

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

11/10/15

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
Rick Riethman
Ed Leugers

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

Three items was discussed in the public meeting:

- A variance request by Joel and Christy Wuebker of 38 South Paris Street to erect a detached accessory building with a height of 18 feet. The Wuebkers are requesting a 3 foot variance from the required 15 foot height regulation for accessory buildings. No one representing the Wuebkers appeared at the public meeting.
- A conditional use permit request from Dirksen Properties to utilize a portion of the building located at 17 Jackson Street as an area for meetings, trainings, parties, etc. Assembly halls are conditionally permitted in central commercial areas within the community. No one from Dirksen Properties was in attendance at the public meeting. Rick Riethman representing the Knights of Columbus Hall expressed concerns about the parking for the proposed facility. He stated that there currently is a lease between Dirksen Properties and the Knights of Columbus for approximately 12 parking spots, however, that lease is renewable every year. His concern was what happens with both facilities have an event especially on a weekend. The zoning board expressed concerns about the lease being a one year renewable lease and where would parking go if the lease was not renewed.
- A conditional use permit request from Edward and Lance Leugers owners of the property at 238 South Ohio Street. The Leugers would like to erect an addition onto the existing residential building located on the property. The addition would replace a part of the structure that was removed, however, the addition would be four foot by ten foot larger than what was originally there. Mr. Leugers stated that he and his brother own the house and they are in the process of remodeling the house to live in. The proposed addition located to the south of the existing house would be approximately 26 feet by 40 feet. Mr. Leuegers was asked if the home had been occupied previously, and he replied that his uncle had lived in the home until this year. Harrod advised Mr. Leugers that the area surrounding the house was industrial and an industrial facility could be located next to the property in the future. Mr. Leugers stated that he was aware of that and that did not bother him.

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

III. The minutes from the October 13, 2015 meeting were read. S. Bruns and Jean Hinker motioned to approve the minutes as read. All members voted in favor.

IV. New Business:

- 1) A variance request by Joel and Christy Wuebker of 38 South Paris Street to erect a detached accessory building with a height of 18 feet. The Wuebkers are requesting a 3 foot variance from the required 15

foot height regulation for accessory buildings. D. Harrod explained that the Wuebkers would like to erect a 26 foot by 32 foot accessory building with a height of 18 feet. The structure would be located to the rear of the property and would be next to the accessory building on the lot to the south. Access to the building would be from the side of the house. S. Bruns asked how was the accessory building on the lot to the south accessed and Harrod replied by a gravel drive around the north side of the house. 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 motion.

- 2) A conditional use permit request from Dirksen Properties to utilize a portion of the building located at 17 Jackson Street as an area for meetings, trainings, parties, etc. A conditional use permit is needed to operate an assembly hall in a central commercial area. Being no further discussion, a motion was made to deny the request because of a lack of parking around the facility by L. Kitzmiller and seconded by S. Bruns. All voted in favor of the motion.
- 3) A conditional use permit request from Edward and Lance Leugers owners of the property located at 238 South Ohio Street to add an addition on to the existing home on the property. A conditional use permit is needed because single family homes are conditionally permitted in industrial districts. Being no further discussion, a motion was made by N. Sielschott and second by J. Hinker to approve the conditional use permit request. All voted in favor of the motion.

V. Old Business

- 1) There was no old business presented to the board.

VI. Comments:

- 1) There were no comments

VII. Adjournment

- 1) N. Sielschott moved and J. Hinker seconded a motion to adjourn at 7:34 pm. Motion passed.