

MINUTES FOR MINSTER ZONING BOARD OF APPEAL

04-14-2026

7:00 PM

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

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

Also Present:

Kevin Ralston

Craig Oldiges

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

- a) A variance request by Kevin and Jessica Ralston, owners of the property at 161 South Hanover Street. The Ralston's would like to erect a 40' x 46' accessory building (pool building/garage) at the rear of the property. They would like to erect this building 3.5 feet from the rear property line and 3 feet off the south property line. The zoning code calls for a 7.5-foot setback for all accessory buildings. A setback variance of 4 feet from the rear property line and a variance of 4.5 feet from the south side property line would be needed to allow the Ralston's to construct their detached accessory building. Kevin Ralston stated that they would like to build a pool house garage. He stated that the garage portion would need to be 28 feet in depth since they want to get a 16-foot trailer in the garage. He also stated that the building would be continuous with the fence which he now estimates is six feet off the property line, not three feet as identified in the application. K. Ralston also questioned the distance of the proposed lean-to being farther away than was identified. B. Garmann suggested that the Ralston's get the property surveyed so that they know exactly where the property lines are and what kind of variance is needed. K. Ralston was asked about the living quarters in the building, he stated that they would only use that for family and it was not to be leased out.
- b) A variance request by Spring Creek Building Supply Inc. who will be owning the parcel of land on the south side of Columbia Drive in the State Route 66 Industrial Park. Spring Creek Building Supply would like to erect an approximately 450' x 186' industrial building on the property. The proposed addition would be 20.5 feet from the Columbia Drive right-of-way line. The required front yard setback in an industrial zoned district is 35 feet. A front yard setback variance of 14.5 feet would be needed to allow Spring Creek Building Supply to construct their building. Harrod explained that Spring Creek Building Supply would like to erect three buildings on the parcel of land at the State Route 66 Industrial Park. One building would be an office building, one a storage building and one a manufacturing building. The proposed manufacturing building would be 450 feet long by 186 feet wide. Spring Creek would require a 14.5 feet variance to allow the building to be built on a narrow lot. They are also trying to build the building without a sprinkler system. To do this they are trying to acquire property from the Freytag's south of the lot and would need a 60-foot distance from the rear property line. The Board

discussed the parking area designated for Spring Creek. The proposed car parking would be angled parking off Columbia Drive. It was suggested that Spring Creek look at putting the parking at the back of the lot, especially if they acquired the property south of the building lot.

II. The regular meeting was called to order by President Garmann at 7:23 pm.

III. The minutes from February 10, 2026 and March 30, 2026 meetings were read. There were no changes to the minutes. N. Sielschott motioned and E. Schmiesing seconded to approve the minutes. All voted in favor of the motion to approve the minutes.

IV. New Business

a) A variance request by Kevin and Jessica Ralston, owners of the property at 161 South Hanover Street. The Ralston's would like to erect a 40' x 46' accessory building (pool building/garage) at the rear of the property. They would like to erect this building 3.5 feet from the rear property line and 3 feet off the south property line. The zoning code calls for a 7.5-foot setback for all accessory buildings. A setback variance of 4 feet from the rear property line and a variance of 4.5 feet from the south side property line would be needed to allow the Ralston's to construct their detached accessory building. B. Garmann stated that there was a lot going on in the back of the lot. He expressed concern about the distance from the alley that the building was proposed to be. E. Schmiesing expressed his concern about safety, as the proposed building was so close to the alley. It was suggested that the board deny the variance and the Ralston's could come back once a survey was completed. There being no further discussion, N. Sielschott made a motion to deny the variance request since the building could be made smaller to comply with the zoning requirements. This was seconded by J. Hinker. A vote was taken with all voting to deny the variance request as presented. Motion carries.

b) A variance request by Spring Creek Building Supply Inc. who will be owning the parcel of land on the south side of Columbia Drive in the State Route 66 Industrial Park. Spring Creek Building Supply would like to erect an approximately 450' x 186' industrial building on the property. The proposed addition would be 20.5 feet from the Columbia Drive right-of-way line. The required front yard setback in an industrial zoned district is 35 feet. A front yard setback variance of 14.5 feet would be needed to allow Spring Creek Building Supply to construct their building. B. Garmann stated that if Spring Creek acquires the additional land that they need to move the parking to the rear of the lot and he would make the recommendation. It was discussed that this becomes a condition of the variance. Harrod was not sure that conditions such as that could be placed on a variance. Being no further discussion, N. Sielschott made a motion to grant the variance with the recommendation that parking be in the back of the building and not off of Columbia Drive as proposed, and this was seconded by J. Hinker. All voted in favor.

V. Old Business

There were no old business presented to the board.

VI. Comments:

There were no comments from the board.

VII. Adjournment

N. Sielschott motioned and E. Schmiesing seconded a motion to adjourn at 7:37 pm.
Motion passed.