

**New York Mills Zoning Committee
Regular Meeting
April 3, 2012
1:00 p.m.**

CALL TO ORDER AND DETERMINATION OF A QUORUM

The regular meeting of the New York Mills Zoning Committee was called to order at 1:05 p.m. in the City Hall Council Chambers, New York Mills, Minnesota, all members of the Committee having been notified of the meeting. A quorum was present.

Members Present: Chairperson Dianna Wallgren, Ken Peltier, Julie Gerber, Jann Lee, Greg Imsande,

Members Absent: Mike Parta, Steve Schulz

Staff Present: Zoning Administrator Dave Delaney, Administrative Assistant Cheri Kopveiler

Call to Order: The regular April meeting of the New York Mills Zoning Committee was called to order at 1:05 pm. by Chairperson Dianna Wallgren. **A quorum was present.**

Approval of Minutes:

A motion was made by J. Lee to approve the minutes of the July 26, 2011 meeting, seconded by G. Imsande and carried without a dissenting vote.

Old Business:

A. Discussion of Revisions in Zoning Ordinance—

1. Swimming Pools—

At the July meeting, zoning members discussed the level of involvement which the zoning ordinance should have regarding pools. Currently, the ordinance considers swimming pools a temporary structure and are also considered impervious surface. Chairperson Wallgren asked G. Imsande what regulations were in place from insurance companies. Imsande stated their only control is that they may have the option to cancel a policy if they knew a pool was onsite due to the liability. A discussion was held regarding starting regulations at a certain depth or size or defining the smaller ones as “wading pools” and exempting them from regulations. The committee agreed that they did not want to regulate pools any more than they have to.

A motion was made by J. Lee to leave the ordinance as it is regarding swimming pools, seconded by G. Imsande and carried without a dissenting vote.

B. Other Ordinance Updates/Changes—

1. Assigning zones for annexed property—

D. Wallgren stated that the two areas which have been annexed into the city will need to be assigned zoning classifications. These properties include the food shelf lot on South Walker and the VFW campground property to the east and north of the VFW.

A motion was made by K. Peltier to assign RB (Residential B) to the Food Shelf lot and CI (Commercial Industrial) to the campground property to coincide with adjacent zones. Motion was seconded by J. Gerber, and carried without a dissenting vote.

2. Review of Proposed Changes—

Administrative Assistant Cheri Kopveiler is continuing work on making proposed changes to the zoning ordinance. She will go through minutes for the zoning committee since adoption of the ordinance in 2008 to include all suggested changes and issues that have transpired since that time.

C. New Variance Rules—

New rules for variances were written in May of 2011 amending the old standard of “undo hardship” to instead read “practical difficulties” which would include three factors: 1) that the property owner proposes to use the property in a reasonable manner, 2) the land owner’s problem is due to circumstances unique to the property, and 3) that the variance, if granted, will not alter the essential character of the locality.

New Business:

A. Resignation of Steve Schulz from Zoning Committee/Appointment of Jason Schik as replacement—

Steve Schulz submitted a letter of resignation to the Zoning Committee. He has accepted a position in Fergus Falls and feels he will not be available enough to benefit the Zoning Committee. Chairperson D. Wallgren thanked Steve for his contribution to the committee, stating that his presence will be missed.

S. Schulz offered a suggestion for a replacement, stating that he has spoken with Jason Schik of Schik Engineering. Jason lives in town and was excited by the idea of serving on the committee.

Zoning Administrator’s Report:

Zoning administrator Dave Delaney reported that he has been busy with zoning applications, mostly for smaller projects like decks, fences and signs. He did report that the City has received a proposed site plan for the new Casey’s General Store

which is considering building on the L&L Service lot. A few items are being revamped, including drainage and access to neighboring property.

Delaney thanked the zoning committee for raising his annual zoning administrator's compensation.

Delaney also wants the zoning committee to consider taking another look at impervious surface for the revised invoice, looking in particular at gravel driveways and pavers. He said he had a demonstration on how quickly water dissipates into pavers and was surprised to see that there was virtually no runoff. More investigation will be done on this.

Next Meeting Date:

The next meeting of the Zoning Committee will be held on Tuesday, May 22nd at 1:00 p.m.

Adjournment: **A motion was made by G. Imsande to adjourn the meeting at 1:50 pm, seconded by J. Lee and carried without a dissenting vote.**

Respectfully Submitted by,

Cheri Kopveiler
Administrative Assistant/Zoning