MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM 08/11/15

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

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

Also Present:

Dennis Kitzmiller
Jeff Dirksen
Larie Borgerding
Chris Borgerding

II. Public meeting called to order by President Garmann at 7:00 pm
Two Items were discussed in the public meeting:

- A variance request by Jeff Dirksen of 16 Greenhills Drive to erect an accessory building with a height of 26 feet. Mr. Dirksen is requesting an 11 foot variance from the required 15 foot height regulation for accessory buildings. Mr. Dirksen explained that the height of the proposed garage is close to the height of the next door neighbor's garage, because the ground slopes down from the neighbor's property. The garage would be set back from the property line a distance of 8.5 feet. An eleven foot variance would be needed. N. Sielschott asked if the neighbor's garage was detached or attached. Mr. Dirksen replied that it ws detached. B. Garmann asked if the garage was being built to house a camper in. Mr. Dirksen replied that it was for that along with other storage. J. Hinker asked if the proposed garage met the covenants of the subdivision. Mr. Dirksen answered that they did. J. Hinker asked if there were any other detached buildings with large garage doors located in RoseBud. Harrod answered that he did not think so.

  Chris Borgerding addressed the zoning board about the Dirksen request. He stated that his garage was 21 foot tall and that the ground does slope toward the Dirksen property. He has no objection to the Dirksen's building a garage as long as it doesn't have the big garage door on it. The proposed garage is tall and massive and it not similar to the other detached garages in the subdivision. The wall is too large and looks out of place on the size lot that the Dirksen's have. It belongs on a 2 to 3 acre lot. He explained that they had purchased a lot away from a commercial like setting and that the proposed detached garage with its high doors was commercial looking. He also presented the board with a petition signed by other neighbors who were opposed to the variance request.

- Dave Puthoff is requesting a variance for the property at 61 South Main Street. The Puthoff's would like to erect an attached garage to the existing home. The attached garage would be located one foot off of the north property line and would necessitate a 6.5 foot variance. D. Puthoff explained that they would like to erect the attached garage to get the cars off of Main Street. Without the variance the garage would only be able to handle two cars. They would like to turn the existing garage into a living room. B. Garmann asked about access to the alley. Puthoff explained that there was already a pad there for cars to be parked on, but he has more cars than spaces. B. Garmann asked about if what else would be stored in the garage because of the three doors. Puthoff explained that it would be used for storage. N. Sielschott asked how he was going to maintain the one side with only one foot of side yard. Dave Puthoff answered that there would be a door to the rear of the building as well. J. Hinker asked about building the garage straight back rather than perpendicular. Puthoff answered that he was trying to have to not have a yard full of concrete. N. Sielschott asked about access off of the alley. Puthoff explained that he had no plans for that. N. Sielschott asked if he had an alternate plan. Puthoff answered that they would lose the third garage door if needed. B. Garmann asked if the neighbor had commented. Puthoff explained that the Shinaberry's were ok with the proposed garage. Puthoff also explained that they would use the pad in the back for the kids' cars.

President Garmann called the regular meeting to order at 7:12 pm.

III. The minutes from the July 14, 2015 meeting were read. S. Bruns and N. Sielschott motioned to approve the minutes as read. All members voted in favor.

IV. New Business:

1) A variance request by Jeff Dirksen of 16 Greenhills Drive to erect an accessory building with a height of 26 feet. Mr. Dirksen is requesting an 11 foot variance from the required 15 foot height regulation for accessory buildings. N. Sielschott commented that the proposed plan was a concern not because of the height of the structure but the length of the wall. B. Garmann commented that no one wants to see a 16 to 18 foot wall that is 40 foot in length and that he would have to agree that the building was not appropriate for the location. Being no further discussion, a motion was made by N. Sielschott and seconded by S. Bruns to deny the request. All voted in favor of the request.

2) A variance request by Dave Puthoff of 61 South Main Street to erect an attached garage one foot from the north property line. Mr. Puthoff would need a 6.5 foot variance from the required 7.5 setback regulation. B. Garmann commented that he had concerns about being too close to the lot line and that there were other solutions such as alley access that could be explored. He would be leery of granting a variance unless there was no other way. J. Hinker agreed that there were other options that could be considered before granting the variance. S. Bruns commented that he had witnessed cars backing up into the drive and that this was very dangerous. He suggested that other options could be available. Being no further discussion, a motion was made by N. Sielschott and seconded by J. Hinker to deny the request. All voted in favor of the request.

V. Old Business

1) Harrod stated that he Planning Commission was going to meet on Wednesday, August 26th to discuss possible changes to the zoning code.

VI. Comments:

VII. Adjournment

1) N. Sielschott moved and B. Garmann seconded a motion to adjourn at 7:37 pm. Motion passed.