

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

10

04/14/15

7:00 PM

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

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

Also Present:

Dennis Kitzmiller	Steve Poeppelman
Don Riethman	Theresa Muhlenkamp
Ron Schmidt	

II. Public meeting called to order by President Garmann at 7:04 pm

One item was discussed in the public meeting:

- A conditional use permit request by Ron and Linda Schmidt property owners of Lot 104 of Block C (property between 32 North Garfield and 48 North Garfield). The Schmidt's would like to construct a single family residential home on the lot which is zoned commercial. R. Schmidt explained the plans for constructing a single family home on the lot. D. Riethman noted that the County Auditors website has the property listed as residential when it is really commercial. D. Harrod explained that the zoning board has previously granted two conditional use permits for the homes to the north and to the south of the proposed residence.
- A variance request by Theresa and Allen Muhlenkamp property owners at 39 North Frankfort Street. The Muhlenkamp's would like to install a 3 foot by 5 foot sign for their business, Miami Erie Bed and Breakfast. T. Muhlenkamp explained that she has already purchased the sign and would like to install the sign approximately 15 to 20 feet back from the sidewalk. The sign would be parallel with the street. She stated that she was unaware of the regulations before having the sign built. S. Poeppelman, a neighbor to the property stated that he had concerns because the sign was four times larger than allowed in the requirements. He also commented that those who are going to use the bed and breakfast are going to register on-line and not drive by the property and decided to stop. L. Kitzmiller asked if there were plans to light the sign and T. Muhlenkamp replied that it would be lighted. J. Hinker asked if the bed and breakfast was open and it is.

III. President Garmann called the regular meeting to order at 7:11pm.

IV. The minutes from the March 10, 2015 meeting were read. The minutes were approved on a motion by L. Kitzmiller and J. Hinker. All members voted in favor of the motion.

V. New Business:

- 1) A conditional use permit request by Ron and Linda Schmidt property owners of Lot 104 of Block C. The Schmidt's would like to construct a single family residential home on the lot which is zoned commercial. Being no further discussion, a motion was made by L. Kitzmiller and seconded by J. Hinker to approve the request. All members present voted in favor of the motion.
- 2) A variance request by Theresa and Allen Muhlenkamp property owners at 39 North Frankfort Street. The Muhlenkamp's would like to install a 3 foot by 5 foot sign for their business, Miami Erie Bed and Breakfast. B. Garmann stated that a precedent has already been set by the board's denial of a similar signs in residential neighborhood. J. Hinker stated that it was a nice sign but the board had set a precedent and stated that if the board approves this one what happens when others want the same thing. L. Kitzmiller states that she was not in favor of the sign and stated that the board should stick to our

guidelines. T. Muhlenkamp asked if it would make a difference if the sign was set further back in the flower bed. J. Hearn stated that the regulations were designed to protect the neighbors and are designed not to cause interruptions to the neighborhood. He stated that the commercial sign doesn't fit into the neighbor because it has a bigger impact on the residents than what the required sign would have. Being no further discussion L. Kitzmiller made a motion to deny the request. This motion was seconded by J. Hinker. All members present voted in favor of the motion.

VI. Old Business

- 1) Harrod stated that the Planning Commission was going to meet on Wednesday, April 15th to discuss the possible zoning change recommendation from the Zoning Board.

VII. Comments:

There were no comments.

VIII. Adjournment

- 1) J. Hinker moved and L. Kitzmiller seconded a motion to adjourn at 7:37 pm. Motion passed.