



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Wednesday, January 23, 2019
Category:	PUBLIC HEARING
Type:	INFO/ACTION
Subject:	To Move Dwelling into Residential District At 312 Warsaw Circle
Background Information:	<p>Code Sections 18-56 through 18-62 of the City Ordinance outline the procedure for moving a house into the city limits. The process includes an on-site inspection to confirm that a house is in good enough shape to be moved and a council approval after public hearing.</p> <p>The house to be moved to 312 Warsaw Circle is currently located in Milroy, MN. It is a one story over basement 1,500 S.F. footprint house with a two-car attached garage built in 1968. This house was inspected by Ray Henriksen, Building Services Coordinator, and found to be in good condition suitable for moving. A photo, building diagram, and inspection report are attached. This house will be re-sided and reroofed prior to moving; the brick shown on photo will be removed. The plan is to set this house on a newly built basement at a new location; at that time the entire house will be brought up to the current Building Code standards. The site at Warsaw Circle seems to be adequate.</p> <p>The residential area where this house will be moved into does have a covenant agreement, but this house seems to be in compliance with it. There are just a few dwellings in that area built in the mid-2000's, which are ranch and split type, that have about 1,200 SF average footprint. This house seems to be a relatively good match for the area. An aerial photo of the area is attached for Council's consideration. According to the City Ordinance, the aesthetics, i.e. how the house fits into the locale to which it is being moved, is the main concern for the Council and a deciding factor for approval. Approval shall be granted if council determines that the house fits into the neighborhood.</p> <p>At the January 8, 2019, meeting, the City Council called for a Public Hearing to be held on January 23, 2019, regarding this application.</p>
Fiscal Impact:	The applicant will be responsible for all direct costs related to this request to move dwelling into a residential district.
Alternative/Variations:	No alternative actions recommended.
Recommendations:	that the Council approves the request of Mike Swalboski to move a dwelling into a residential district at 312 Warsaw Circle.