

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

November 9, 2021

AGENDA

7:00 p.m.

1. Public Hearing
2. Call to Order
3. Approval of the August 10, 2021 minutes NS - 34
4. New Business: 726 pm.
 - a) A variance request by DS Wash Enterprises, Inc. owners of the property located at 462 North State Route 66. DS Wash is requesting use of a LED sign at their car wash in Minster. The LED sign would have a static message and not a scrolling message. The message on the sign could be changed from time to time. The zoning code states that any illuminated sign or lighting device shall employ only light emitting constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights.
 - b) A variance request by BSB Land Partners owners of the building located at 360 Industrial Drive. BSB Land Partners would like to erect an office addition onto the front of their current building. The office addition would be 15 feet from the front property line. The zoning code calls for a thirty-five-foot front yard setback in industrial districts, thus a variance of 20 feet would be needed to allow the office addition to be built as proposed.
 - c) A variance request by Bryan and Matt Niemeyer doing business as Minster-New Bremen Storage. The Niemeyer's are owners of the property located at 190 Midway Drive. They are requesting a variance to allow two ground signs to be installed within the existing right-of-way of State Route 66 and Midway Drive. The zoning code calls for off-premise ground signs to be located a minimum of ten feet outside of the right-of-way. In order for these signs to be permitted a variance allowing off-premise ground signs to be placed in the right-of-way would be needed.
 - d) A variance request by Brett and Jennifer Steinke owners of the property located at 256 North Frankfort Street. The Steinke's would like to erect an addition onto their existing home. The proposed addition would be 4 feet from the north property line. The zoning code calls for a 7.5-foot side yard setback, thus a variance of 3.5 feet is necessary.
 - e) A variance request by Adam Suchland, owner of the property located at 278 South Main Street. Mr. Suchland would like to erect an accessory building at the rear of his lot. The proposed structure would be 4 feet from the north property line; 3 feet from the rear yard property line and 20 feet 6 inches in height. The zoning code calls for an accessory structure to be located 7 feet 6 inches from all property lines and be no taller than 18 feet in height. Three variances would be needed. The first would be a 3 feet 6-inch variance from the north property line; the second a 4 feet 6-inch variance from the rear property line; and a 2 feet 6-inch height variance
5. Old Business:
 - a)
6. Comments
7. Adjournment NS/34 753 pm.

E

① ADAM SUCHLAD
278 S MAIN ST
7020 1290 0000 9994 8390

② DANNON COMPANY
1 MAPLE AVE
WHITE PLAINS NY 10605
7020 1290 0000 9994 8468

③ BORCHERS ENTERPRISE LLC
123 VARSITY LANE
FT LORAMIE 45845
7020 1290 0000 9994 8444

④ COLONIAL VILLAGE APARTMENTS LLC
C/O JEFF HECKMAN
149 ST CLAIR PLACE
NEW BREMEN 45869
7020 1290 0000 9994 8451

C

① MINSTER - NEW BREMEN STORAGE
15 HARVEST COURT
7020 1290 0000 9994 8499

② SAINT TOWNSHIP DISTRICT MEMORIAL HOSPITAL
200 ST CLAIR STREET
ST. MARKS OHIO 45835
7020 1290 0000 9994 8512

③ LINCOLN PROPERTIES LLC
406 N MAIN STREET
P.O. BOX 117
MINSTER OHIO 45865
7020 1290 0000 9994 8505

A

① AS REAL ESTATE
2216 PRINCETON GLENDALE ROAD UNIT 225
WEST CHESTER OHIO 45069
7020 1290 0000 9994 8352

② ARCUS GROUP
160 STALLS ROAD
7020 1290 0000 9994 8369

D

① BORTH & JENNIFER STRAUKE
256 N FRANKFURT STREET
7020 1290 0000 9994 8413

② ANDREW ALEXIS BLUM
243 N FRANKFURT STREET
7020 1290 0000 9994 8437

③ CARL AMAGI BROWN
264 N FRANKFURT ST
7020 1290 0000 9994 8420

④ RICHMAN BUILDERS
7020 1290 0000 9994 8406

B

① BSB LAND PARTNERS LLC
260 INDUSTRIAL DRIVE
7020 1290 0000 9994 8383

② LARGER PROPERTY GROUP LLC
351 INDUSTRIAL DRIVE
7020 1290 0000 9994 8376

③ SCHMIGGERS BROTHERS LLC
P.O. BOX 114
7020 1290 0000 9994 8482

④ UNITED LEASING SERVICES LLC
2081 GREEN TIMBER ROAD
7020 1290 0000 9994 8345

⑤ POOT PRINTING COMPANY INC.
P.O. BOX 101
7020 1290 0000 9994 8475

⑥ JB LAND COMPANY
15 JACKSON STREET, SUITE 1
7020 1290 0000 9994 8529



November 11, 2021

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 8390.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	November 3, 2021, 11:10 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:

AS
Cov 19

Address of Recipient:

278 S MAIN ST MINSTER, OH
45865

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



November 11, 2021

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 8444.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	November 8, 2021, 11:48 am
Location:	FORT LORAMIE, OH 45845
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:

RF 123 119
RF 123 119

Address of Recipient:

123 VARSITY LN FORT
LORAMIE, OH 45845

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Washington, D.C. 20260-0004



November 11, 2021

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 8512.

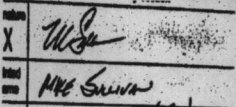
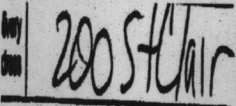
Item Details

Status:	Delivered, PO Box
Status Date / Time:	November 3, 2021, 8:45 am
Location:	SAINT MARYS, OH 45885
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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475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



November 11, 2021

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 8413.

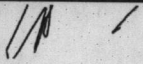
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	November 3, 2021, 3:04 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:	 256 N FRANKFORT ST MINSTER, OH 45865

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



November 11, 2021

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 8437.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	November 3, 2021, 2:36 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:	248 N FRANKFORT ST MINSTER, OH 45865

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



November 11, 2021

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 8505.

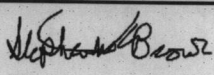
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	November 3, 2021, 3:07 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:	 Stephanie K Brown
Address of Recipient:	PO BOX 117 MINSTER, OH 45865-0117

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Washington, D.C. 20260-0004



November 11, 2021

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 8383.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	November 3, 2021, 11:06 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:

360 INDUSTRIAL DR
MINSTER, OH 45865

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



November 11, 2021

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 8376.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	November 3, 2021, 11:26 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:

Stamm
Stamm

Address of Recipient:

351 INDUSTRIAL DR
MINSTER, OH 45865

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Sincerely,
United States Postal Service®
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Washington, D.C. 20260-0004



November 11, 2021

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 8482.

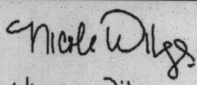
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	November 3, 2021, 2:06 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:	 Nicole Wilges
Address of Recipient:	PO BOX 114 MINSTER, OH 45865-0114

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



November 11, 2021

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 8475.

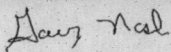
Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	November 3, 2021, 9:52 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:	Gary Nosek PO BOX 101 MINSTER, OH 45865-0101

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



November 11, 2021

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 8529.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	November 3, 2021, 10:29 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:

JB Land
POV 19

Address of Recipient:

15 JACKSON ST MINSTER, OH
45865

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



November 11, 2021

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 8352.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	November 3, 2021, 2:37 pm
Location:	WEST CHESTER, OH 45069
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:

8216 PRINCETON GLENDALE
RD WEST CHESTER, OH 45069

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



November 11, 2021

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 8369.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	November 3, 2021, 11:46 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:

AG
Cov 19

Address of Recipient:

160 STALLO RD MINSTER, OH
45865

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



**NOTICE OF HEARING
BOARD OF ZONING APPEALS
VILLAGE OF MINSTER
AUGLAIZE COUNTY, OHIO**

The Minster Board of Zoning Appeals will conduct a hearing on November 9, 2021 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 DS Wash Enterprises, Inc. owners of the property located at 462 North State Route 66. DS Wash is requesting use of a LED sign at their car wash in Minster. The LED sign would have a static message and not a scrolling message. The message on the sign could be changed from time to time. The zoning code states that any illuminated sign or lighting device shall employ only light emitting constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights.
- b) A variance request by BSB Land Partners owners of the building located at 360 Industrial Drive. BSB Land Partners would like to erect an office addition onto the front of their current building. The office addition would be 15 feet from the front property line. The Zoning Code calls for a thirty-five-foot front yard setback in industrial districts, thus a variance of 20 feet would be needed to allow the office addition to be built as proposed.
- c) A variance request by Bryan and Matt Niemeyer doing business as Minster-New Bremen Storage. The Niemeyer's are owners of the property located at 190 Midway Drive. They are requesting a variance to allow two ground signs to be installed within the existing right-of-way of State Route 66 and Midway Drive. The zoning code calls for off-premise ground signs to be located a minimum of ten feet outside of the right-of-way. In order for these signs to be permitted a variance allowing off-premise ground signs to be placed in the right-of-way would be needed.
- d) A variance request by Brett and Jennifer Steinke owners of the property located at 256 North Frankfort Street. The Steinke's would like to erect an addition onto their existing home. The proposed addition would be 4 feet from the north property line. The zoning code calls for a 7.5-foot side yard setback, thus a variance of 3.5 feet is necessary.
- e) A variance request by Adam Suchland, owner of the property located at 278 South Main Street. Mr. Suchland would like to erect an accessory building at the rear of his lot. The proposed structure would be 4 feet from the north property line; 3 feet from the rear yard property line and 20 feet 6 inches in height. The zoning code calls for an accessory structure to be located 7 feet 6 inches from all property lines and be no taller than 18 feet in height. Three variances would be needed. The first would be a 3 feet 6-inch variance from the north property line; the second a 4 feet 6-inch variance from the rear property line; and a 2 feet 6-inch height variance

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

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

08/10/2021

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

Steve Bruns	A	Brad Garmann, Pres	P
Ned Sielschott	P	Linda Kitzmiller, Vice Pres	P
Jean Hinker	P	Jim Hearn	P
Don Harrod ZA	P		

Also Present:

Dennis Kitzmiller

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

- a) A variance request by Erin and Philip Frilling owners of the property located at 40 South Hanover Street. The Frilling's would like to erect an addition onto their home as well as an attached garage. The addition onto their home would be 3 feet 6 inches from the south property line and the attached garage would be 4 feet 6 inches from the north property line. Variances of 4 feet and 3 feet from the side yard setback requirements would be required for the home addition and for the attached garage to be constructed. The zoning code calls for the side yard setbacks to be 7 feet 6 inches. E. Frilling explained that their lot is unusually narrow width a width of only 50 feet and that the addition is to provide more space for their family. She explained that the house addition would be the same distance from the lot line that the existing house is now and that the garage addition would actually be further from the lot line then the current garage is. The garage would be a drive thru garage with access from the front and the rear. She stated that if the garage was located in a different location on the lot, it would make the backyard space useless. B. Garmann asked if the garage would be behind the front of the neighbor's house. E. Frilling said that it would be located behind the front of the neighbor's house as this is a requirement of their deed.
- b) A variance request by Erin and Philip Frilling owners of the property located at 40 South Hanover Street. The Frilling's would like to erect a decorative fence on both the north and south property line of their property. The Zoning Code calls for fences to be located within the property at a location where the property owner can maintain both sides. In order to locate the fence on the property line a variance would be needed. The Frilling's said that they would like to erect a fence on the lot line or relatively close to the lot line. There is a hedge row on the south lot line that they would like to remove and replace with a privacy fence. The fence would start at the end of their new addition and go to the rear of the property. This fence would be located off of the house so that a person could walk between the house and fence. They were not sure what style of fence they would erect. On the north side, they would like to put a more decorative fence up. This fence would start at the end of the garage and go to the backyard. Sielschott mentioned that the fence needs to be located so that the property owner can maintain both sides of the fence on their own property. E. Frilling stated that they are already encroaching on the neighbor's yard. B. Garmann stated that it looks like the fences could be placed a foot and a half off of the property line.
- c) A variance request by Michael and Susan Burns owners of the property located at 212 South Garfield Street. The Burns' would like to place a portable accessory building on the north property line of their property and three feet off of the east property line. The Zoning Code calls for accessory buildings to be 7 feet and 6 inches from the property lines. A variance of 7 feet 6 inches off of the north property line would be needed along with a variance of 4 feet and 6 inches off of the east property line. Michael Burns stated that they are looking for space for additional storage and they thought about a portable storage shed that they could put on a concrete pad. They would like to place the shed next to the right-of-way line of Second Street. This way it would look

centered on the property so that it would look more presentable. Putting in this location would also not block the view of residents behind their home. M. Burns stated that other folks along what would be second streets have bushes and shrubs planted in this area. N. Sielschott inquired about if Second Street would be extended how far back from the curb would the right-of-way line be. D. Harrod explained that there would be approximately seven feet between the back of the curb and the right-of-way line if Second Street if it would be extended. B. Garmann if there was a play structure on the other property. M. Burns replied that there was.

II. The regular meeting of the board was called to order by President Garmann at 7:14 pm.

III. The minutes from the June 8, 2021 meeting was read. Being no further changes to the minutes, J. Hinker motioned and N. Sielschott seconded to approve the minutes. All members voted in favor of the motion to approve the minutes.

IV. New Business

- 1) A variance request by Erin and Philip Frilling owners of the property located at 40 South Hanover Street. The Frilling's would like to erect an addition onto their home as well as an attached garage. The addition onto their home would be 3 feet 6 inches from the south property line and the attached garage would be 4 feet 6 inches from the north property line. Variances of 4 feet and 3 feet from the side yard setback requirements would be required for the home addition and for the attached garage to be constructed. B. Garmann expressed concern about how close this was going to be to the neighbors, but that the Frilling's had answered all of his questions. He described this as a unique situation and that the plans submitted and the proposed additions would improve the situation. Being no further discussion, N. Sielschott motioned to approve the variance. J. Hinker seconded the motion. All members voted in favor of the motion.
- 2) A variance request by Erin and Philip Frilling owners of the property located at 40 South Hanover Street. The Frilling's would like to erect a decorative fence on both the north and south property line of their property. B. Garmann stated that there appears that a fence could be erected at least one foot six inches available from the property line and still work. N. Sielschott stated that having a fence away from the property line protects the property owners in the future when maintenance needs to be done. Being no further discussion, J. Hinker motioned to deny the fence variance. N. Sielschott seconded the motion. All members voted in favor of the motion.
- 3) A variance request by Michael and Susan Burns owners of the property located at 212 South Garfield Street. The Burns' would like to place a portable accessory building on the north property line of their property and three feet off of the east property line. B. Garmann stated that he had looked at the situation several times and wondered what was the compelling reason to grant the variance. He felt like there were other options available. J. Hinker expressed the same feelings and expressed that if they grant the variance others would want to do the same thing. M. Burns stated that they were just trying to make the building loo centered on the lot and so it does not block anyone's view as it would if it was moved to the south. N. Sielschott stated that if the shed was put in to conformance with the regulations perhaps shrubs could be put in to make it look better. Being no further discussion, L. Kitzmiller motioned to deny the fence variance. N. Sielschott seconded the motion. All members voted in favor of the motion.

V. Old Business

- 1) There was no old business presented to the board.

IV. Comments:

- 1) There were no comments.

V. Adjournment

1. N. Sielschott motioned and L. Kitzmiller seconded a motion to adjourn at 7:22 pm. Motion passed.