

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

03/08/16

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	P
Don Harrod ZA	P		

Also Present:

Dennis Kitzmiller
Jodi Prenger

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

One item was discussed in the public meeting:

- A variance request by Mark and Jodi Prenger of 28 Settlers Lane to install an in-ground swimming pool within 15 feet of the western most property line. Prenger explained that they would like to erect an 18 foot by 36 foot in-ground pool approximately 14 feet from their home. Harrod asked Prenger if the drawing was accurate as it shows the rear property line at an angle. Prenger explained that Pleiman Landscaping did the drawing and she believed that it was correct. The Board then discussed the drawing and it was decided that the home sits at an angle and the rear property line was indeed straight as it is perpendicular with the north property line. So the pool would sit parallel with the home which would be it at an angle to the rear property line. Given this the pool would be approximately 9 feet from the rear property line. Harrod stated that he did receive a phone call from Jackie Olding, the neighbor to the rear of the property. Harrod explained that the Oldings were concerned if the drawing was accurate because of what appears to be an angled rear property line. Harrod also stated that the Oldings desired the zoning board to table the decision until the discrepancy on the drawing could be discussed and until the Oldings had an opportunity to talk with the Prengers. The Oldings also expressed concern about how close the pool was to their property line. Prenger stated that her husband did talk with Mr. Olding and the neighbor to the north previously about their plans.

President Garmann called the regular meeting to order at 7:15 pm.

III. The minutes from the December 8, 2015 meeting were read. Kitzmiller asked that a few changes be made to the minutes. These changes involved adding "off-street" into the last line of paragraph two of the Kelly Custer and Midnet Media discussion. She also asked that there be a clarification made as it relates to the dust collection system proposed by Nidec Minster. L. Kitzmiller motioned to approve the minutes with the necessary changes and Ned Sielschott seconded the motion. All members voted in favor.

IV. New Business:

1) Election of Officers for 2016 Zoning Board of Appeals

L. Kitzmiller moved and N. Sielschott seconded a motion to elect Brad Garmann as President. Motion passed.

B. Garmann moved and N. Sielschott seconded to a motion elect Linda Kitzmiller as Vice-President. Motion passed.

- 2) A variance request by Mark and Jodi Prenger of 28 Settlers Lane to install an in-ground swimming pool within 9 feet of the rear property line. A variance of 6 feet would be needed in order to comply with the Zoning Code. B. Garmann stated that he did not believe that the proposed plan would have any negative impact on the neighbors. S. Bruns stated that he thought that the decision should be tabled until the Oldings concerns could be heard. Being no further discussion, a motion was made by N. Sielschott and seconded by J. Hinker to approve the request. Sielschott, Garmann, Hinker and Kitzmiller voted in favor of the motion, while Bruns voted no. Motion passed 4 to 1.
- 3) Harrod started a discussion regarding the possible need for zoning regulations concerning the use of wind turbines and solar panels. Harrod asked if the Board thought that some type of regulations were necessary to deal with these two subjects. Currently, there are no regulations other than a height limitation, so someone could install a wind turbine or solar array within the village. The Board commented that everyone was in favor of some sort of regulation that would prevent wind turbines from being installed in the village. Harrod distributed some information on zoning regulations for solar and wind systems for the board to review.

V. Old Business

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

VI. Comments:

- 1) S. Bruns asked Harrod to inquire about the unlicensed cars that are being parked behind the Heckman House on North Hanover Street. He also asked if the bushes along the Stein property on North Frankfort Streets could be addressed.

VII. Adjournment

- 1) L. Kitzmiller moved and N. Sielschott seconded a motion to adjourn at 7:46 pm. Motion passed.