

--UNAPPROVED --

**MINUTES OF THE
MARSHALL PLANNING COMMISSION MEETING
JUNE 10, 2020**

MEMBERS PRESENT: Edblom, Lee, and Carstens,

MEMBERS ABSENT: Fox and Schroeder

OTHERS PRESENT: Glenn Bayerkohler Jason Anderson and Ilya Gutman

1. Chairman Edblom asked for nominations for 2020/2021 officers. Lee nominated Edblom for Chairperson, seconded by Carstens. Lee nominated Carstens for Vice Chairperson, Edblom seconded. ALL VOTED IN FAVOR
2. The meeting was called to order by Chairman Edblom. He asked for the approval of the minutes of the April 15, 2020, regular meeting of the Marshall Planning Commission. Lee MADE A MOTION, SECOND BY Carstens, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION.
3. Gutman explained that a portion of the existing house is located right against the property line with no setback. The owner desires to add an entryway in front of the main entrance door, which is positioned in the wall that is set back from the front portion of the house. The new addition will not project past the front portion protruding to the property line. A house across Park Avenue is also located at the property line. Based on the above considerations and considering that the current house location is unique, and the new addition will not alter the neighborhood's essential character, staff believe a variance request is justified. Staff recommends approval to the City Council of the request by Trent and Becky White for a Variance Adjustment Permit for building an entry addition within required front yard. Trent White is available for questions. Lee MADE A MOTION, SECOND BY Carstens, to close the public hearing ALL VOTED IN FAVOR OF THE MOTION. Lee MADE A MOTION, SECOND BY Carstens to recommend to City Council an approval as recommend by staff. ALL VOTED IN FAVOR OF THE MOTION.
4. Gutman advised this is a request by James R Swenson and Teah Swenson Marshall, MN to rezone 1111 Canoga Park Drive from R-2 One to Four Family Residential District to B-3 General Business District. The owner wants to use this lot for parking, together with two lots to the north, which are already zoned B-3 General Business District. Parking lot is a permitted use in a B-3 General Business District. Based on the Parking and Landscaping Ordinance, a fence or planting screen will be required along the south side of the property since it borders residential district. Staff recommends approval to the City Council of the request to rezone property at 1111 Canoga Park Drive from R-2 One to Four Family Residential District to B-3 General Business District. James Swenson said he would connect the sidewalk and the screen wall is already installed it is trees. Anderson confirmed it is a green fence. Lee asked if it will be gravel parking lot. Swenson said correct. Lee asked what the parking will be used for. Swenson stated it would be equipment and trucks. Bruce Knieff asked if that equipment and trucks would stay there all the time. Swenson said yes but the containers will go away. Lee MADE A MOTION, SECOND BY Carstens, to close the public hearing ALL VOTED IN FAVOR OF THE MOTION. Carstens MADE A MOTION, SECOND BY Lee to recommend to City Council an approval as recommend by staff. ALL VOTED IN FAVOR OF THE MOTION.
5. Gutman said This is a request by Action Company, LLC, Marshall, MN to rezone 1209 and 1211 West Main Street from B-3 General Business District to I-2 General Industrial District. The owner

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wants to use this area for landscaping business that is not a permitted or conditional use in a business district and better fits into industrial district. Area to the north and west is already zoned industrial, as the area across West Main Street. Staff recommends approval to the City Council of the request to rezone properties at 1209 and 1211 West Main Street from B-3 General Business District to I-2 General Industrial District. Swenson said it will be reopened as a landscape company pending approval it will also be retail as well. Lee said it is good to have more business in that area. Lee MADE A MOTION, SECOND BY Carstens, to close the public hearing ALL VOTED IN FAVOR OF THE MOTION. Carstens MADE A MOTION, SECOND BY Lee to recommend to City Council an approval as recommend by staff. ALL VOTED IN FAVOR OF THE MOTION.

6. Gutman discussed that there is currently a business owner interested in opening a butcher shop in Marshall. Part of his operations would involve some limited slaughtering of animals. Staff reviewed the Ordinance and determined that no district allows slaughtering operations either as a permitted or conditional use. Considering that this type of business is relatively common, it makes sense to add it to appropriate zoning districts. Since slaughtering may seem objectionable in some circumstances, it is added as a conditional use to retain some control. During the same review, it was determined that landscaping business is not listed in any of the zoning districts either. To correct this, it is suggested to add this type of use to general industrial district. Several other cities allow stockyards, including slaughtering, in industrial districts as a conditional use. Staff recommends the recommendation to the City Council approving the revisions amending Section 86104 – general business district and 86-106 limited industrial district by adding butcher shops with limited slaughtering as a conditional use, and 86-107 general industrial district by adding butcher shops and meat processing plants as a conditional use and landscaping business as a permitted use as proposed by staff. Carstens asked what limited is. Gutman explained there is no set definition; that is why a Conditional Use Permit is required where the commission and council can set the conditions on individual bases. Edblom said he is concerned that if we have 2 or 3 individuals over the next year or two and then we must look back to the planning commission to see what limited is, how many a week. Gutman informed there is no specific number because different areas of town may justify different numbers. It will be a discussion every time to determine what is appropriate for the location and the neighborhood. It would be difficult to set a number, and have it fit every location and every neighborhood. Bayerkohler said he is also concerned with the term limited. What about Turkey Valley was that grandfathered in. Also, when researching other cities, do they use the term limited? Gutman said, regarding Turkey Valley, his guess is at that time it was just industrial but now it is grandfathered in. Most cities do not use the term limited however he thought that having that term will allow individual discussion case by case. Anderson said it also sets the standard for discussion to set the amount. That is for live animal killing not a butcher shop. Edblom asked if it could be at County Fair. Anderson said yes by Conditional Use Permit. Knieff said he would like to see a butcher shop in town. Lee said she would too. Lee MADE A MOTION, SECOND BY Carstens to recommend to City Council an approval as recommend by staff. ALL VOTED IN FAVOR OF THE MOTION.
7. A MOTION WAS MADE BY Lee, SECOND BY Carstens to adjourn the meeting. ALL VOTED IN FAVOR. Chairman Edblom declared the meeting adjourned.

Respectfully submitted,
Chris DeVos, Recording Secretary