



**CITY OF MARSHALL
AGENDA ITEM REPORT
L&O 3/12/24**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, March 12, 2024
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Ordinance amending Section 86-107 General industrial district
Background Information:	<p>The City has several areas outside of agricultural district that are used for agricultural activity. Currently, such uses are not listed as a permitted use in any zoning district other than Agricultural. However, it is reasonable that owners want to use open areas for some business activity prior to eventually developing it; such business activity may include growing and harvesting row crops on vacant land.</p> <p>In light of the above, it makes sense to add growing row crops as a conditional use to I-2 general industrial district, since there are large open areas within I-2 district, and this kind of activity – low labor/visitor intensive – does not contradict its objective. Staff would like to have this ordinance changed before growing season starts in the spring.</p> <p>This change will be presented at the Planning Commission meeting on April 10 for a public hearing.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Staff recommends the recommendation to the City Council approving the revisions amending Section 86-107 general industrial district as recommended by staff.