



**CITY OF MARSHALL  
AGENDA ITEM REPORT  
COUNCIL 4/23/24**

<b>Presenter:</b>	Ilya Gutman
<b>Meeting Date:</b>	Tuesday, April 23, 2024
<b>Category:</b>	CONSENT AGENDA
<b>Type:</b>	ACTION
<b>Subject:</b>	Introduction of Ordinance - amending Section 86-107 General industrial district
<b>Background Information:</b>	<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 and visitor intensive – does not contradict its objective. Staff would like to have this ordinance changed before growing season starts in the spring; this change is not related to the recently adopted Comprehensive Plan, so this section will have to be revised in the future to align it with the Plan.</p> <p>As a side note, there are some areas used for agricultural activities in the general business district, but they will be dealt with differently. In order to avoid a CUP, which stays with the property, we will utilize interim use permits issued for a year or two. All conditional and interim use permits will come in front of the Planning Commission and the Council for approval.</p> <p>The Planning Commission conducted a public hearing on April 10, 2024, and unanimously recommended approval.</p> <p>At its March 12, 2024, meeting, Legislation and Ordinance committee also reviewed this change and recommended approval.</p>
<b>Fiscal Impact:</b>	None.
<b>Alternative/Variations:</b>	None recommended.
<b>Recommendations:</b>	Planning Commission and staff recommend that the Council introduce the Ordinance amending Section 86-107 General industrial district.