

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

08/17/2020

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	Jim Hearn	A
Don Harrod ZA	P		

Also Present:

Dennis Kitzmiller
Joe Carte

II. Public meeting called to order by President Garmann at 7:03 pm

Two items were discussed in the public meeting:

- a) A variance request by Submitted by MBED Properties, LLC owner of the property located at 208 North Main Street. MBED Properties would like to expand their existing building that houses Minster Eye Care. They are requesting a 1'-6" variance on the rear yard setback to allow them to erect the building addition. Also, they are requesting a 5' variance off of the front yard setback to allow a new entrance vestibule to be erected onto the building. The zoning code calls for a rear yard setback of 25 feet and a front yard setback of 25 feet. N. Sielschott inquired about what is the front yard and which is the rear yard. D. Harrod explained that on a corner lot within a residential section, a property is not required to have two front yard setbacks. In a residential section, the side of the lot with the least amount of frontage is considered the front yard. However, this is not the case in a commercial district, where a corner lot would need to have two front yards. Therefore, the 25-foot setback would apply to the Main Street side as well as the 6th Street side. J. Hinker asked about parking and if there was enough room to add additional parking to accommodate the addition. D. Harrod stated that they needed to add two additional parking spots and this could be done to the east or west of their existing parking. J. Carte stated that they may make the parking perpendicular and be able to get the additional parking spots in the same area without widening the curb cut. S. Bruns asked if the neighbors were notified and Harrod explained that they were, but he had received no comments back from either of them.

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

III. The minutes from the May 12, 2020 were read. Being no further changes to the minutes, S. Bruns motioned and N. Sielschott seconded to approve the minutes as presented. All members voted in favor of the motion to approve the minutes.

IV. New Business:

- a) A variance request submitted by MBED Properties LLC owner of the property located at 208 North Main Street. MBED Properties would like to expand their existing building that houses Minster Eye Care. They are requesting a 1'-6" variance on the rear yard setback to allow them to erect the building addition. In addition, they are requesting a 5' variance off of the front yard setback to allow a new entrance vestibule to be erect onto the building. The zoning code calls for a rear yard setback of 25' and a front yard setback of 25'. Therefore, a variance to allow the

additions to be erected closer to the property lines than what is required by the Zoning Code would be needed. Being no further discussion, N. Sielschott moved to grant the two variance requests. J. Hinker seconded the motion. All members present voted in favor of the motion.

V. Old Business

- 1) D. Harrod stated that some letters were sent out to those parking campers that do not meet with new regulations set by the zoning code. Additional letters will be sent out in the future.

VI. Comments:

- 1) There were no comments.

VII. Adjournment

- 1) N. Sielschott and S. Bruns seconded a motion to adjourn at 7:32 pm. Motion passed.