



**CITY OF MARSHALL
AGENDA ITEM REPORT
PC 4/10/24**

Presenter:	Ilya Gutman
Meeting Date:	Wednesday, April 10, 2024
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Ordinance amending Section 86-107 General Industrial District
Background Information:	<p>The City has several areas outside of agricultural district that are used for agricultural activity. Currently, such uses are not listed as a permitted use in any zoning district other than Agricultural. However, it is reasonable that owners want to use open areas for some business activity prior to eventually developing it; such business activity may include growing and harvesting row crops on vacant land.</p> <p>In light of the above, it makes sense to add growing row crops as a conditional use to I-2 general industrial district, since there are large open areas within I-2 district, and this kind of activity – low labor and visitor intensive – does not contradict its objective. Staff would like to have this ordinance changed before growing season starts in the spring; this change is not related to the recently adopted Comprehensive Plan, so this section will have to be revised in the future to align it with the Plan.</p> <p>As a side note, there are some areas used for agricultural activities in the general business district, but they will be dealt with differently. In order to avoid a CUP, which stays with the property, we will utilize interim use permits issues for a year or two. Both conditional use permits, and interim use permits will come in front of the Planning Commission.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	<p>Close public hearing.</p> <p>Staff recommends the recommendation to the City Council approving the revisions amending Section 86-107 general industrial district as recommended by staff.</p>