

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

September 12, 2023

AGENDA

7:00 p.m.

1. Public Hearing
2. Call to Order
3. Approval of August 8, 2023 minutes
4. New Business:
 - a) A variance request by Carl and Amber Brown, owners of the property located at 264 North Frankfort Street. The Brown's would like to add on to their existing detached garage. The current garage is located 3 feet from the south property line. The Brown's would like to add a 24 x 32 feet addition on to the rear of the existing garage. The zoning code calls for a side yard setback of 7.5 feet for accessory structures. A variance request of 4.5 feet would be needed to allow the Brown's to add onto their existing garage.
 - b) A variance request submitted by Charles Homan owner of the property located at 31 Melcher Street. Mr. Homan would like to erect a detached accessory building at the rear of his property on an existing concrete pad. The proposed shed would be located 2 feet off of the east property line. The zoning code calls for a side yard setback of 7.5 feet for accessory buildings. A variance of 5.5 feet would be required to allow the accessory building to be erected on the current existing concrete pad.
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 September 12, 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 Carl and Amber Brown, owners of the property located at 264 North Frankfort Street. The Brown's would like to add on to their existing detached garage. The current garage is located 3 feet from the south property line. The Brown's would like to add a 24 x 32 feet addition on to the rear of the existing garage. The zoning code calls for a side yard setback of 7.5 feet for accessory structures. A variance request of 4.5 feet would be needed to allow the Brown's to add onto their existing garage.
- b) A variance request submitted by Charles Homan owner of the property located at 31 Melcher Street. Mr. Homan would like to erect a detached accessory building at the rear of his property on an existing concrete pad. The proposed shed would be located 2 feet off of the east property line. The zoning code calls for a side yard setback of 7.5 feet for accessory buildings. A variance of 5.5 feet would be required to allow the accessory building to be erected on the current existing concrete pad.

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 0159 9387	Brown
7020 2450 0002 0159 9394	Reaves
7020 2450 0002 0159 9400	Stankovic

7020 2450 0002 0159 9417	Pauk
--------------------------	------

7020 2450 0002 0159 9424	Homan
--------------------------	-------

7020 2450 0002 0159 9431	Hartman
--------------------------	---------

7020 2450 0002 0159 9448	Baermer
--------------------------	---------

7020 2450 0002 0159 9455	Hartkamp
--------------------------	----------

7020 2450 0002 0159 9462	Cordonnier
--------------------------	------------

7020 2450 0002 0159 9479	McDowell
--------------------------	----------



September 14, 2023

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 0159 9387.

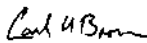
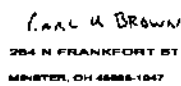
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	August 31, 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

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



September 14, 2023

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 0159 9394.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 30, 2023, 2:34 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:	<u><i>Amy Siegel</i></u>
	<u><i>LOREN REEVES</i></u>
Address of Recipient:	<u><i>1921 N. Main Street</i></u>

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



September 14, 2023

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 0159 9417**.

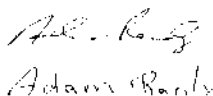
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	September 1, 2023, 12:39 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:	263 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



September 14, 2023

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 0159 9424.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 6, 2023, 3:09 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:	C H
Address of Recipient:	31

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



September 14, 2023

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 0159 9431.

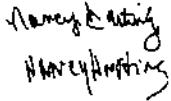
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	August 31, 2023, 11:58 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:	43 MELCHER ST MINSTER, OH 45865-1021

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



September 14, 2023

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 0159 9448.

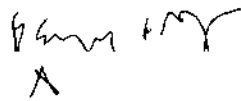
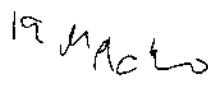
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 30, 2023, 3:23 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



September 14, 2023

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 0159 9455.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 31, 2023, 9:23 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:	K H
Address of Recipient:	G 2

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



September 14, 2023

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 0159 9462.

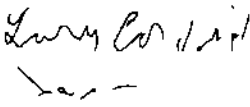
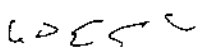
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 30, 2023, 9:14 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:	

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



September 14, 2023

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 0159 9479.

Item Details

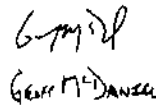
Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	August 30, 2023, 3:39 pm
Location:	MINSTER, OH 45865
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature

Signature of Recipient:



Address of Recipient:

132 N HANOVER ST
MINSTER, OH 45865-1011

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

08/08/2023

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	A
Don Harrod ZA	P		

Also Present:

Dennis Kitzmiller
Jason Barhorst
Mike Goubeaux

- I. The public hearing was called to order by President Brad Garmann at 7:00 pm.
 - a) A variance request by Chad Seger owner of the property located at 112 South Cleveland Street. Mr. Seger would like to erect a roof over an existing patio at the rear of his home. The proposed pole supports for the roof would be located approximately 29.5 feet from the rear property line. The zoning code calls for a rear yard setback to be 35 feet. A variance request of 5.5 feet would be needed to allow Mr. Seger to erect the roof over his patio. No one representing Mr. Seger was at the zoning meeting. D. Harrod stated that Mr. Seger would like to put a roof over the existing 24-foot x 29-foot patio and that the poles supporting the roof would be about 29.5 feet from the property line. He also stated that the lot is a shorten lot due to the canal. S. Bruns stated that with the rear yard being fenced in, it would be difficult to see the structure.
 - b) A variance request by the Michael Goubeaux owners of Willy's at 32 North Main Street. Willy's would like to erect new ground mounted signs on their property. They would like to place the signs one foot from the right-of-way line. The zoning code calls for all ground mounted signs to be located a minimum of 10 feet from the right of way line. A variance of 9 feet would be needed to allow the signs to be erected. Jason Barhorst representing Willy's stated that if the signs would be set back the required 10 feet, they would not be visible from either the north or the south due to structures on adjoining lots being so close to the road. Three new signs would be erected one main sign and two directional signs for the drive thru. The new signs would be metal signs. The current signs are located one foot from the right of way line and these signs would replace the ones already in place.
- II. The regular meeting was called to order by Brad Garmann at 7:06 pm.
- III. The minutes from the July 11, 2023 meeting were read. Being no further changes to the minutes, S. Bruns 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 Chad Seger owner of the property located at 112 South Cleveland Street. Mr. Seger would like to erect a roof over an existing patio at the rear of his home. The proposed pole supports for the roof would be located approximately 29.5 feet from the rear property line. The zoning code calls for a rear yard setback to be 35 feet. A variance request of 5.5 feet would be needed to allow Mr. Seger to erect the roof over his patio. 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 by the Michael Goubeaux owners of Willy's at 32 North Main Street. Willy's would like to erect new ground mounted signs on their property. They would like to place the signs one foot from the right-of-way line. The zoning code calls for all ground mounted signs to be located a minimum of 10 feet from the right of way line. A variance of 9 feet would be needed to allow the signs to be erected. B. Garmann stated that there appears to be a good reason why the signs should be located closer to the right-of-way line. N. Sielschott stated that with the view on State Route 66, you wouldn't be able to see the signs. Being no further discussion, N. Sielschott motioned to approve the variance request. This was seconded by E. Schmiesing. All voted in favor.

VI. Old Business

D. Harrod stated that he is waiting on a couple of annexations to be approved by council, so that they along with the proposed revisions to the short-term rental policy can be brought to the planning commission for discussion. He stated that the annexations should be approved in the near future and will schedule a planning commission meeting to discuss.

V. Comments:

J. Hinker asked about a fence being required around at pool at Rick Oakley's home on East Fourth Street. Harrod will take a look at it and send a letter.

J. Hinker also questioned the camper parked near the Goebel's property located on South Frankfort Street and whether or not a home occupational permit was needed for the business be operated on the property. Harrod stated that he would address it.

S. Bruns questioned the shrubs at Rich Stein's property on North Frankfort Street and asked about whether the village can regulate the number of rentals in town. Harrod stated that he knew of no regulations that are in place to regulate the number of rentals and didn't know if the village could even do so.

VI. Adjournment

N. Sielschott motioned and E. Schmiesing seconded a motion to adjourn at 7:35 pm. Motion passed.