

RESOLUTION NO. 1158

**RESOLUTION RECOMMENDING APPROVAL OF A
REZONING REQUEST
WITHIN THE CITY OF MARSHALL, MINNESOTA**

WHEREAS, an application has been submitted by First Premier Bank (“Applicant”) to the City Council requesting approval of a rezoning under the Zoning Code, Article 86-IV, Section 86-30, in the City of Marshall for the following location:

LOCATION: 1420 East College Drive

LEGAL DESCRIPTION: Marshall Square Addition, Block 1, Lots 1, 2, 3, 4, and 5.

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A Rezoning from a B-4 Shopping Center Business District to a B-3 General Business District of the property located at 1420 East College Drive and legally described above, and

WHEREAS, staff presented the Planning Commission with information that shopping centers, or malls, are mostly an outdated concept and no longer are being built, making the shopping center district obsolete, and

WHEREAS, staff recommended that adjacent properties located at 1424 East College Drive and 1001 Highway 23 North also be rezoned from a B-4 Shopping Center Business District to a B-3 General Business District, and

WHEREAS, staff presented the Planning Commission with information that the surrounding areas are all currently zoned B-3 General Business District, and

WHEREAS, staff presented the Planning Commission with information that the proposed rezoning meets the City’s current Comprehensive Plan, and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on May 10, 2023, and

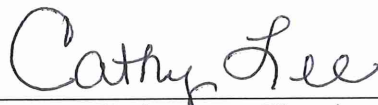
NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Marshall that the City Council rezone the property requested by Applicant, in addition to the adjacent properties recommended by staff based on the following findings:

1. The proposed rezoning is consistent with the current Comprehensive Plan.
2. The proposed rezoning will further the City development.
3. The proposed rezoning is consistent with the surrounding area.

BE IT FURTHER RESOLVED that this resolution be communicated to the Marshall City Council.

The foregoing resolution, arising out of the motion offered by Doom and seconded by Muchlinski, was declared carried on the following vote:

Ayes: 5
Nays: 0
Passed: Yes



Chairperson, Planning Commission

Approval is contingent upon execution and return of this document to the City Planning Office.
I have read and agree to the conditions of this resolution as outlined above.

Property Owner / Applicant

Date