

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

September 13, 2022

AGENDA

7:00 p.m.

1. Public Hearing
2. Call to Order
3. Approval of July 12, 2022 minutes
4. New Business:
 - a) A variance request by Andrew and Mindi Kuehner owners of the property located at 25 StoneGate Drive. The Kuehner's would like to erect a detached accessory building with a height of 20 feet. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 2 feet is needed to allow the Kuehner's to construct their detached accessory building.
 - b) A variance request by Clyde Miller owner of the property at 426 East Third Street. The Miller's would like to replace an existing shed on their property with a new shed. The shed would be located on an existing concrete pad and would be 3.5 feet from the east property line. The zoning code calls for the setbacks for an accessory building to be 7.5 feet. A variance of 4 feet would be needed to allow the Miller's to replace the shed on the existing concrete pad.
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 September 13, 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 Andrew and Mindi Kuehner owners of the property located at 25 StoneGate Drive. The Kuehner's would like to erect a detached accessory building with a height of 20 feet. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 2 feet is needed to allow the Kuehner's to construct their detached accessory building.
- b) A variance request by Clyde Miller owner of the property at 426 East Third Street. The Miller's would like to replace an existing shed on their property with a new shed. The shed would be located on an existing concrete pad and would be 3.5 feet from the east property line. The zoning code calls for the setbacks for an accessory building to be 7.5 feet. A variance of 4 feet would be needed to allow the Miller's to replace the shed on the 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 1290 0000 9994 0257	 Hoyt
7020 1290 0000 9994 0264	 Thiem
7020 1290 0000 9994 0271	 Miller
7020 1290 0000 9994 0288	 Lashaw
7020 1290 0000 9994 0295	 Touchette
7020 1290 0000 9994 0318	 Dicks
7020 1290 0000 9994 0301	 Vonder

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

07/12/2022

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

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

Also Present:

Dennis Kitzmiller
Robert Sloan
Scot Kitzmiller

1. The public hearing was called to order by Vice President Steve Bruns at 7:00 pm.
 - a) A variance request by Robert and Kimberly Sloan, owners of the property located at 56 West Sixth Street. The Sloan's would like to erect a detached accessory building at the rear of the property on an existing concrete slab. The proposed building would be set back four feet ten inches from the east side property line. The zoning code states that side yard setbacks for detached accessory buildings shall be 7.5 feet. A variance of two feet eight inches would be needed to allow the Sloan's to erect a detached accessory building. R. Sloan explained that there was an existing concrete pad poured in 1964 that he would like to build a detached garage on. This proposed garage would be tied together with an existing shed that is on the property. In the future the Sloan's would like to put in a pool and they would like to use the shed for a pool house. R. Sloan stated that the pad was put in originally to build a garage upon it. He also stated that he has poured the approach and placed a drain in the approach that would serve the garage if it was built. J. Hinker asked if the new garage was to be tied into the existing shed. R. Sloan stated that it would and would be resided to look like the proposed garage. Hinker asked if the proposed garage was not allowed would it affect the drain. R. Sloan stated that it would make the drain useless. N. Sielschott asked about the neighbor's garage and how close it was to the property line. R. Sloan reported that it was actually on their property along with an adjacent driveway. S. Bruns asked if any neighbors commented. D. Harrod replied that there were no comments received. J. Hearn asked if the pad would be grandfathered. D. Harrod replied that the pad would be but the proposed garage would not be.
 - b) A variance request by Scot and Casie Kitzmiller owners of the property located at 260 South Webster Street. The Kitzmiller's would like to erect a detached accessory building with a height of nineteen feet. The zoning code calls for the height of an accessory building to be no higher than eighteen feet. Thus, a variance of one foot is needed to allow the Kitzmiller's to construct their detached accessory building. S. Kitzmiller explained that they would like to build a detached garage on their property that would have a vaulted ceiling in it and are requesting a one-foot variance on the height requirement. N. Sielschott asked if the proposed garage's roof would match the existing pitch of the home. S. Kitzmiller stated that the pitch would be the same but it would not

be as high as the roof of the house. He further explained that the garage would be right off the end of the driveway and would necessitate a concrete wall on the south side because of the drop off to the next lot. He stated that he would make the proposed garage match the existing house in terms of materials. S. Bruns asked if there were comments from the neighbors. D. Harrod stated that there were none.

- II. The regular meeting was called to order by Steve Bruns at 7:11 pm.
- III. The minutes from the June 14, 2022 meeting were read. There was one small typo that D. Harrod stated that he would correct. 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 Robert and Kimberly Sloan, owners of the property located at 56 West Sixth Street. The Sloan's would like to erect a detached accessory building at the rear of the property on an existing concrete slab. The proposed building would be set back four feet ten inches from the east side property line. The zoning code states that side yard setbacks for detached accessory buildings shall be 7.5 feet. A variance of two feet eight inches would be needed to allow the Sloan's to erect a detached accessory building. N. Sielschott stated that the board has always tried to maintain setbacks but in this case, there are some extenuating circumstances and that he motioned to approve the variance. This was seconded by E. Schmiesing. All voted yes.
- b) A variance request by Scot and Casie Kitzmiller owners of the property located at 260 South Webster Street. The Kitzmiller's would like to erect a detached accessory building with a height of nineteen feet. The zoning code calls for the height of an accessory building to be no higher than eighteen feet. Thus, a variance of one foot is needed to allow the Kitzmiller's to construct their detached accessory building. J. Hinker stated that it is common for the board to grant variances like this when the property owner is trying to match the roof pitch. S. Bruns asked if there was any way that the garage height could be dropped a foot. S. Kitzmiller stated that he wasn't sure as Baumer's had designed the building. Being no further discussion, N. Sielschott motioned to approve the variance request. This was seconded by J. Hinker. All voted yes.

VI. Old Business

N. Sielschott asked if letters were sent out to the property owner on Stallo Road that had the trailer and truck blocking the sidewalk. Harrod replied that a letter was sent out to that property owner and the property owner on East Third street with the camper parked in the yard.

VI. Comments:

- a) There were no comments.

VII. Adjournment

J. Hinker motioned and N. Sielschott seconded a motion to adjourn at 7:17 pm. Motion passed.



September 21, 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 0257.

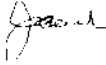
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	September 6, 2022, 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:	442 E 3RD ST MINSTER, OH 45865-1308

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

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



September 21, 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 0264.

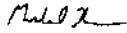
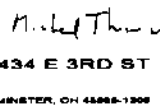
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	September 9, 2022, 1:17 pm
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



September 21, 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 0271.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 3, 2022, 1:44 pm
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:	426 E 3RD ST MINSTER, OH 45865

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Washington, D.C. 20260-0004



September 21, 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 0288.

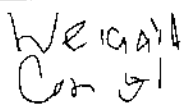
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 6, 2022, 10:51 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:	

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Washington, D.C. 20260-0004



September 21, 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 0295.

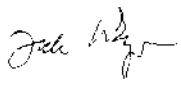
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	September 6, 2022, 8:52 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:	5078 LORETTA LN MINSTER, OH 45865-0407

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Washington, D.C. 20260-0004



September 21, 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 0318.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	September 7, 2022, 10:02 am
Location:	CELINA, OH 45822
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:

Deborah A. Tomlinson

821 KINGSWOOD DR

CELINA, OH 45822-1119

Address of Recipient:

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September 21, 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 0301.

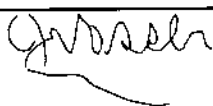
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 9, 2022, 11:24 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:	4156

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