

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:30 PM

09/09/14

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
Tim Hider
Ben Baumer
Jay Brown
Theresa Brown

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

Two items were discussed in the public meeting:

- A home occupational conditional use permit request by Tim Hider to operate a bike repair shop at 300 North Frankfort Street. Mr. Hider would like to do basic bike repair and maintenance on all types of bicycles. He will utilize the garage of the home to do the repairs and for bike storage. Storage of parts will be in the basement. Customers will drop off the bike to be repaired and will pick up the bicycle when complete. Shipment of parts would be by FedEx or UPS and would be small. This will be Mr. Hider's full time job and he hopes to outgrow the garage soon. Hours would be from 8:00 am to 8:00 pm but could change based upon the need. Hinker asked about parking and Mr. Hider indicated that two cars could be parked in the driveway and that he may add concrete for additional parking. Kitzmiller reminded Mr. Hider about parking on the street and expressed concerns about parking too close to the stop sign.
- A rear yard variance request by Tim and Mary McCaughey to construct an addition on to the home located at 212 South Garfield Street. Ben Baumer representing the McCaugheys explained that the addition would be a great room that would be added to the rear of the property. The addition would extend to within twenty-six feet of the property line and thus would need a nine foot variance. The McCaughey's would also be remodeling the kitchen of the home. The new addition would mimic the existing architecture of the home. Garmann asked if there were any comments from the neighbors. Harrod stated that there was none.

III. President Garmann called the regular meeting to order at 7:14pm.

IV. The minutes from August 12, 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 home occupational conditional use permit request by Tim Hider to operate a bicycle repair shop from his home at 300 North Frankfort Street. Kitzmiller expressed some concern about parking on Frankfort Street due to the traffic on Seventh Street and the limited visibility at the intersection. Being no further discussion, a motion was made by Kitzmiller and seconded by Hinker to approve the conditional use permit. All members voted in favor of the motion.
- 2) A nine foot rear yard variance request by Tim and Mary McCaughey to construct an addition on to the home located at 212 South Garfield Street. Zoning Board members thought that the addition would be a nice asset to the neighborhood. Being no further discussion, a motion was made by Bruns and seconded by Kitzmiller to approve the variance request. All members voted in favor of the motion.

- 3) Jay and Theresa Brown addressed the Board about the condition of the property next to their home at 159 East Sixth Street. The Browns have concern about the “junk” located in the yard of the next door neighbor. There are truck and car parts, an engine hoist, an unstacked wood pile, and an old car with no registration. The Browns indicated that the yard has been cluttered for some time. Harrod stated that he has prepared a letter to send to the neighborhood which addresses the car and truck parts, engine hoist and the old care. He advised that there is nothing in the property maintenance code about having to keep wood piles stacked. The Browns also brought up a house to the south of them that had high weeds in the back. Harrod indicated that he would take a look at the property and sent them a noxious weed letter.

VI. Old Business

1) Discussion on Parking of Recreational Vehicles in Residential Districts:

- Harrod stated that he had driven through the entire village and noted every camper that was parked in the community. This list included all types of trailers including small utility trailers and cargo trailers. Harrod indicated that on the day of the count there was a total of nine trailers or boats parked in what is considered the front yard. A letter was sent to the property owners who have recreational vehicles in the front yard advising them that they are in violation of the zoning code and that the trailers needed to be moved. Harrod also noted that there were a large number of trailers located in rear and side yards. Discussion then centered on what to do about these trailers and whether they should be allowed to remain or whether the village wants to take a policy that there are no trailers allowed to be parked anywhere in residential districts. The Board decided that at this time no decision was going to be made and that they should give this some thought.
- There was no other old business presented to the board.

VI. Comments:

- 1) There were no comments.

VII. Adjournment

- 1) Kitzmiller moved and Bruns seconded a motion to adjourn at 8:05 pm . Motion passed.