



**CITY OF MARSHALL
AGENDA ITEM REPORT
PC 2/12/25**

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, February 12, 2025
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Conduct a public hearing on the request for a Conditional Use Permit for a duplex in an R-1 District at 212 Carrow Circle.
Background Information:	<p>This is a request to have a single ownership duplex in an R-1 low density residence District.</p> <p>This building was built in 1976 as a single-family residence. Recently, it has been used as a duplex, and such use in a lower density district requires a conditional use permit.</p> <p>The Conditional Use Permit regulations are found in Section 86-46 and the Standards for Hearing are found in Section 86-49.</p> <p>An aerial photo and a sketch submitted with a rental application are attached for reference.</p> <p>Please see attached Finding of Facts for more detailed information.</p>
Fiscal Impact:	None Known
Alternative/ Variations:	None recommended but additional reasonable conditions as proposed by the Planning Commission may be added.
Recommendations:	<ol style="list-style-type: none"> 1. Motion to close public hearing. 2. Staff recommend a motion to recommend to City Council an approval of the request to grant a Conditional Use Permit for a single ownership duplex in an R-1 low density residence District with the following condition: an inspection is conducted to determine that the lower-level apartment is properly separated from the upper unit and garage and a building permit is obtained for all required work.