

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 to allow construction of a 39-unit apartment in B-2 Central Business District and within the limits of the Downtown District as follows:

ORIGINAL PLAT LOTS 1, 2, 3, 4, AND 5, BLOCK 11

City of Marshall, County of Lyon, State of Minnesota

103 West Lyon Street

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 Planning Commission 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 City of Marshall to construct a 39-unit apartment in B-2 Central Business 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 premises are located therein shall be conformed with.
2. That the City reserves the right to revoke the Conditional Use Permit in the event that 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 property to conform with the Housing Code, Zoning Ordinance, Building Code, and not cause or create negative impacts to existing or future properties adjacent thereto.
4. That there are no more than 40 apartments.
5. That at least one off-street parking space per apartment is provided.

ADOPTED January 25, 2022.

ATTEST:

Mayor

City Clerk

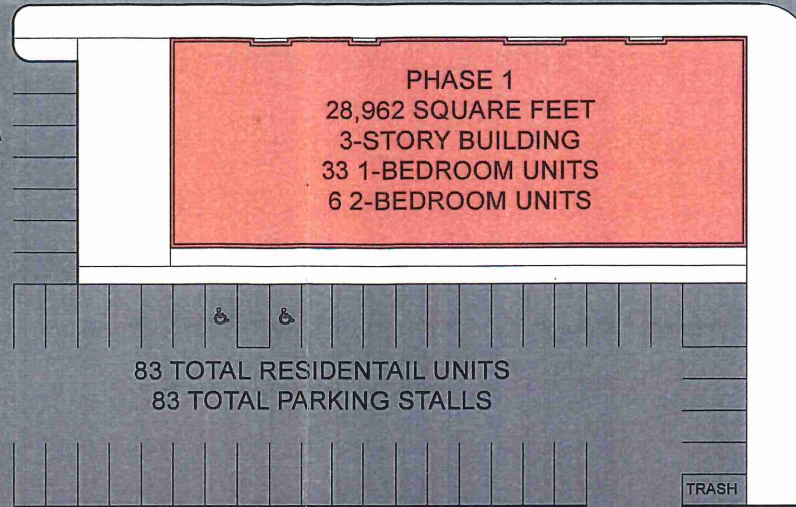
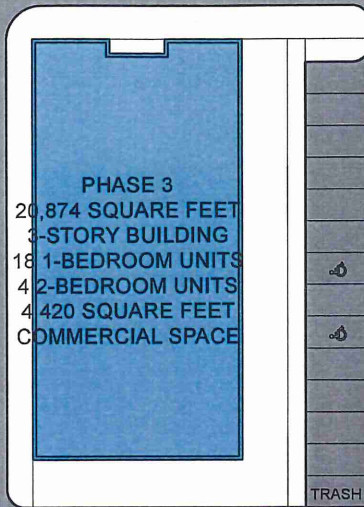
This Instrument Drafted By:
Jason R. Anderson, P.E.
City Engineer/Zoning Administrator

(SEAL)

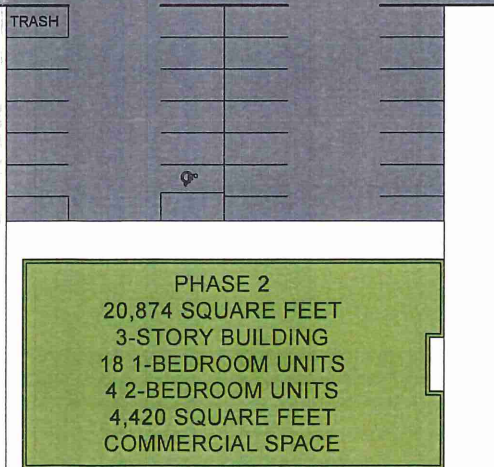
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COLLEGE DRIVE

LYON STREET



83 TOTAL RESIDENTIAL UNITS
83 TOTAL PARKING STALLS



MAIN STREET

1ST STREET



PROJECT TITLE:
BLOCK 11
MARSHALL, MN
56258

No. SUBMISSIONS & REVISIONS Date

CONCEPT SITE PLAN

JOB NO.: 21427
DATE: 9-28-21
DRAWN BY: MJR



Block 11



04/11/2020