

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

07/14/15

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	P
Don Harrod ZA	P		

Also Present:

Dennis Kitzmiller

Todd Weigandt

Matt Quinter

Keith Schnelle

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 Kathryn Broering who is constructing a home at 34 Madyson Avenue. The Broering's are requesting a 10 inch variance from the required 35 foot rear yard setback and a 9 inch variance on the 35 foot front yard setback requirement. Todd Weigandt explained that the house was staked off based upon the existing survey pins and the village was out and confirmed that the house met the required setbacks. Based upon the approval of the village, the basement was dug and poured. The bank requested a foundation certification and when Choice One Engineering did the survey it was found that the house was not in compliance with both the front yard and rear yard setbacks. Weigandt explained that the existing pins were off slightly causing the building to be in violation of the zoning regulations. He also explained that they were applying for a variance to become in compliance with zoning.
- The Larger Property Group would like to do a zero lot line subdivision on the property located at 351 Industrial Drive. In order to do this, they would need two variances of 20 feet each from the side yard setback requirement. Keith Schnelle and Matt Quinter were at the meeting representing the Larger Property Group. Keith Schnelle explained that Larger build an additional 12000 square foot addition on to the current building and would now would like to have the ability in the future to split the lot and the buildings in to two separate lots. Schnelle explained that Larger was going to do a condominium agreement first, but decided to approach the board with the idea of a zero lot line subdivision. B. Garmann asked if there were going to be separate owners and Schnelle responded that at this time there would not be, but that may happen in the future. M. Quinter explained that the board had previously done zero lot line subdivisions in the village. N. Sielschott asked if this request should have been done prior to the building being constructed.

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

III. The minutes from the June 9, 2015 meeting were read. S. Bruns and J. Hinker motioned to approve the minutes as read. All members voted in favor.

IV. New Business:

- 1) A variance request by Kathryn Broering who is constructing a home at 34 Madyson Avenue. The Broering's need a 10 inch variance from the required 35 foot rear yard setback and a 9 inch variance from the front yard setback requirement. B. Garmann stated that the explanation given my Todd Weigandt was helpful and it appear that granting the variance would not have a negative effect on the neighborhood. Being no further discussion, a motion was made by N. Sielschott and seconded by L. Kitzmiller to approve the request. All voted in favor of the request.

- 2) A zero lot line subdivision request by Larger Property Group for the property located at 351 Industrial Drive. Larger is asking for two 20 foot variances on the side yard setback requirement. Being no further discussion, a motion was made by N. Sielschott and seconded by J. Hinker to approve the request. All voted in favor of the request.

V. Old Business

- 1) L. Kitzmiller opened discussion on the sign at the Miami-Erie Bed and Breakfast Sign. Linda explained that the Board did not approve a large 4 x 6 sign and that she resubmitted a 4 square foot sign that met with requirements of the zoning code, however, she mounted this sign on a 4 foot by 6 foot fence. She also explained that Harrod had sent a letter to Theresa Muhlenkamp telling her that the sign was illegal as is. Kitzmiller explained that she has now taken the sign off of the fence and has placed it several feet in front of the fence on two poles. Everyone agreed that the way the sign was now was in compliance with the regulations.
- 2) A discussion about the vehicles, trailers, campers, boats, etc. in backyards occurred. It was agreed upon that the Planning Commission needed to review the regulations and clear up ambiguities that would make the current zoning regulations enforceable.

VI. Comments:

VII. Adjournment

- 1) L. Kitzmiller moved and N. Sielschott seconded a motion to adjourn at 7:45 pm. Motion passed.