

**CONDITIONAL USE PERMIT**

City of Marshall, Minnesota

WHEREAS, the Planning Commission of the City of Marshall has held a Public Hearing for a Conditional Use Permit for a two-family dwelling under single ownership in an R-1 One Family Residence District. The legal description of the property is:

Lot1 Block 5 Southview Subdivision  
**City of Marshall, State of Minnesota, County of Lyon**  
(700 East Southview Drive)

in accordance with and pursuant to the provisions of Chapter 86 of the City Code of the City of Marshall related to zoning; and has written findings that the establishment, maintenance or conducting of the use for which a Conditional Use Permit is sought will not under the circumstances be detrimental to the health, safety, morals, comfort, convenience or welfare of the persons residing or working in the area adjacent to any such use or to the public welfare or injurious to property or improvements in the area adjacent to such use; and

WHEREAS, the City staff has designated certain conditions in the granting of such permit,

NOW THEREFORE, Be It Resolved by the Common Council of the City of Marshall, Minnesota, that a Conditional Use Permit be granted to Karen Owen, of Marshall to have a two-family dwelling under single ownership in an R-1 One Family Residence District on the premises described herein subject to the following conditions:

1. That the regulations, standards, and requirements as set forth in the City Code and as pertains to the Class of District which such structure is located therein shall be conformed with.
2. That the City reserves the right to revoke the Conditional Use Permit if the applicant has breached the conditions contained in this permit provided first, however, that the City serve the applicant with written notice specifying items of any such default and thereafter allow the applicant a reasonable time in which to cure any such default.
3. That the owner maintains the structure to conform with the Zoning Ordinance, Building Code, and not cause or create negative impacts to existing or future properties adjacent thereto.
4. The outside appearance is uniform and masks evidence of two dwellings in the building by having units face different streets, having two car garage for each unit, and having finishes compatible to single-family houses in the neighborhood.

**ADOPTED April 23, 2024**

ATTEST:

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Mayor

\_\_\_\_\_  
City Clerk

This Instrument Drafted By:  
Jason R. Anderson, P.E.  
City Engineer/Zoning Administrator  
344 West Main Street  
Marshall MN 56258

(SEAL)

File No. 1169