



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Meeting Date:</b>	Tuesday, April 27, 2021
<b>Category:</b>	PUBLIC HEARING
<b>Type:</b>	INFO/ACTION
<b>Subject:</b>	Move Dwelling to Residential District at 416 Brussels Court
<b>Background Information:</b>	<p>The house to be moved to 416 Brussels Court is currently located just outside of town. It is a one-story ranch type house over a walk out basement, approximately 1,600 S.F. in footprint area, built in early 1970's. This house was inspected by Kurtis VanKeulen, Building Inspector, and found to be in good condition suitable for moving. Attached are building photos, building diagrams, and inspection report. The plan is to set this house on a newly built basement at a new location and to add a two-car garage; at that time, the entire house will be brought up to the new Building Code. The site at Brussels Court seems to be adequate.</p> <p>The residential area where this house will be moved in has a covenant agreement, but this house seems to be generally in compliance with it. There are no other houses in the immediate vicinity of the proposed relocation lot, and just a few dwellings in that general area, all built within the last 15 years. They are ranch and split types and mostly have slightly smaller footprints (without garages). An aerial photo of the area is attached for Council's consideration. According to the City Ordinance, the aesthetics, i.e., how the house fits into the locale to which it is being moved, is the main concern for the Council and a deciding factor for approval. The approval should be granted in case it is determined that the house does fit into the area. Since the issue for the Council is about appearance, staff does not render an opinion.</p> <p>Ordinance Sections 18-56 through 18-62 outline moving-in-town procedures  <a href="https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH18B_UBURE_ARTIIIMOBU_DIV2PEMOINREDI">https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH18B_UBURE_ARTIIIMOBU_DIV2PEMOINREDI</a>.</p> <p>At the April 13, 2021, meeting, the City Council called for a Public Hearing to be held on April 27, 2021, regarding this application.</p>
<b>Fiscal Impact:</b>	The applicant will be responsible for all direct costs related to this request to move dwelling into a residential district.
<b>Alternative/Variations:</b>	No alternative actions recommended.
<b>Recommendations:</b>	<p>that the Council close the public hearing.</p> <p>Since this is an aesthetics issue, final recommendation is deferred to City Council.</p>