



**CITY OF MARSHALL
AGENDA ITEM REPORT
COUNCIL 11/10/25**

Presenter:	Ilya Gutman
Meeting Date:	Monday, November 10, 2025
Category:	CONSENT AGENDA
Type:	ACTION
Subject:	Introduction of Ordinance amending Sections 86-161 Height Modifications and 86-162 Yard Modifications
Background Information:	<p>These are minor changes to the height and yard modifications sections of the Zoning Ordinance based mostly on recently adopted sign ordinance and definition changes. These proposed changes clarify some provisions and revise terms to correspond to recent revisions. Additionally, higher commercial silos and industrial equipment will now be permitted to reflect reality of the industrial district. These changes are a part of the continuing improvement process staff has undertaken to make Zoning Ordinance more straightforward and consistent.</p> <p>At its October 14, 2025, meeting, the Legislation and Ordinance committee reviewed this change and recommended approval.</p> <p>A public hearing will be held at the November 12, 2025 Planning Commission meeting.</p>
Fiscal Impact:	None.
Alternative/Variations:	None recommended.
Recommendations:	Planning Commission and staff recommend that the Council introduce the revisions amending Sections 86-161 Height Modifications and 86-162 Yard Modifications.