

VILLAGE OF MINSTER ZONING BOARD OF APPEALS

December 10, 2024

AGENDA

7:00 p.m.

1. Public Hearing

2. Call to Order 7:07 pm.

3. Approval of November 12, 2024 minutes NGD/JGD - APPROVED

4. New Business:

a) A conditional use permit request by Jared Post owner of a short-term rental at 93 South Hanover Street in Minster. Mr. Post would like to continue to operate his short-term rental under the new provisions of the zoning code regulating short term rentals. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be issued by the Zoning Board of Appeals.

b) A conditional use permit request by Winner Family Investments LLC owners of a short-term rental at 156 East Fourth Street in Minster. Winner Family Investment would like to continue to operate their short-term rental under the new provisions of the zoning code regulating short term rentals. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be issued by the Zoning Board of Appeals.

5. Old Business:

a)

6. Comments

7. Adjournment NGD/JGD



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

The Minster Board of Zoning Appeals will conduct a hearing on December 10, 2024 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 conditional use permit request by Jared Post owner of a short-term rental at 93 South Hanover Street in Minster. Mr. Post would like to continue to operate his short-term rental under the new provisions of the zoning code regulating short term rentals. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be issued by the Zoning Board of Appeals.
- b) A conditional use permit request by Winner Family Investments LLC owners of a short-term rental at 156 East Fourth Street in Minster. Winner Family Investment would like to continue to operate their short-term rental under the new provisions of the zoning code regulating short term rentals. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be issued by the Zoning Board of Appeals.

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 0160 1776	Post
7020 2450 0002 0160 1806	MEYER
7020 2450 0002 0160 1813	Fewell
7020 2450 0002 0160 1783	Garrity
7020 2450 0002 0160 1790	Buschur
7020 2450 0002 0160 1820	Berchold
7020 2450 0002 0160 1837	Williams
7020 2450 0002 0160 1851	Wingert

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

11/12/2024

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:

Craig Oldiges

Greg Ahrns

Kris Ahrns

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

- a) A variance request submitted by Greg and Kris Ahrns owners of the property located at 657 East Fourth Street. The Ahrns' would like to install an in-ground pool on their property. The Zoning Code states that an in-ground pool should be a minimum of 15 feet off of all property lines. The proposed pool would be located 13.5 feet off of the west property line and 9 foot off of the rear property line. In order for the Ahrns to install their pool two variances are required. The first variance would be 1.5 feet from the setback requirement and the second variance would be 6 feet off of the setback requirement. G. Ahrns explained that the pool installer recommended that the pool be placed where it is at, so that minimum concrete would need to be removed from their back patio and keeps the pool from getting closer to the house. B. Garmann asked if there would be concrete outside the fenced in area. G. Ahrns stated that inside the fence would be concrete but outside the fence would be grass. S. Bruns asked if the pool could be moved to the east to eliminate the need for one variance. K Ahrns stated that where the pool is proposed would be centered with the rear patio door of the house. J. Hinker asked if we received any comments from the neighbor. D. Harrod replied that he did not.

II. The regular meeting was called to order by President Garmann at 7:09 pm.

III. The minutes from the October 8, 2024 meeting were read. Being no changes to the minutes, N. Sielschott motioned and S. Bruns seconded to approve the minutes. All members voted in favor of the motion to approve the minutes.

IV. New Business

- a) A variance request submitted by Greg and Kris Ahrns owners of the property located at 657 East Fourth Street. The Ahrns' would like to install an in-ground pool on their property. The Zoning Code states that an in-ground pool should be a minimum of 15 feet off of all property lines. The proposed pool would be located 13.5 feet off of the west property line and 9 foot off of the rear property line. In order for the Ahrns to install their pool two variances are required. The first variance would be 1.5 feet from the setback requirement and the second variance would be 6 feet off of the setback

requirement. J. Hinker inquired about the need for a building to house the pool equipment. K. Ahrns stated that there is already a small shed on the property which would house the equipment. N. Sielschott stated that he has some trepidation about the pool being so close to the backyard setback and what could be built on the adjacent property to the rear. E. Schmiesing stated that he was glad to see that both sides of the fence could be maintained. He said that in his opinion the variances seem reasonable. B. Garmann stated that the reason for the 15-foot setback requirement was so a pool would not be so close to the rear property line. B. Garmann asked the Ahrns if they were aware of the sewer line from the adjacent home that would need to be relocated at the Ahrns' expense. The Ahrns said that they were aware that the cost to relocate the sewer line was theirs. N. Sielschott asked about equipment that may have to get in to work on the site. G. Ahrns said that there would be gates in the fence. Being no further discussion, N. Sielschott stated that as long as the pool doesn't interfere with the neighbor's property that he would make a motion to approve the variance request. This was seconded by E. Schmiesing. All voted in favor.

VI. Old Business

J. Hinker asked about replies from the Air BnB establishments in the village. Harrod replied that he had spoken to Jared Post and he was submitting the required information but that he had not heard from Heckman and will cite him into Mayor' Court for violation of the Zoning Code.

V. Comments:

N. Sielschott asked if the Zoning Board or the village had thought about the recent wave of immigrants coming into the area and if there were regulations in place to prevent multiple families from living in homes that were designed for single families or that were designated as places of worship. The issue has surfaced in neighboring communities, and he wanted to ensure that the village was proactive in dealing with these issues if they should surface in the community. It was stated that because of the immigration issues there are health care, education, and safety concerns that are being raised in other communities and the village needs to be ahead of the game to prevent these concerns from occurring in the village. D. Harrod stated that any changes to the zoning code would need to go through the Planning Commission. Also, he stated that he would schedule a meeting with the Planning Commission to discuss.

VI. Adjournment

N. Sielschott motioned and J. Hinker seconded a motion to adjourn at 7:43 pm. Motion passed.