

**New York Mills Zoning Committee
Regular Meeting
March 5, 2015
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, Tim Johnson, Greg Imsande, Jeff Oakland,

Members Absent: Mike Parta, J. Lee, Ken Peltier

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

Call to Order: The regular March 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 G. Imsande to approve the minutes of the September 23, 2014 meeting, seconded by T. Johnson and carried without a dissenting vote.**

Old Business:

None

New Business:

A. Welcome New Zoning Member/Jeff Oakland—

Chairperson D. Wallgren welcomed Jeff Oakland to the Zoning Committee. He replaced Jason Schik as the Council member on the Committee as Jason moved out of the city limits last fall.

B. Variance Request/Charles & Christina Nash/206 Tousley Ave. S.—

A variance request was received from Charles & Christina Nash to replace an existing garage on their property at 206 S. Tousley Ave. The garage is in disrepair and their insurance company informed them of intent to cancel their homeowners policy unless they remove/repair or replace the structure. The garage is nonconforming as it is located 2'9" from the house. The ordinance requires that there be 10' between the house and any other structures.

Zoning Administrator Dave Delaney reported that he inspected the property. He felt that there was no other reasonable location to place the garage on the lot. The other side of the house has a geothermal loop and would also be too narrow to comply with setbacks, there are raised flowerbeds and landscaping behind the garage which would make moving it back difficult. Also, placing the garage behind the house in the only open area would require a significant amount of fill.

It would also cause runoff of water to go onto neighboring properties, and would require that more ground be covered by impervious surface if the driveway had to go back to that area. It was agreed that this action was not caused by the landowner as the building has been in place for over 100 years, and they are being forced to do something with it by their insurance company. The Zoning Committee followed variance guidelines, agreeing that it would not have a negative effect on neighboring properties to rebuild. It would raise property values, enhance the neighborhood and increase safety. The Committee discussed the fire danger of having the garage so close. They agreed that it would be good to require a 5/8" sheetrock firewall on the nearest exterior wall as well as the roof. Essentially, this would be similar to an attached garage in safety. Run-off was also discussed as the roof currently drains in 4 directions and will now run off in two, increasing the amount of runoff between the house and garage. The Committee also agreed to require that rain gutters be installed to deter excessive water from running between the buildings. The area between buildings is also cemented in and is sloped toward the back of the property.

A motion was made by Greg Imsande to recommend approval of the variance to Charles & Christina Nash to demolish the existing garage and replace it in the same location, subject to any other negative information that would arise at the scheduled public hearing on Tuesday, March 10th. This variance should be issued with two conditions, that a 5/8" firewall be placed on the wall next to the house, as well as the ceiling, and also that rain gutters be installed to defer water runoff to the back of the house. Motion was seconded by Jeff Oakland and carried without a dissenting vote.

C. Zoning Administrator's Report—

Zoning Administrator Dave Delaney reported that T-Mobile will be installing lines underground to the tower south of New York Mills and requested a permit. There will not be any structure placed within City limits, therefore Delaney directed them to Newton Township for information.

Delaney gave a report of the permits issued since the last meeting, which included fences, signs, and a new warehouse being built by the Lumber Depot.

Next Meeting Date:

The next meeting of the Zoning Committee will be held on Thursday, April 30, 2015 at 1:00 p.m.

Adjournment: **The meeting was adjourned by Chairperson Dianna Wallgren at 1:58 pm.**

Respectfully Submitted by,

Cheri Kopveiler
Administrative Assistant/Zoning