



CITY OF MARSHALL
AGENDA ITEM REPORT

Meeting Date:	Tuesday, June 14, 2022
Category:	NEW BUSINESS
Type:	INFO/ACTION
Subject:	Request for Conditional Use Permit Hope Harbor 219 North High Street
Background Information:	<p>This is a request by Hope Harbor, for a Conditional Use Permit to provide service for 8 persons in a residential facility. The ordinance allows residential facilities serving 6 or fewer people as a permitted use, but facilities serving more than 6 people are allowed only as a conditional use.</p> <p>The major consideration may be parking. Based on the information provided by the owner, there are 5 or 6 people working or volunteering in the building daily and residents do not own or use vehicles. This house has a two-car garage, and driveway in front of it may accommodate more vehicles, even though part of it is steeply sloped. There is one business vehicle stored in the garage, and the owner said that adjacent churches offered their parking areas for overflow. Including a condition not to park on the street will mitigate the impact of parking on surrounding areas and will not be a significant burden on the applicant.</p> <p>Requirements for R-1 One Family Residence District are in Section 86-97. Conditional use requirements can be found in Section 86-46 through 86-49.</p> <p>At the Planning Commission meeting on June 8, 2022, during the public hearing neighbors brought up concerns about parking in the area. A motion was made by Deutz, seconded by Schroeder, to recommend approval to City Council with conditions listed. all voted in favor of the motion.</p>
Fiscal Impact:	None known
Alternative/ Variations:	Deny the request for reason it does not meet the intent of Section 86-49.
Recommendations:	<p>that the Council approve the conditional use permit with the following conditions:</p> <ol style="list-style-type: none"> 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 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 structure to conform with the Zoning Ordinance, Building Code, and not cause or create negative impacts to existing or future properties adjacent thereto. 4. That staff and volunteers park on the property or overflow parking lot at nearby churches and visitors park in front of the Hope Harbor property and on their side of the street only.