

**New York Mills Zoning Committee
Regular Meeting
August 3, 2021
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 Council Chambers of the City Hall, New York Mills, Minnesota, all members of the Committee having been notified of the meeting. A quorum was present.

Members Present: Chairperson Dianna Wallgren, Jerry Nesland, Brent Olson

Members Absent: Greg Imsande, Logyn Saewert, Keith Van Dyke, Tim Johnson

Staff Present: Administrative Assistant Cheri Kopveiler, Zoning Administrator David Delaney, City Clerk Julie Roberts

Call to Order: Chairperson Dianna Wallgren called the meeting to order at 1:06 pm. **A quorum was not present; therefore, no decisions were made at this meeting. Notes are discussion only.**

Approval of Minutes:

Approval of Agenda:

A discussion point was added to the agenda under New Business-Main Street Discussion.

Old Business: 1. South Point Update—

Chairperson Wallgren directed members to the map in the packet showing a preliminary plan for six lots which could be fed by a gravity flow system and no lift station. Michael Weber of Apex Engineering is working on cost estimates for infrastructure for this area. The Zoning Committee discussed potential zoning districts for South Point and their relation to the intended use for each area of the development. The consensus of members present was to consider assigning the west half of the parcel RA for single family homes and the east half RB for single or multi-family homes. The southern portion that has a natural separation would be practical to zone C-I (Commercial/Industrial). This will be revisited at the next meeting if there is a quorum.

2. Annexation of Newtonville—

Clerk Roberts reported that she and Jerry Nesland have been working with Ehlers on the annexation study. Clerk Roberts is getting information together for them and they will be making a recommendation based upon their findings. Roberts noted that there would be pros and cons both to the annexation, stating that the road has not been kept up and infrastructure is aging. As a part of the original agreement, Newton Township is responsible

for the cost if the infrastructure fails. If the City takes it over, that cost could be significant compared to the benefit of tax base.

Zoning Ordinance Revision-Pg. 25—

The Committee discussed height of accessory buildings again. This will be added to the next meeting agenda for further discussion. The consensus of members present was to remove letter (b) under Height Limitations stating that accessory buildings cannot exceed the height of the primary structure.

New Business:

Main Street Discussion —

The Committee discussed Main Street and ideas for its revitalization. The EDA has expressed interest into turning buildings on Main Street into apartments or housing units. According to the current zoning ordinance this is not a permitted use unless the living quarters are subordinate to a business, being located on a basement or upper floor level or in the back of a business. The Zoning Committee's view in the past has been that it is a priority to keep businesses on Main Street the main focus and not allow storefronts to be changed over to other uses.

Zoning Administrator's Report—

Zoning Administrator Dave Delaney gave a brief report on recent zoning permits issued. He asked that the Zoning Committee revisit the regulation on gravel as impervious surface as a final decision has not been made.

Next Meeting Date: The next meeting of the Zoning Committee will be determined by need and set at a later date.

Adjournment: The meeting was concluded at 1:57 p.m.

Respectfully Submitted by,

Cheri Kopveiler
Administrative Assistant/Zoning