

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

November 11, 2025

AGENDA

7:00 p.m.

1. Public Hearing
2. Call to Order
3. Approval of September 9, 2025, minutes *ND SED / STAVIS All in favor*
4. New Business:
 - a) A variance request by Matt and Bryan Niemeyer owners of Lot 6 of the Heritage Manor Group Home Plat located on Midway Drive behind Minster True Value Hardware. The Niemeyer's would like to develop the lot which only has thirty feet of road frontage. According to the zoning code a minimum road frontage of 68 feet is necessary. A variance of 38 feet would be required to allow the property to be developed. *→ NED / SED*
 - b) A variance request by Chris and Christine Van Iderstine owners of the property located at 162 South Frankfort Street. The Van Iderstine's would like to erect a detached accessory building with a height of 22 feet. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 4 feet is needed to allow the Van Iderstine's to construct their detached accessory building. *→ NED / SED*
 - c)
5. Old Business:
 - a)
6. Comments
7. Adjournment *STAVIS NED → 7:18 pm.*

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

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

09/09/2025

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:

Jim Saluke
Craig Oldiges

- I. The public hearing was called to order by Brad Garmann at 7:00 pm.
 - a) A variance request by Tom Kinsella owner of the property located at 177 South Garfield Street. Mr. Kinsella would like to erect a portable shed on his property. The proposed building would be a 10 foot by 20 foot building that Mr. Kinsella would like to place 6 foot off the edge of the alley. The zoning code calls for all accessory buildings to be located 7.5 feet from the property lines. A variance of 3.5 feet would be required to allow the proposed accessory building to be installed. Harrod explained that the alley right-of-way is about 2 foot past the edge of the pavement, thus the proposed building would be located 4 foot off of the rear property line. J. Saluke expressed no concerns about the building being placed in the proposed location. There was some concern expressed about why Mr. Kinsella wanted the variance and why he just couldn't move the building farther away from the property line. J. Hinker stated it may be caused by the location of the bug pine tree on the property. Everyone expressed concerns about how close other buildings were to the alley. N. Sielschott expressed concern about how utility services would be impacted if work on the utilities needed to be completed. Harrod stated that some of the buildings may have been three before zoning or the property owners ignored the zoning rules and placed the building closer than what they should be.
- II. The regular meeting was called to order by Brad Garmann at 7:06 pm.
- III. The minutes from the July 8, 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 Tom Kinsella owner of the property located at 177 South Garfield Street. Mr. Kinsella would like to erect a portable shed on his property. The proposed building would be a 10 foot by 20 foot building that Mr. Kinsella would like to place 6 foot off the edge of the alley. The zoning code calls for all accessory buildings to be located 7.5 feet from the property lines. A variance of 3.5 feet would be required to allow the proposed accessory building to be installed. Concerns were expressed about the

building adding to the tightness of the alley. It was also expressed that the shed was portable and could be moved, so why not put the shed where it needs to be at now. Being no further discussion, N. Sielschott made a motion to deny the variance request and this was seconded by S. Bruns. All voted in favor.

VI.

Old Business

There was no old business presented to the board

V.

Comments:

The question was raised if the zoning board should make those who have accessory buildings along this alley move them so that they are in conformance with the zoning code as it could be a public safety issue. Harrod stated that he could determine the right-of-way line of the alley and see how many accessory buildings were not in conformance with the zoning code and notify property owners.

→ Motion

VII Adjournment

J. Hinker motioned and S. Bruns seconded a motion to adjourn at 7:12 pm. Motion passed.



**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 11, 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 Matt and Bryan Niemeyer owners of Lot 6 of the Heritage Manor Group Home Plat located on Midway Drive behind Minster True Value Hardware. The Niemeyer's would like to develop the lot which only has thirty feet of road frontage. According to the zoning code a minimum road frontage of 68 feet is necessary. A variance of 38 feet would be required to allow the property to be developed.
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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



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Donald W. Harrod
Zoning Administrator

7020 2450 0002 0162 1057 Dorstew

7020 2450 0002 0162 1064 Niemeyer

7020 2450 0002 0162 1071 Hospital

7020 2450 0002 0162 1088 Hoscott

7020 2450 0002 0162 1095 Van Iderstine

7020 2450 0002 0162 1101 Meiring

7020 2450 0002 0162 1118 Farroo

7020 2450 0002 0162 1125 Ralston

7020 2450 0002 0162 1149 DeGaw

7020 2450 0002 0162 1156 Turbe