



**CITY OF MARSHALL
AGENDA ITEM REPORT
COUNCIL 10/22/24**

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, October 22, 2024
Category:	CONSENT AGENDA
Type:	ACTION
Subject:	Introduction of the Ordinance Amendment to Chapter 86, Article VI-1, Section 86-165 Structures in Residential Districts.
Background Information:	<p>The current ordinance prohibits fuel tanks over 50 gallons in residential areas. This provision was intended to limit a possibility of using propane to heat the entire house, thus minimizing potential fire danger and unsightly appearance. On the other hand, smaller tanks were permitted to allow for enough fuel for a fireplace or garage heater in otherwise electrically heated houses. It was recently brought up that even a 100-gallon tank will not be enough to provide heat for the entire dwelling, making it reasonable to increase the maximum tank size to 100 gallons. Provision for screening it with a fence will stay.</p> <p>At its September 24, 2024, meeting, Legislation and Ordinance committee reviewed this change and recommended approval.</p> <p>The Planning Commission conducted a public hearing on October 9, 2024, and unanimously recommended approval.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Planning Commission and staff recommend that the Council introduce the Ordinance amending Sec. 86-165 Structures in Residential Districts to allow tanks up to 100 gallons.