

**New York Mills Zoning Committee  
Regular Meeting  
May 21, 2013  
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 1:02 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, Jason Schik, Greg Imsande, Tim Johnson, Jann Lee, Mike Parta
- Members Absent:** Ken Peltier
- Staff Present:** Zoning Administrator Dave Delaney, Administrative Assistant Cheri Kopveiler
- Call to Order:** The regular May meeting of the New York Mills Zoning Committee was called to order at 1:02 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 April 23, 2013 meeting, seconded by M. Parta and carried without a dissenting vote.**
- Old Business:** A. Zoning Changes—

1. Building Materials in Residential Districts—

Chairperson D. Wallgren stated that the current zoning ordinance does not contain wordage for building materials for principal structures in residential areas. The ordinance does state that accessory structures must be constructed with materials and design that are compatible with the general character of the principal structure on the lot as well as the general character of the surrounding neighborhood. But she reported that there have been instances where residents wanted to use building materials that were not acceptable on the principal structure itself. The committee discussed options. J. Schik suggested the regulation be structured the same as for accessory structures, but say that they must be constructed with conventional building materials consistent with surrounding neighborhood dwellings.

2. Decks in Front Yards/Setbacks—

Chairperson D. Wallgren stated that in the current ordinance, the front setback for homes is 30' and an additional 5' is allowed if a deck or patio is placed on the front. The Zoning Committee discussed the purpose of this regulation, which is to keep a consistent line of sight for homes looking down the street. Administrative Assistant C. Kopveiler asked whether allowing a larger deck on the front was a concern, as long as there was adequate space for snow removal etc. The committee agreed

that front decks would be a positive addition to the neighborhood as long as they didn't interfere with street right of ways, etc. After discussion, it was agreed that a 20' setback would be allowed when a deck which is open to the sky is placed on the front of a home. If the deck is enclosed, it would be treated as part of the structure itself and would require a 30' setback. G. Insande suggested that the additional 10' include any steps.

3. Fences setbacks—

The Zoning Committee discussed setback regulations for fences. Currently, the ordinance requires a 6" setback from property lines. M. Parta asked what the reasoning was for the 6" setback. Chairperson Wallgren reported that it was to give allowance for the width of fencing materials. Zoning Administrator D. Delaney stated that with current regulations if two property owners wish to put up different fences, there would be a 12" strip between fences that would be difficult to maintain. This is the situation happening currently in town between two neighbors. Discussion ensued. Administrative Assistant C. Kopveiler asked other cities on the ListServ forum how they handled setbacks. The majority of cities stated that they had no setback restrictions, but require that the property owner know where their property lines are. Several cities stated they encourage property owners to build well inside the lines in order to maintain both sides of the fence and insure they are not misinterpreting boundaries. After discussion, members agreed that the ordinance should be changed to allow residents to build up to the property line.

4. Temporary Fences—

Administrative Assistant C. Kopveiler asked committee members to think about regulations on temporary fencing for the next meeting. Items such as using snow fencing during summer months and other fencing materials used for shorter periods of time should be looked at.

**New Business:**

A. Zoning Administrator's Report—

Zoning Administrator D. Delaney reported that Lunds has been working on locating lines on the lot they purchased from the Uselmans. He reported that most activity so far this summer has been with fences and decks.

Administrative Assistant C. Kopveiler reported that IFS has inquired about adding an addition to their plant in New York Mills. Also, Verizon is working with the Public Works Department to add an enclosed structure under the water tower to house equipment.

B. Other New Business—

None

**Next Meeting Date:**

The next meeting of the Zoning Committee will be held on Tuesday, June 25, 2013 at 1:00 p.m.

**Adjournment:**           **The meeting was adjourned by Chairperson Dianna Wallgren at 1:48 pm.**

Respectfully Submitted by,

Cheri Kopveiler  
Administrative Assistant/Zoning