



**CITY OF MARSHALL  
AGENDA ITEM REPORT  
PC 11/12/25**

<b>Presenter:</b>	Ilya Gutman
<b>Meeting Date:</b>	Wednesday, November 12, 2025
<b>Category:</b>	PUBLIC HEARING
<b>Type:</b>	ACTION
<b>Subject:</b>	Conduct a public hearing on Ordinance amending Sections 86-161 Height Modifications and 86-162 Yard Modifications
<b>Background Information:</b>	<p>These are minor changes to the height and yard modifications sections of the Zoning Ordinance based mostly on recently adopted sign ordinance and definition changes. These proposed changes clarify some provisions and revise terms to correspond to recent revisions. Additionally, higher commercial silos and industrial equipment will now be permitted to reflect reality of the industrial district. These changes are a part of the continuing improvement process staff has undertaken to make Zoning Ordinance more straightforward and consistent.</p> <p>At its October 14, 2025, meeting, the Legislation and Ordinance committee reviewed this change and recommended approval.</p>
<b>Fiscal Impact:</b>	None.
<b>Alternative/ Variations:</b>	None recommended.
<b>Recommendations:</b>	<ol style="list-style-type: none"> <li>1. Close public hearing</li> <li>2. Staff recommends the recommendation to the City Council approving the revisions amending Sections 86-161 Height Modifications and 86-162 Yard Modifications as recommended by staff.</li> </ol>