

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:30 PM

08/12/14

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

Steve Bruns	P	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

Andy Phlipot

Gene Phlipot

II. Public meeting called to order by President Garmann at 7:00 pm

Three items were discussed in the public meeting:

- A conditional use permit request by NCH Holdings LLC. (Andy Phlipot) to convert the structure located at 69 South Garfield Street to a residential dwelling. The existing structure which is located in a commercial district housed the former Wooden Shoe Brewery and was operated as a commercial establishment. Mr. Phlipot explained that the building is no longer used commercially and that the building is currently for sale, however, Mr. Phlipot would like to offset expenses by converting the structure into a residential structure that can be leased. No outside changes to the structure would occur, all renovations would be completed inside the structure and these renovations consist of the addition of a bedroom area and kitchen area. The buildings main entrance would continue to face Garfield Street and off-street parking for the proposed dwelling would be at the rear of the building off of the alley. Kitzmiller inquired about the shed/garage that was located at the rear of the building and Phlipot responded that the garage was attached and opened toward the south. Garmann stated that the zoning board of appeals had allowed other residential structures to be conditionally permit in commercial zones. Hinker inquired about the maintenance of the front yard and Phlipot stated that he would be maintaining such and that no changes were planned for this area. Hinker also questioned whether or not any comments were received from the neighbors and Harrod indicated that none were received. .

III. President Garmann called the regular meeting to order at 7:16pm.

IV. The minutes from May 13, 2014 were read. The minutes were approved on a motion by Kitzmiller and Bruns. All members voted in favor of the motion.

V. New Business:

- 1) A conditional use permit request by NCH Holdings LLC (Andy Phlipot) to convert the structure located at 69 South Garfield Street into a residential dwelling. A conditional use permit is needed to allow a residential structure in a commercial district. Being no further discussion, a motion was made by Hinker and seconded by Bruns to approve the conditional use permit. All members votes in favor of the motion.

VI. Old Business

- 1) Kitzmiller beginning a discussion about the parking of recreational vehicles. It was stated that Harrod had placed an article in the Town Crier that discussed the rules and regulations regarding the parking of recreational vehicles in Residential Districts, however there were still a number of recreational vehicles which were parked in driveways throughout the village. Kitzmiller stated that she had received comments regarding this and would like to see this section of the zoning code enforced. It was stated

that enforcement of this section had been relaxed and since it is in the zoning code it should be enforced. Fellow zoning board members expressed agreement. Harrod reminded the board that recreational vehicles can be parked in driveways as long as they are parked behind the building setback line in what would be consider a side yard. Harrod stated that he had no problem with enforcing the regulations, however, the zoning board should expect some unhappy visitors at an upcoming zoning meeting. It was suggested that the a letter be written and sent to violators that explained the regulations, gave the offender a certain amount of time to comply and noted that violators of the policy would face penalties. Mr. Hearn suggested that the letter include the possibility that the zoning board should conduct a public hearing to allow residents to express their concerns about the enforcement, however, the zoning board felt that this wasn't necessary. It was asked how violators would be identified and Harrod stated that he does not make a trip throughout the village daily. The question was asked if the Police Department or village workers could identify violators during their travels around the village. Mr. Hearn stated that most zoning boards identify violators through a complaint. It was suggested that zoning board members who see violators should contact Harrod.

There was no other old business presented to the board.

VII. Comments:

- 1) There were no comments.

VIII. Adjournment

- 1) Hinker moved and Bruns seconded a motion to adjourn at 7:38 pm . Motion passed.