



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Presenter:</b>	Ilya Gutman
<b>Meeting Date:</b>	Tuesday, October 25, 2022
<b>Category:</b>	CONSENT AGENDA
<b>Type:</b>	INFO/ACTION
<b>Subject:</b>	Introduction of Ordinance Amendment to Chapter 86, Article VI-1, Section 86-165 Structures in Residential Districts and Call for Public Hearing
<b>Background Information:</b>	<p>The current ordinance prohibits exterior finishes with exposed fasteners on non-accessory structures in all residential districts to avoid industrial looking buildings and protect the values of the properties. However, it appears that those fasteners on low slope roofs (with less than 4 in 12 pitch) are practically not visible. Considering that metal roofs with exposed fasteners may be a practical alternative to shingles in this situation, it would be reasonable to allow it.</p> <p>At the September 14, 2022, regular Planning Commission meeting, Deutz made a motion, second by Muchlinski to recommend to city council an approval as recommend by staff. All voted in favor of the motion.</p> <p>At the meeting on October 11, 2022, Legislative and Ordinance Committee voted to revise staff recommendation and to allow exposed fasteners on all roofs and then recommend to City Council introducing the amendments to Chapter 86, Article VI-1, Section 86-165 Structures in Residential Districts.</p>
<b>Fiscal Impact:</b>	None.
<b>Alternative/ Variations:</b>	Consider recommendation by staff to permit exposed fasteners on low slope roofs only.
<b>Recommendations:</b>	Staff recommends that the Council introduce the amendments to Chapter 86, Article VI-1, Section 86-165 Structures in Residential Districts and Call for Public Hearing to be held on November 7, 2022.