

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 parking lot in an R-2 One to four family residence District. The legal description of the property is:

**Lots 1 and 2 of Gillett and Simmons Addition
City of Marshall, State of Minnesota, County of Lyon
(306 and 308 South 6th 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 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 Turkey Valley Farms to have a parking lot in an R-2 One to four 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 lot construction shall be as follows:
 - a. The only parking access shall be from South 6th Street;
 - b. Ten-foot landscaped setbacks are required on all four sides;
 - c. An opaque buffer planting screen or fence shall separate parking from adjacent residential lots;
 - d. At least four trees shall be planted;
 - e. Parking shall be paved and not used for commercial vehicles;
 - f. A drawing/layout of parking development shall be presented to the City for approval.

ADOPTED September 10, 2024

ATTEST:

Mayor

City Clerk

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