



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, May 10, 2022
Category:	PUBLIC HEARING
Type:	INFO/ACTION
Subject:	Various Zoning Ordinance Amendments - 1) Public Hearing; 2) Adoption of Ordinance.
Background Information:	<p>Changes to Section 70-21 Definitions, will allow taxing B&B facilities and future short term rental facilities similar to other transitory forms of lodging, such as hotels and motels. Changes to Section 86-50 Home Occupation are mostly minor: making a few activities possible (for example, pet grooming) and a few impossible (for example, alcohol and tobacco production and sales), and defining renewal terms. Bed and Breakfast Section 86-51 is amended to put it in line with the Home Occupation Section, by changing it to an interim use permit rather than conditional use permit.</p> <p>The proposed amendments to Section 86-96 Agricultural District are based on requested changes, past and current. A few other changes are made to better align the section with other sections. Section 86-230 Required number of spaces, is amended to better reflect certain businesses' nature and parking needs. In most cases parking requirements were reduced.</p> <p>The changes to Section 86-162 Yard Modification and 86-248 Outside Storage are minor and intended to provide flexibility in approving conditions for variances and conditional use permits and allow owners and contractors additional storage during major construction projects.</p> <p>At the October 13, 2021, regular Planning Commission meeting, Muchlinski made a motion, second by Schroeder to recommend to City Council approving the revisions amending Section 70-21 Definitions, 86-50 Home Occupations, and 86-51 Bed and Breakfast. Motion passed 3 to 1 with Fox voting against.</p> <p>At the March 9, 2022, regular Planning Commission meeting, Schroeder made a motion, second by Muchlinski to recommend to City Council approving the revisions amending Section 86-162 Yard Modification and 86-248 Outside Storage as recommend by staff. All voted in favor of the motion.</p> <p>At the April 13, 2022, regular Planning Commission meeting, Deutz made a motion, second by Muchlinski to recommend to City Council approving the revisions amending Sections 86-96 Agricultural District and 86-230 Required number of spaces as recommend by staff. All voted in favor of the motion.</p> <p>At the meeting on April 12, 2022, Legislative and Ordinance Committee voted to recommend to City Council approving the revisions amending Sections 70-21 Definitions, 86-50 Home Occupations, 86-51 Bed and Breakfast, 86-96 Agricultural District, 86-230 Required number of spaces, 86-162 Yard Modification, and 86-248 Outside Storage.</p>

	<p>The Ordinance Amending Sections</p> <ul style="list-style-type: none"> 70-21 Definitions 86-50 Home Occupations 86-51 Bed and Breakfast 86-96 Agricultural District 86-230 Required number of spaces 86-247 Landscaping 86-248 Outside storage <p>was introduced and called for Public Hearing at the April 26, 2022, City Council meeting.</p>
Fiscal Impact:	None
Alternative/ Variations:	None
Recommendations:	<p>that the Council close the public hearing on the Ordinance Amending Sections</p> <ul style="list-style-type: none"> 70-21 Definitions 86-50 Home Occupations 86-51 Bed and Breakfast 86-96 Agricultural District 86-230 Required number of spaces 86-247 Landscaping 86-248 Outside storage <p>that the Council adopt Ordinance No. 22-005, which is the Ordinance Amending Sections</p> <ul style="list-style-type: none"> 70-21 Definitions 86-50 Home Occupations 86-51 Bed and Breakfast 86-96 Agricultural District 86-230 Required number of spaces 86-247 Landscaping 86-248 Outside storage