

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:30 PM

05/13/14

I. 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	James Hearn, Solicitor	P
Don Harrod ZA	P		

Also Present:

Dennis Kitzmiller	Brad Cull
Peggy Bensman	Don Riethman
Roy Brown	Jesse Hagens
Sean Dorsten	

II. Public meeting called to order by President Garmann at 7:01 pm

Three items were discussed in the public meeting:

- A conditional use permit request by Roy Brown to utilize the building located at 1 South Hanover Street for a five room hotel. Mr. Brown explained that it was his desire to purchase the building and renovate the building into a small hotel. There would be five guest rooms and a small office/housekeeping area. He explained that there is a lot of interest in having a hotel in Minster. He is to renovate the inside as well as the outside of the building; however, there will be no change in the size of the structure. Sielschott inquired about the need for a buffer zone between the parking area and the adjacent neighbors because of the different uses. Harrod explained that a buffer area such as a fence or plantings would be required. The zoning code calls for six parking spots to be provided; there are approximately 3 to 4 on site. Street parking and the public lot across from the structure is also available. Mr. Brown indicated that it was his intention to utilize the existing sign structure for the new sign. Peggy Bensman spoke in favor of utilizing the building for a hotel. She did inquire about why a buffer zone wasn't needed when the cable company utilized the building; Harrod explained that this was grandfathered in do to length of time that the cable company was in the building.
- A home occupational conditional use permit request by James and Brad Cull to operate a copper artisan business from the residence located at 69 South Paris Street. Mr. Cull explained the he would be making custom crafted and etched mugs for clients. There would be very little foot traffic to the property as a result of the business as most of the business will be conducted on line or by appointment off site. Deliveries/Shipments would be from UPS and be one or two per week. Kitzmiller commended Cull on the good job he did in putting together the information for the board. Sielschott inquired about the use of propane. Mr. Cull explained that the propane tank would be kept outside but would be kept in a manner that was not an eye-sore. A question regarding odors was also presented to Cull. Mr. Cull explained that while there would be some odors associated with the process, these odors would be minimal and would easily disperse. Hinker inquired about whether or not this was Cull's full time job. He explained that it wasn't.
- A variance request by Jesse Hagens for the property located at 147 North Hanover Street. Mr. Hagens would like to purchase the property and is requesting a two and one half foot side yard variance so that a proposed new addition will be the same distance from the property line as the existing house. Don Riethman showed a drawing and explained how the new addition would line up with an existing wall and would connect the existing house to the garage. Work would also involve putting a second story on top of the garage. Garmann expressed some concerns about the addition being close to the house to the south and asked if the adjacent property owners were notified and if any comments were received. Harrod indicated that they were notified however, no comments were received except from Sam Hinker who only inquired about what was happening.

III. President Garmann called the regular meeting to order at 7:17 pm.

IV. The minutes from April 8, 2014 were read. The minutes were approved on a motion by Sielschott and Hinker. All members voted in favor of the motion.

V. New Business:

- 1) A conditional use permit request by Roy Brown to convert the existing building located at 1 South Hanover Street into a five room hotel. A conditional use permit is needed to allow the hotel within a commercial district. Being no further discussion, a motion was made by Kitzmiller and seconded by Sielschott to approve the conditional use permit with the stipulation that a buffer be erected along the south property line as required by the zoning code. All members votes in favor of the motion.
- 2) A home occupational conditional use permit request by James and Brad Cull of 69 South Paris Street to operate a copper artisan business from the residence. Sielschott motioned to approve the request with a one year time frame. After the one year time frame if the board receives no complaints, the permit would be renewed for an additional time period. Mr. Hearn explained that if the business continues to grow to the point that it outgrows the current location then it is the duty of the property owner to notify the board. Hinker seconded the motion. Being no further discussion, all voted in favor.
- 3) A two and one-half foot side yard variance request by Jess Hagens. Mr., Hagens would like to erect an addition to the home located at 147 North Hanover Street and is requesting the variance so that the proposed new addition will be the same distance from the property line as the existing house. Garmann explained that this was a narrow lot located in the older section of town and he liked the idea. Being no further discussion, Sielschott moved and Kitzmiller seconded the motion. All members voted in favor of the motion.
- 4) Sean Dorsten of H.A. Dorsten requested an advisory opinion from the board regarding the possibility of erecting an additional warehouse at their Hamilton Street property. Dorsten explained that they currently use a building in the Industrial Park as a second warehouse but would like to consolidate everything to one site. The proposed 8,000 to 10,000 square foot warehouse would be used to house equipment and material. Much of the outside storage would be eliminated if the building was permitted. Kitzmiller questioned the size and height of the building and Dorsten explained that it would meet all of the zoning requirements for a building constructed in an industrial area. There were no objections to the proposal and Dorsten was told to submit a formal permit application.

VI. Old Business

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

VII. Comments:

- 1) There were no comments.

VIII. Adjournment

- 1) Sielschott moved and Kitzmiller seconded a motion to adjourn at 7:09 pm . Motion passed.