

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

05/10/16

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

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

Also Present:

Dennis Kitzmiller

Joe Wendeln

Anna Wendeln

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

Three items were discussed in the public meeting:

- 1) A variance request by Aaron and Tania Homan of 10 Greenhills Drive to erect a detached accessory building with a height of 20 feet. D. Harrod stated that Don Riethman was doing the construction and was unable to make the meeting. D. Harrod stated that the proposed building would have an 8/12 roof pitch so that it is comparable to the house's roof pitch. B. Garmann inquired about the location of the proposed building. The proposed structure would be located to the northwest of the exiting home.
- 2) A variance request by Joseph and Ann Wendeln of 5 Line Drive to erect a detached accessory building with a height of 25 feet. J. Wendeln explained that they would like to erect an accessory building with a 9/12 roof pitch. This would match the existing house and comply with the covenants of the subdivision which states that any outbuilding is permitted as long as they match the décor and have the same roof pitch of the home. The proposed structure would be located to the south west of the existing home.
- 3) A conditional use permit by the Halls of Hanover LLC property owners at 86 North Hanover Street. D. Harrod explained that the owners would like to install some wall mounted signs. A 5.8 sq. ft. sign would be placed along 5th street at the entrance to the old administration wing of the school was. This would be located where the old school sign was hung. Three 2.25 sq. ft. signs would be hung above the doors at the 3 main entrances of the old school entrances on Hanover Street. A 4.2 sq. ft. sign would be placed along the alley at the entrance to the gym. Finally, a 3.1 sq. ft. sign would be placed on the railing of the first level entrance of Fifth Street.

President Garmann called the regular meeting to order at 7:08pm.

III. The minutes from the March 8, 2015 meeting were read. L. Kitzmiller motioned to approve the minutes and S. Bruns seconded the motion. All members voted in favor.

IV. New Business:

- 1) A variance request by Aaron and Tania Homan of 10 Greenhills Drive to erect a detached accessory building with a height of 20 feet. A variance of 5 feet would be required from the required height limit imposed by the zoning code. B. Garmann stated that he thought the building was to be done in a tasteful design. S. Bruns asked if there were any comments from the neighbors. D. Harrod stated that he had received no comments. N. Sielschott made a motion to approve the request and J. Hinker seconded the motion. All voted in favor.

- 2) A variance request by Joe and Anne Wendeln of 5 Line Drive to erect a detached accessory building with a height of 25 feet. A variance of 10 feet would be required from the required height limit imposed by the zoning code. Being no future discussion, L. Kitzmiller made a motion approving the request. N. Sielschott seconded the motion. All voted in favor.
- 3) A conditional use permit request by the Halls of Hanover LLC to erect walls signs in a Residential District. N. Sielschott asked if there were size requirements for signs in residential district. D. Harrod explained that there were no size requirements because signs are not normally permitted in a residential district. B. Garmann added that he thought the signs would be an asset to the building and the board agreed. Being no further discussion, N. Sielschott motioned to approve the request and J. Hinker seconded the motion. All voted in favor of the motion.

V. Old Business

- 1) L. Kitzmiller asked about possible changes to the zoning code regarding wind turbines and solar panels. D. Harrod discussed the Community Solar Program that the village is trying to develop which may provide an alternative to the placement of solar panels on roofs or in yards.
- 2) D. Harrod explained that a letter was sent to the property owner on North Hanover regarding the parking of unlicensed cars. Also, D. Harrod had made contact with the property owner on North Frankfort Street about bushes extending into the sidewalk. D. Harrod reported that the property owner was going to remove the bushes.

VI. Comments:

- 1) L. Kitzmiller inquired about the semi parked on South Cleveland Street. D. Harrod stated that a letter was sent to the owner about the vehicle and the vehicle was moved off the street into the drive. D. Harrod stated that another letter will be sent to the owner. Harrod cautioned that the owner has the right to park the semi across the street which is an industrial zoned area.

VII. Adjournment

- 1) L. Kitzmiller moved and N. Sielschott seconded a motion to adjourn at 7:29 pm. Motion passed.