

# MINUTES FOR MINSTER ZONING BOARD OF APPEAL

7:00 PM

05/12/2026

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

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

Also Present:

Adam Will	John Winner
Pat Winner	

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

- a) A variance request by Adam and Jennifer Will, owners of the property at 278 South Cleveland Street. The Wills would like to extend their existing garage west towards the front property line. The proposed addition would be 17.4 feet off the front property line. The zoning code calls for an average front yard setback of 23.8 feet. A setback variance of 6.4 feet is needed to allow the Wills to construct the addition onto their garage. A. Will stated that they would like to add on to the garage, so they can convert a part of the existing garage into more living space. Discussion on the subject by the board centered around the ability to park a vehicle in the driveway if the variance was granted. A. Will thought that there was ample space to park a vehicle between the proposed addition and the sidewalk. D. Harrod replied that the right-of-way line was approximately 2.5 feet inside of the sidewalk. B. Garmann stated that the issue is that the rear of a vehicle may hang over the sidewalk causing an obstruction. N. Sielschott asked if the garage extension could be moved back and that an addition to the rear of the garage be added. A. Will stated that they were already looking at adding onto the rear of the garage to get more room.
- b) A conditional use permit request by Winner Family Investments LLC owners of a short-term rental at 156 East Fourth Street in Minster. Winner Family Investment would like to continue to operate their short-term rental under the provisions of the zoning code regulating short-term rentals. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be renewed annually by the Zoning Board of Appeals. J. Winner stated that they would like to renew their conditional use permit to continue to operate a short-term rental at the East Fourth Street address. B. Garmann asked if there were any parking issues over the last year. J. Winner replied that most people park in the drive and that they have experienced no issues with parking. N. Sielschott asked if there were any compliance issues with the property. D. Harrod replied that he had not heard of any. P. Winner stated that they get a lot of families renting the location for weddings, funerals, birthdays and that the stays are getting longer in duration.

- c) A conditional use permit request by Joe and Amy Harting, owners of the lots on South Garfield Street. The Hartings would like to erect a single-family residential home on the lots. A conditional use permit is needed to erect a home in a commercial (C-2) zone. No one was present to address any questions. D. Harrod stated that the Hartings are interested in building a single-family home on the lots to the north of the Harting's current home. B. Garmann stated that there were two encroachments on those lots. One being the back patio of the current Harting home and another being a driveway owned by Jacob larger. D. Harrod stated that the Hartings were aware of the patio encroachment and that they were going to survey the lots to eliminate that encroachment. Harrod stated that he would talk with the Hartings about the other encroachment. N. Sielschott stated that conditional use for a new home in a commercial zone was approved in the past

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

III. The minutes from April 14, 2026, meeting were read. There were no changes to the minutes. N. Sielschott motioned and J. Hinker seconded to approve the minutes. All voted in favor of the motion to approve the minutes.

IV. New Business

- a) A variance request by Adam and Jennifer Will, owners of the property at 278 South Cleveland Street. The Wills would like to extend their existing garage west towards the front property line. The proposed addition would be 17.4 feet off the front property line. The zoning code calls for an average front yard setback of 23.8 feet. A setback variance of 6.4 feet is needed to allow the Wills to construct the addition onto their garage. B. Garmann reiterated that he thought the addition was too close to the sidewalk and that no vehicle could be parked that didn't hang over the sidewalk. B. Garmann suggested that the addition be moved back approximately 2 feet 8 inches to be even with the front porch on the house. That would allow for an 11-foot addition to be built. A. Will asked if that would be allowed. Everyone thought that the suggestion was a good compromise. Being no further discussion, N. Sielschott made a motion to deny the variance request. This was seconded by J. Hinker. A vote was taken with all voting in favor.
- b) A conditional use permit request by Winner Family Investments LLC owners of a short-term rental at 156 East Fourth Street in Minster. Winner Family Investment would like to continue to operate their short-term rental under the provisions of the zoning code regulating short-term rentals. In order for the continued use of the property as a short-term rental the zoning code states that a conditional use permit must be renewed annually by the Zoning Board of Appeals. Being no further discussion, N. Sielschott made a motion to approve the variance request, and this was seconded by J. Hinker. All voted in favor.
- c) A conditional use permit request by Joe and Amy Harting, owners of the lots on South Garfield Street. The Hartings would like to erect a single-family residential home on the lots. A conditional use permit is needed to erect a home in a commercial (C-2) zone. Being no further discussion, J. Hinker made a motion to approve the conditional use permit, and this was seconded by N. Sielschott. All voted in favor.

V. Old Business

There were no old business presented to the board.

VI. Comments:

Harrod stated that the Heckman's have submitted a renewal request for their Air B&B and that will be on the agenda for the next meeting. The only one that he has not heard from is Jared Post.

VII. Adjournment

N. Sielschott motioned and J. Hinker seconded a motion to adjourn at 7:17 pm. Motion passed.