



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Meeting Date:</b>	Tuesday, March 22, 2022
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	INFO/ACTION
<b>Subject:</b>	Request for Conditional Use Permit / mini storage in a B-3 General Business District by Menard, Inc. at 1211 Clarice Avenue
<b>Background Information:</b>	<p>This is a request of Menard, Inc. to have a mini storage in a B-3 General Business District at 1211 Clarice Avenue, which requires a Conditional Use Permit. Conditions attached will minimize an impact on surrounding properties.</p> <p>Requirements for B-3 District can be found in Sec. 86-104. The Conditional Use Permit regulations are found in Sec. 86-46 and the Standards for approval are found in Sec. 86-49.</p> <p>At the Planning Commission meeting on March 9, 2022, after a public hearing, a motion was made by Muchlinski, seconded by Deutz, to recommend approval as recommended by city staff to City Council. <b>ALL VOTED IN FAVOR.</b></p>
<b>Fiscal Impact:</b>	None known.
<b>Alternative/ Variations:</b>	None recommended.
<b>Recommendations:</b>	<p>Planning Commission recommends that the Council approve a Conditional Use Permit request by Menard, Inc. to have a mini storage in a B-3 General Business District at 1211 Clarice Avenue with the following conditions:</p> <ol style="list-style-type: none"> <li>1. That the regulations, standards, and requirements as set forth in the City Code and as pertains to the class of district in which such premises are located shall be conformed with.</li> <li>2. That the City reserves the right to revoke the Conditional Use Permit in the event that any person has breached the conditions contained in this permit provided that the City serve the person with written notice specifying items of any default and allow the applicant a reasonable time in which to repair such default.</li> <li>3. That the property is maintained to conform to the Zoning Code and not cause or create negative impacts to adjacent existing or future properties.</li> <li>4. All driveways, approaches, any other non-landscaped areas are paved.</li> <li>5. The perimeter of the property is separated from surrounding areas either by storage units or a minimum 6-foot high opaque fence.</li> <li>6. The landscape ordinance provisions for live vegetation and trees are complied with, both at the time of construction for area allocated for mini-storage, and for future subdivided parcel as determined at that time.</li> <li>7. The number of units is as follows: 558 enclosed units and 78 RV parking stalls.</li> </ol>