



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

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, November 25, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Adoption of an 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>The Ordinance amending Sections 86-161 Height Modifications and 86-162 Yard Modifications was introduced at the November 10, 2025, Council meeting.</p> <p>The Planning Commission conducted a public hearing on November 12, 2025, and unanimously recommended approval.</p>
Fiscal Impact:	None.
Alternative/Variations:	None recommended.
Recommendations:	Planning Commission and staff recommend that the Council adopt the Ordinance 25-014, which is the ordinance amending Sections 86-161 Height Modifications and 86-162 Yard Modifications.