

# MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

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

11/11/2025

Steve Bruns	P	Brad Garmann, Pres	P
Ned Sielschott	P	Eric Schmiesing	P
Jean Hinker	P	Jim Hearn	P
Don Harrod ZA	P		

Also Present:

Matt Niemeyer  
Chris Van Iderstine

I. The public hearing was called to order by Brad Garmann at 7:00 pm.

- a) A variance request by Matt and Bryan Niemeyer, owners of Lot 6 of the Heritage Manor Group Home Plat located on Midway Drive behind Minster True Value Hardware. Niemeyer's would like to develop the lot which only has thirty feet of road frontage. According to the zoning code a minimum road frontage of 68 feet is necessary. A variance of 38 feet would be required to allow the property to be developed. M. Niemeyer stated that he has split off the parcel (Heritage Manor Group Home Plat) into two lots. The first contains the store in locks, which, Niemeyer said, will not be expanded and the lot to the south, which his intent is to build a building on, to house his construction business. Due to the configuration of the lots, the location of the storage buildings and the way Midway Drive is laid out, one of the proposed lots would only have 30 feet of frontage. If Niemeyer tried to reconfigure the lots to allow more road frontage for this lot, then the storage building would be to close to the property line creating a non-conforming use. Niemeyer stated that the new lot would house 80 foot by 100 foot building that would be for storage for his business and possibly for a car detailing business.
- b) A variance request by Chris and Christine Van Iderstine, owners of the property located at 162 South Frankfort Street. The Van Iderstine's would like to erect a detached accessory building with a height of 22 feet. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 4 feet is needed to allow the Van Iderstine's to construct their detached accessory building. C. Van Iderstine stated that they would like to build a accessory building with a loft and that to accommodate the loft the building would exceed the height limit of zoning. The accessory building would be for personal use, and the loft would not be rented out. The existing shed that is on the property would be torn down to accommodate the new accessory building. Van Iderstine stated that the proposed building would be located 16 feet off the alley. B. Garmann stated that these requests have come in before and the board has usually granted such as variance.

II. The regular meeting was called to order by Brad Garmann at 7:09 pm.

III. The minutes from September 9, 2025, meeting were read. Being no changes other than some minor typing corrections to the minutes, J. Hinker motioned and S. Bruns seconded to approve the minutes. All members voted in favor of the motion to approve the minutes.

IV. New Business

- a) A variance request by Matt and Bryan Niemeyer, owners of Lot 6 of the Heritage Manor Group Home Plat located on Midway Drive behind Minster True Value Hardware. Niemeyer's would like to develop the lot which only has thirty feet of road frontage. According to the zoning code a minimum road frontage of 68 feet is necessary. A variance of 38 feet would be required to allow the property to be developed. There being no further discussion, N. Sielschott motioned and J. Hinker seconded a motion to approve the variance request. All voted in favor.
- b) A variance request by Chris and Christine Van Iderstine, owners of the property located at 162 South Frankfort Street. The Van Iderstine's would like to erect a detached accessory building with a height of 22 feet. The zoning code calls for the height of an accessory building to be 18 feet. A height variance of 4 feet is needed to allow the Van Iderstine's to construct their detached accessory building. There being no further discussion, N. Sielschott motioned and J. Hinker seconded a motion to approve the variance request. All voted in favor.

V. Old Business

D. Harrod was asked about letters being sent to those who had accessory buildings to be close to the lot line. D. Harrod reported that six letters have been sent out so far

VI. Comments:

No comments were provided.

VII. Adjournment

S. Bruns motioned and N. Sielschott seconded a motion to adjourn at 7:19 pm. Motion passed.