

## MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

03/10/2020

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

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

### Also Present:

Dennis Kitzmiller	Gary Brown
Ted Ripploh	Ed Richards

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

One item was discussed in the public meeting:

- a) A conditional use request submitted by Gary Brown owner of the property located at 52 North Main Street. Mr. Brown is requesting that a conditional use permit be granted declaring the building located at 52 North Main Street as a non-commercial building. Mr. Brown explained that he had purchased the building for personal use. His intention is to store antique automobiles in the building. He is requesting that the status of the building be changed from a commercial use, so that he could get lower rates from Vectren and for his property insurance. N. Sielschott asked about the notation in his application about having a break room. G. Brown stated that the breakroom would be just an area for himself and that he would not have any employees. N. Sielschott also asked about parking issues and if Mr. Brown was going to keep the overhead doors. G. Brown stated that it was not his intention to park in the Knights of Columbus lot but he would be using the overhead doors for entrance into the building. B. Garmann stated that the request is kind of backwards from the normal request and that we would not want to change the zoning so that we have spot zoning. L. Kitzmiller asked about how the building needed to be classified so that Mr. Brown would be able to get lower rates from Vectren and his insurance company. G. Brown stated that the building could not be labeled as a commercial use for him to be eligible for any savings. J. Hearn suggested that the building use be defined as a personal use, like a garage. B. Garmann asked if there were any other comments. T. Ripploh stated that they had no problem with the request as long as there were no vehicles stored on the Knights of Columbus lot. B. Garmann asked if there were any comments received from other neighbors. D. Harrod replied that there were none.

President Garmann called the regular meeting to order at 7:10 pm.

### III. The minutes from the February 11, 2020 meeting were read. Being no further changes to the minutes, N. Sielschott motioned and L. Kitzmiller seconded to approve the minutes as presented. All members voted in favor of the motion to approve the minutes.

### IV. New Business:

- 1) A conditional use request by Gary Brown owner of the property located at 52 North Main Street. Mr. Brown would like to have the use of the building changed from commercial so that he can receive discounted Vectren and insurance rates. He is requesting that a conditional use be granted. B. Garmann stated that this is a conditional use request and not spot zoning, so he did not have a problem with the request. N. Sielschott said that as long as there were no parking issues with the Knights of Columbus and that no non-private work would be conducted in the building, that he was in favor of the request. Being no further discussion, N. Sielschott moved to grant the request declaring the building at 52 North Main Street as a non-commercial use which can be used for personal storage only. L. Kitzmiller seconded the motion. All members present voted in favor of the motion.

#### V. Old Business

- 1) There was no old business presents to the Board.

#### VI. Comments:

- 1) L. Kitzmiller asked if someone could check into all of the vehicles and equipment stored at the Larger house on Paris Street. D. Harrod stated that he would look into it.

#### VII. Adjournment

- 1) L. Kitzmiller moved and N. Sielschott seconded a motion to adjourn at 7:22 pm. Motion passed.