

**--UNAPPROVED --**

**MINUTES OF THE  
MARSHALL PLANNING COMMISSION MEETING  
NOVEMBER 4, 2020**

**MEMBERS PRESENT:** Edblom, Carstens, Fox, and Lee

**MEMBERS ABSENT:** Schroeder, Knieff

**OTHERS PRESENT:** Glenn Bayerkohler, Jason Anderson, Ilya Gutman, and Jim Lozinski

1. The meeting was called to order by Chairman Edblom. He asked for the approval of the minutes of the October 14, 2020, regular meeting of the Marshall Planning Commission. Fox MADE A MOTION, SECOND BY Lee, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION.
  
2. Gutman explained this is a request by City of Marshall to install fiber cement panels as exterior finishes at 344 West Main Street. This request is in conjunction with Central Heritage District regulations. Chapter 86 Zoning, Article VI, Division 5 of the City Ordinance describes requirements that all projects involving exterior construction or renovation have to comply with. These requirements are different from, and in addition to, other zoning conditions that the Planning Commission usually deals with. The emphasis is on the appearance which is pretty subjective. The Central Heritage District Exterior Construction Standards also describe the procedures for reviews. If the project complies with the Standards, the Zoning Administrator or the Building Official will approve the project. The projects that deviate from, or contradict, the Standards, will have to be reviewed by the Planning Commission. However, this procedure is different from variances or conditional use permits since there is no need for a public hearing, so the process is less formal. The Planning Commission's decision is final, and the City Council approval is not necessary. The ordinance list several permitted exterior finishes, but not fiber cement panels, and allows the Planning Commission to approve other finishes. Permitted exterior finishes are listed in Section 86-282. Staff has no opinion. Fox asked what we need to do to remove the appearance ordinance since we approve all of them anyway. Anderson said if City Council wants us to look at it, we will be happy to do so. Gutman explained it would follow the same process as any ordinance change. Councilman Jim Lozinski said this was a big push by Greig & Gregerson and it was to prevent people from painting their brick pink in downtown. It is to keep up the look of downtown. Fox asked if the color scheme is in the palette. Gutman said yes, the colors are. Fox explained that he doesn't want downtown to look like a dump but maybe we can modify the materials allowed. Anderson said he would like a vote to see if there is a desire to bring this forward to be changed. Councilman Jim Lozinski advised that someone should talk to the downtown businesses first because they are the ones who wanted this, and they spent a lot of time on this. He said that for the Coty hall, this is a cost savings measure, just like for businesses, and that is why we are looking to change the material being used. Carstens inquired if this isn't a save a penny now to spend a dollar later. Councilman Jim Lozinski said materials are comparable and in the long run it is probably better. We are switching for equal product. Gutman said as a reminder, this is to discuss the appearance, not the material and cost. Fox MADE A MOTION, SECOND BY Carstens, to approve the request. ALL VOTED IN FAVOR OF THE MOTION.
  
3. In other business Gutman asked if, since we are sending the packet by email, it is necessary to also print copies for everyone. All present agreed to just email. Anderson said to follow up by email with Schroeder and Knieff. Gutman said he also wants to congratulate Edblom on his election to

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City Council and advise with that move we would be electing a chair in January. Gutman said the City is in the process of finding someone to update the City Comprehensive Plan. Anderson said we will be needing City Council approval; once we have approval, we will bring it back to the Planning Commission. Our current Comprehensive Plan is from 1996.

4. A MOTION WAS MADE BY Lee, SECOND BY Brady to adjourn the meeting. ALL VOTED IN FAVOR. Chairman Edblom declared the meeting adjourned.

Respectfully submitted,  
Chris DeVos, Recording Secretary