

CITY OF MARSHALL
COUNCIL LEGISLATIVE & ORDINANCE COMMITTEE MEETING
December 7, 2021 at 3:00 PM
On Main, City Hall
344 West Main Street

MEMBERS PRESENT: John DeCramer, Jim Lozinski, and Steven Meister (3:18 PM)

MEMBERS ABSENT: None

STAFF PRESENT: Sharon Hanson, City Administrator; Dennis Simpson, City Attorney, Jason Anderson, Director of Public Works/ City Engineer; Ilya Gutman, Plans Examiner/ Assistant Zoning Administrator and Kyle Box, City Clerk

At 3:00 PM Chairman DeCramer called the meeting to order.

Chairman DeCramer asked approval of the minutes from the October 26, 2021 meeting. With no comments or changes proposed the minutes were approved.

Chairman DeCramer asked for discussion Miscellaneous non-zoning ordinance revisions. Ilya Gutman Plans Examiner/ Assistant Zoning Administrator provided an overview of the ordinance changes.

- Building numbers
- Street Names number 5 and 6 will be amended to meander in place of wander.
- Parking residential areas and lots
 - Construction vehicle or equipment will be amended and be allowed in conjunction with an active or permitted project.
- Winter Parking routes removed
- Damaged and dead trees on private property

Motion by Lozinski, Seconded by DeCramer to approve the proposed changes with noted amendments to the City Council for approval. All voted in favor.

Chairman DeCramer asked for discussion Miscellaneous non-zoning ordinance revisions. Ilya Gutman Plans Examiner/ Assistant Zoning Administrator provided an overview on shipping containers.

There was discussion by the Committee and Staff. There was consensus from the Committee that staff will begin to send letters to properties found in violation of the ordinance.

There was additional discussion on Hardware Hank and the excess mowers and appliances behind the building.

Chairman DeCramer asked for discussion Food Trucks. City Clerk Kyle Box provided discussion on the ordinance and specifically vendors who are out of compliance. Staff are looking for direction to either begin to enforce the ordinance as it is written or to amend the ordinance to allow the vendors to continue to operate as they currently are. There was a consensus

from the Committee to have staff research and amend the ordinance to allow vendors to continue to operate how they currently are.

Chairman DeCramer asked for discussion on potential ordinance amendments introducing a rental ordinance. Ilya Gutman Plans Examiner/ Assistant Zoning Administrator provided an overview of the proposed ordinance.

The proposed rental ordinance does not add any additional requirements and uses the existing housing code as a reference instead of creating a list of new requirements. A list of specific building features that would be inspected has also been created to limit the subjective factor of the inspections/ inspector. This is limited to life safety features and a few livability ones.

It was recommended by staff that during the implementation period of the new ordinance users could be voluntarily for a set period of time and at a reduced fee as an incentive. After a set period of time registration will become mandatory and inspections will continue as time allows. Enforcement will be limited with plenty of time given to correct violations. Non-compliant properties will be permitted to continue operations until the third phase. At that time compliance will be required for continuing operations as a rental property. The proposed time frame for implementation may take several years.

Member Lozinski commented that he is focused on the inspection portion of the ordinance and that he is in favor of using the fire department to inspect the rental units. There was a further review of the inspection list by the Committee and Staff. It was agreed that leaking facets, working bulbs and sockets would be removed from the inspection list.

Administrator Hanson commented that when the ordinance becomes more final that an invitation could be sent out to landlords to provide public input. Member Lozinski commented that he'd like the management company of the property to post their information visible from the outside of the property and that the management company or their responsible party would need to be within 20 miles of the property.

Chairman DeCramer asked a clarifying question regarding section 18-148. There was consensus from the Committee to strike letter E from the proposed ordinance.

At 4:27 PM motion by Meister, Seconded by Lozinski to adjourn. All voted in favor.

Respectfully Submitted,

Kyle Box
City Clerk