



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, April 26, 2022
Category:	CONSENT AGENDA
Type:	INFO/ACTION
Subject:	Introduction of Various Zoning Ordinance Amendments.
Background Information:	<p>Ordinance Amending Sections include 70-21 Definitions, 86-50 Home Occupations, 86, 51 Bed and Breakfast, 86-96 Agricultural District, 86-230 Required number of spaces, 86-247 Landscaping, 86-248 Outside storage</p> <p>Changes to Section 70-21 Definitions, will allow taxing B&B facilities and future short term rental facilities similar to other transitory forms of lodging, such as hotels and motels. Changes to Home Occupation section are mostly minor: making a few activities possible (for example, pet grooming) and a few impossible (for example, alcohol and tobacco production and sales), and defining renewal terms. Bed and Breakfast section is amended to put it in line with the Home Occupation section, by changing it to an interim use permit rather than conditional use permit.</p> <p>The proposed amendments to Section 86-96 Agricultural District are based on requested changes, past and current. A few other changes are made to better align the section with other sections. Section 86-230 Required number of spaces, is amended to better reflect certain businesses' nature and parking needs. In most cases parking requirements were reduced.</p> <p>The changes to Section 86-162 Yard Modification and 86-248 Outside Storage are minor and intended to provide flexibility in approving conditions for variances and conditional use permits and allow owners and contractors additional storage during major construction projects.</p> <p>At the October 13, 2021, regular Planning Commission meeting, Muchlinski made a motion, second by Schroeder to recommend to City Council approving the revisions amending Section 70-21 Definitions, 86-50 Home Occupations, and 86-51 Bed and Breakfast. Motion passed 3 to 1 with Fox voting against.</p> <p>At the March 9, 2022, regular Planning Commission meeting, Schroeder made a motion, second by Muchlinski to recommend to City Council approving the revisions amending Section 86-162 Yard Modification and 86-248 Outside Storage as recommend by staff. All voted in favor of the motion.</p> <p>At the April 13, 2022, regular Planning Commission meeting, Deutz made a motion, second by Muchlinski to recommend to City Council approving the revisions amending Sections 86-96 Agricultural District and 86-230 Required number of spaces as recommend by staff. All voted in favor of the motion.</p>

	At the meeting on April 12, 2022, Legislative and Ordinance Committee voted to recommend to City Council approving the revisions amending Sections 70-21 Definitions, 86-50 Home Occupations, 86-51 Bed and Breakfast, 86-96 Agricultural District, 86-230 Required number of spaces, 86-162 Yard Modification, and 86-248 Outside Storage.
Fiscal Impact:	None
Alternative/ Variations:	None
Recommendations:	Staff recommends that the Council introduce the amendments to City Ordinance Sections 70-21 Definitions, 86-50 Home Occupations, 86-51 Bed and Breakfast, 86-96 Agricultural District, 86-230 Required number of spaces, 86-247 Landscaping, and 86-248 Outside storage and call for public hearing to be held on May 10, 2022.