



**CITY OF MARSHALL  
AGENDA ITEM REPORT  
PC 5/08/24**

<b>Presenter:</b>	Jason Anderson
<b>Meeting Date:</b>	Wednesday, May 8, 2024
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	ACTION
<b>Subject:</b>	Consider the request of Brad Meulebroeck for exterior finishes not listed in the ordinance at 300 West Main Street. This building is located within Central Heritage District.
<b>Background Information:</b>	<p>This is a request by Brad Meulebroeck of Marshall to install LP wood board and batten siding as exterior finishes at 300 West Main Street. This request is in conjunction with Central Heritage District regulations.</p> <p>Chapter 86 Zoning, Article VI, Division 5 of the City Ordinance describes requirements that all projects involving exterior construction or renovation have to comply with. These requirements are different from, and in addition to, other zoning conditions that the Planning Commission usually deals with. The emphasis is on the appearance which is pretty subjective.</p> <p>The Central Heritage District Exterior Construction Standards also describe the procedures for reviews. If the project complies with the Standards, the Zoning Administrator or the Building Official will approve the project. The projects that deviate from, or contradict, the Standards, will have to be reviewed by the Planning Commission. However, this procedure is different from variances or conditional use permits since there is no need for a public hearing, so the process is less formal. The Planning Commission’s decision is final, and the City Council approval is not necessary.</p> <p>The ordinance list several permitted exterior finishes, such as brick, stucco, and stone, but wood in general and board and batten in particular are not listed. However, the Ordinance allows the Planning Commission to approve other finishes. Attached is a street view, a rendering of the proposed finishes, and a picture of this material used elsewhere. Permitted exterior finishes are listed in Section 86-282.</p>
<b>Fiscal Impact:</b>	N/A
<b>Alternative/ Variations:</b>	That the request be approved because LP wood board and batten siding meets the intent and purpose of the Heritage District Exterior Construction standards.
<b>Recommendations:</b>	That the request be denied because the siding material is not listed as permitted.