

## MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

10/13/15

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

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

### Also Present:

Dennis Kitzmiller

Matt Quinter

### 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 Jim Prenger of 8 Sycamore Court to erect an accessory building with a height of 24 feet. Mr. Prenger is requesting a 9 foot variance from the required 15 foot height regulation for accessory buildings. M. Quinter explained that the accessory building would be used for the storage of vehicles. He also stated that Mr. Prenger wanted a loft above the building for a possible living space. Mr. Prenger owns the lot behind which is open so he wants the appearance of the accessory building to look good. J. Hinker asked about other accessory buildings in the area. M. Quinter responded that the proposed building would match the existing attached garage and that the dormers on the front match the dormers on the existing garage as well. B. Garmann expressed concerns about the dormer in the back. He stated that this dormer makes the building a two story structure. He was concerned that this would set a precedent because the second story could be made livable. He stated that the board has struggled with roof configurations and that they did not want two story structures. M. Quinter explained that there were two options that Mr. Prenger was looking at and that this option presented the most appealing look. J. Hinker agreed with Mr. Garmann. S. Bruns inquired about what the garage was going to be used for. M. Quinter replied that it would be used for parking cars and that the loft was going to be storage area. B. Garmann stated that even if the lift dormer was removed there still would be significant storage area. M. Quinter stated that Mr. Prenger was concerned with the appearance if the dormer wasn't there. The back of the building would be all brick and shingles. The intent of the rear dormer was to make the building look better aesthetically.

President Garmann called the regular meeting to order at 7:20 pm.

### III. The minutes from the September 8, 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 Jim Prenger of 8 Sycamore Court to erect an accessory building with a height of 24 feet. Mr. Prenger is requesting a 9 foot variance from the required 15 foot height regulation for accessory buildings. B. Garmann stated that he could not support the variance due to the lift dormer on the rear creating a two story building. He stated approving such a variance would open up a lot of issues. J. Hinker stated that she supported Brad's decision and appreciated that fact that Mr. Prenger wants the structure to look nice. Being no further discussion, a motion was made by S. Bruns and seconded by J. Hinker to deny the request. All voted in favor of the request.

M. Quinter asked if the dormers would be removed would the board support the variance. If so he would like to present a new plan to the board, hoping for their approval soon, so construction could

start. After a brief recess, M. Quinter produced a drawing that showed the building without the lift dormer. The height of the building was still at 24 feet. Based upon the new information presented to the board, S. Bruns made a motion to approve the new plan (without the dormers on the back) and this was seconded by J. Hinker. All voted in favor of the new request.

V. Old Business

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

VI. Comments:

- 1) There were no comments

VII. Adjournment

- 1) J. Hinker moved and S. Bruns seconded a motion to adjourn at 7:39 pm. Motion passed.