

**New York Mills Zoning Committee
Regular Meeting
September 29, 2015
1:00 p.m.**

CALL TO ORDER AND DETERMINATION OF A QUORUM

The regular meeting of the New York Mills Zoning Committee was scheduled for 1:00 p.m. in the City Hall Party Room, New York Mills, Minnesota, all members of the Committee having been notified of the meeting. A quorum was present.

Members Present: Chairperson Dianna Wallgren, Greg Imsande, Jeff Oakland, Ken Peltier

Members Absent: Tim Johnson, Mike Parta, Jann Lee

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

Call to Order: The regular September meeting of the New York Mills Zoning Committee was called to order at 1:25 pm by Chairperson Dianna Wallgren. **A quorum was not present until Ken Peltier arrived at 1:34 pm.**

Old Business: A. Ordinance Revisions—

1. Commercial District Main Floor Apts—

The Zoning Committee began discussing whether to allow apartments on the main floor in commercial districts. A local business owner requested to make a main street storefront into an apartment since he has not been able to rent the building out as a business. Discussion ensued. G. Imsande noted that there are several buildings on Main Street that are vacant and it would not be beneficial to the business community if multiple businesses were changed into apartments. The Committee noted that the old grocery/hardware store and the Andrie building were both vacant and have since been renovated successfully. They agreed that an apartment which is incidental or secondary to a business, located in the back for instance, was acceptable. Ken Peltier arrived at this time and agreed with the consensus. **A quorum was present.** Wording shall be changed to reflect that apartments in Commercial districts will be allowed on the main floor of a business only in the instance where a business is the principal use of that building.

Approval of Minutes: A motion was made by D. Wallgren to approve the minutes of the April 30, 2015 meeting, seconded by J. Oakland and carried without a dissenting vote.

Old Business Cont:

A. Ordinance Revisions—

2. a. Accessory Buildings/Square Footage—

Chairperson D. Wallgren stated that the ordinance has a limit of 1,200 square feet for accessory buildings in residential districts. She

noted that property owners are already limited on the percentage of impervious surface a lot can have and felt that if there is a maximum square footage for accessory buildings it should be proportionate to the size of the lot. She pointed out that there are lots-particularly on the outskirts of town that are large lots and have larger storage sheds which do not look out of place. Smaller lots would not allow them because of the impervious surface limit. The Committee agreed to omit the maximum square footage for accessory buildings.

b. Accessory Buildings/Maximum Height—

It was discussed whether a 20' maximum height for accessory buildings should be left in the ordinance. It was decided to say that accessory buildings cannot exceed the height of the primary structure. The height limit for primary structures is 35'.

3. Renting of Rooms in a Residential District—

On page 19 of the current ordinance, and coordinating pages, in the first paragraph, referring to customary accessory uses incidental to principal uses, the phrase “and for not more than two rooms in a one-family dwelling” will be removed.

4. Licensed Daycare Centers—

The Zoning Committee discussed whether or not to leave daycare centers under the conditional use process. It was decided to clarify that the definition for this type of facility is outside of the home. The wording will be changed to Licensed Daycare Centers rather than Facilities. Licensed Daycare Centers not located in the home shall still require a conditional use permit.

5. Square Footage of Business Offices in Residential Districts—

President D. Wallgren read the portion of Conditional Uses for residential districts (Pg 20, (B).7) which states that a conditional use permit is necessary for “Offices of members of recognized professions, not carried on in the home or in an accessory structure of a home and not conducted by members of the family residing on the premises, also not to exceed 1,500 square feet of floor space.” After discussion, the Committee decided to remove the portion underlined above.

6. Fence Heights—

The Committee agreed to raise the maximum height limitation for fences on backyard property lines from 7' to 8'.

7. Home Occupations—

Administrative Assistant C. Kopveiler pointed out the wording regarding Home Occupations under the General section refers to businesses conducted entirely within the dwelling. It currently states that the

business must be carried out by members of the family residing on the premises. After discussion, it was decided to remove the words “by members of the family” from the sentence under I. Home Occupations (1) c. The sentence will read “The use must be conducted entirely within the dwelling or accessory structure by persons residing on the premises.”

Also, Pg. 29, (i) states, “There shall be no use of utilities or community facilities beyond that reasonable to the use of the property for residential purposes.” This sentence shall be removed.

New Business:

A. Zoning Administrator’s Report—

Zoning Administrator Dave Delaney reported that there have been several smaller projects for fences and signs etc but no large projects. He had nothing to report other than his input to the discussions above.

Next Meeting Date:

The next meeting of the Zoning Committee will be held on Tuesday October 27, 2015 at 1:00 p.m.

Adjournment: **The meeting was adjourned by Chairperson Dianna Wallgren at 2:22 pm.**

Respectfully Submitted by,

Cheri Kopveiler
Administrative Assistant/Zoning