<u>BRACKMAN</u>



July 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 7376.

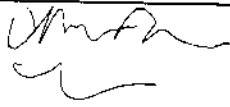
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 1, 2023, 11:01 am
Location:	MINSTER, OH 45865
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Shipment Details

Weight:	1.0oz
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Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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Washington, D.C. 20260-0004



July 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 7383.

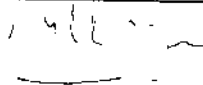
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Status:	Delivered, Left with Individual
Status Date / Time:	July 1, 2023, 11:03 am
Location:	MINSTER, OH 45865
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
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Address of Recipient:	

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Washington, D.C. 20260-0004



July 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 7413.

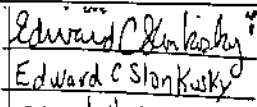
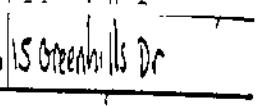
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 3, 2023, 11:30 am
Location:	MINSTER, OH 45865
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Shipment Details

Weight:	1.0oz
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Recipient Signature

Signature of Recipient:	
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July 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 7420.

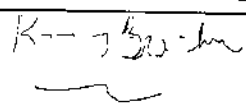
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 1, 2023, 11:08 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:	
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MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

06/13/2023

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

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:

Dennis Kitzmiller
Carl Brown
Roy Brown
Tom Brown

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

- 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. Nobody representing the Hughes were at the zoning meeting. B Garmann asked if the patio was going to be only a concrete slab. D. Harrod replies that it was. N Sielschott asked about adjacent property owners. D. Harrod explained that there were no comments from the neighbors
- 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. T. Brown explained that they want to move the property line between the two houses so that the front house has a larger back yard and is more sellable. The house at 79 & 1/2 is a smaller house that would require a smaller yard. N. Sielschott asked about when the house at 79 & ½ was built. It was built sometime in the 1950's but after 1955 answered T. Brown. B. Garmann stated that it has been 65 years since the house was built and that was before the zoning code went into effect. S. Bruns asked how big the rear yard of 79 & ½ would be. It would have a rear yard of 23 feet.

II. The regular meeting was called to order by Brad Garmann at 7:08 pm.

III. The minutes from the May 9, 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 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. Garmann stated that he had no issues with the request. N. Sielschott stated that he was ok with the request since it was a flat concrete slab. Being no further discussion, S. Bruns motioned to approve the variance request. This was seconded by J. Hinker. All voted in favor.
- 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. B. Garmann explained that this was a unique situation and that there are three or four other situations like this in the village. N. Sielschott stated that he wanted to make sure they were two separate lots, which they are. Being no further discussion, N. Sielschott motioned to approve the variance request. This was seconded by J. Hinker. All voted in favor.

VI. Old Business

B. Garmann asked if the board wanted to discuss short term rental legislation. He stated that a problem doesn't exist right now but it could so the board should be proactive. He asked if some model legislation could be drafted to present to the board. J. Hearn said that this could be done and he would recommend that short term rentals be subject to a conditional use permit request. He stated that we need to define what short term rentals are and develop a list of regulations that an applicant would need to adhere to be an applicant. E. Schmiesing asked if it was subject to a conditional use permit and the neighbors complained is it an automatic denial. J. Hearn stated that this would not necessarily be the case, but it would be a board decision. N. Sielschott asked about the liability issue if someone who rented a short-term rental caused damage to the neighbor's property. J. Hearn replied that it would be the owner of the short-term rental and the renters. S. Bruns had developed a list of questions that the board may consider. These include:

- Having the property owner show proof of insurance.
- Making the registration a yearly process.
- Limit what sites the property could be listed on.
- Registration with the local tax authority.
- How would we rescind a conditional use permit for violations.
- Limited or banning same day rentals.
- Developing a max occupancy limit.

- Requiring certain safety regulations, like smoke detectors and fire extinguishers.
- Parking availability.
- Regulating the number of short-term rentals in a certain neighborhood.
- How do we monitor compliance.
- Does the applicant need to report when occupied.
- Are there record keeping requirements.
- Who carries liability insurance is something happens
- How many days in advance are reservations made?

J. Hearn and D. Harrod will work on a draft of a model regulation which can be presented to the board at the next meeting.

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.

Chapter Nine: Supplementary Regulations
Section D: Regulation of Conditional Uses
Number 4 – p.

p. Short Term Rentals

- A. Conditionally permitted in a R-1, R-2, C-1 or C-2 district.
- B. The following information must be provided on an annual basis prior to receiving approval from the Zoning Board of Appeals to operate a short term rental property:
 - 1) Tax identification number of operating entity.
 - 2) Name and phone number of owner contracting short term lease.
 - 3) Address of short term rental.
 - 4) All government entities, owner is registered with.
 - 5) Proof of liability insurance coverage for rental property including name of insurance company.
 - 6) Copy of short term lease agreement.
 - 7) Maximum occupancy of short term rental property.
 - 8) Description of parking availability for short term rental property.
 - 9) Statement of advanced registration requirements.
 - 10) Statement if owner is present on site.
 - 11) Listing of all on-line platforms on which property will be offered.
 - 12) A listing of fire prevention and detection devices in short term rental property.
 - 13) A statement of compliance with all applicable village, county and state health and safety codes.

Send them
something that needs
to be reviewed
- Need to make
extensions

Chapter Eleven: Definitions

Short Term Rental: The use and occupancy of a dwelling or dwelling unit located within a residential or commercial district or any part thereof in exchange for a rental fee, for a period of less than 14 consecutive days