

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

05/09/17

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

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

Also Present:

Dennis Kitzmiller	Marcus Stueve
Ed Gerbert	Mitch Bihn
Diane Hausfeld	

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

Two items were discussed in the public meeting:

- 1) A variance request by Marcus Stueve owner of the property located at 715 East Fourth Street. The owners would like to erect an attached garage onto the existing home located on the property. The proposed garage addition would be located 3 feet from the west side yard property line. A variance of 4 feet 6 inches would be needed to allow the garage addition to be built within 3 feet of the property line. M. Stueve explained that he would like to add a 12 foot by 46 foot garage onto the west side of his property. The garage would be 3 feet off of the property line. L. Kitzmiller asked if the proposed addition lines up with the basketball pole in the front yard and M. Stueve replied that it did. N. Sielschott asked how far from the property line is the house to the west (Luthman residence) from the property line. M. Stueve stated that he believed that it was approximately 15 feet. Also, he stated that he had spoken with all his neighbors and no one was opposed to his plans. No comments were received by the Village from any adjoining property owners.
- 2) A variance request by Mitchell Bihn owners of the property located at 341 East Fourth Street. The owners would like to erect an addition onto the existing home located on the property. The proposed addition would be located 22 feet from the rear property line and would require a 13 foot variance. M. Bihn explained that he would like to add a room addition and a car port onto his existing home. He stated that the car port would be located 22 feet from the rear property line. Also, he explained that the lot to the south was empty and owned by Paul and Andy Phlipot. L. Kitzmiller asked who owned the lot to the west of his home and M. Bihn stated that he had recently purchased that property. L. Kitzmiller asked if the garage and car port would be connected by a breezeway and M. Bihn said that they would be. J. Hinker asked if any of the neighbors responded to the request and D. Harrod stated that he did not receive any comments.

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

III. The minutes from the March 14, 2017 meeting were read. N. Sielschott motioned to approve the minutes and J. Hinker seconded the motion. All members voted in favor of the motion to approve the minutes.

IV. New Business:

- 1) A variance request by Marcus Stueve owner of the property located at 715 East Fourth Street. The owners would like to erect an attached garage onto the existing home located on the property. The proposed garage addition would be located 3 feet from the west side yard property line. A variance of 4 feet 6 inches would be needed to allow the garage addition to be built. N. Sielschott stated that he is usually not in favor of such variances, however, due to the neighbors having expressed no opposition to the request that he was ok with it. Being no further discussion, N. Sielschott motioned to approve the variance for Marcus Stueve. J. Hinker seconded the motion. All members voted in favor.
- 2) A variance request by Mitchell Bihn owner of the property located at 341 East Fourth Street. The owner would like to erect an addition onto the existing home located on the property. The proposed addition would be located 22 feet from the rear property line and would require a 13 foot variance. Being no further discussion, J. Hinker motioned to approve the request and the motion was seconded by N. Sielschott. All members voted in favor of the motion

V. Old Business

- 1) No old business was presented to the board.

VII. Comments:

- 1) No comments were received from the Board.

VIII. Adjournment

- 1) N. Sielschott moved and J. Hinker seconded a motion to adjourn at 7:12 pm. Motion passed.