

**AGENDA**  
**MEETING OF THE MARSHALL PLANNING COMMISSION**  
**WEDNESDAY – MARCH 9, 2022**  
**COUNCIL CHAMBERS – CITY HALL**  
**5:30 P.M.**

- 1) *Call to Order*
- 2) *Consider the approval of the minutes of the January 12, 2022, regular meeting of the Marshall Planning Commission.*
- 3) *Conduct Public Hearing on the request of Shri Gayatri LLC, Marshall, MN for an Interim Use Permit to have a storage container on the premises in a B-3 General Business District at 1511 East College Drive.*
- 4) *Conduct Public Hearing on the request of Menard, Inc., Eau Claire, WI for a Conditional Use Permit to have Mini Storage in a B-3 General Business District at 1211 Clarice Avenue.*
- 5) *Minor Ordinance changes.*
- 6) *Comprehensive Plan Discussion/Update*
- 7) *Other Business*
- 8) *Adjourn*

--UNAPPROVED --

**MINUTES OF THE  
MARSHALL PLANNING COMMISSION MEETING  
JANUARY 12, 2022**

**MEMBERS PRESENT:** Schroeder, Lee, Deutz, Muchlinski, and Edblom

**MEMBERS ABSENT:** Fox

**OTHERS PRESENT:** Ilya Gutman, Jason Anderson, and Lauren Deutz

1. The meeting was called to order by Chairperson Lee. She asked for the approval of the minutes of the December 8, 2021, regular meeting of the Marshall Planning Commission. Schroeder MADE A MOTION, SECOND BY Muchlinski, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION.
2. Gutman explained this is a request by the City of Marshall for a Conditional Use Permit to allow construction of a 39-unit apartment in B-2 Central Business District and within the limits of the Downtown District at 103 West Lyon Street. Apartment buildings are a Conditional Use in a Central Business District. The lot is currently vacant, and the City is promoting the development of apartments within, and in close proximity to, the downtown business area. However, parking in downtown has always been a concern. Based on the types of apartments proposed in the building, 45 parking spaces would be needed for this development outside of the Downtown district, based on the City parking regulations. However, all uses within the Downtown District are exempt from off-street parking. Staff recommends approve the request with the following conditions applied: 1. That the regulations, standards, and requirements as set forth in the City Code and as pertains to the class of district in which such premises are located shall be conformed with. 2. That the City reserves the right to revoke the Conditional Use Permit in the event that any person has breached the conditions contained in this permit provided that the City serve the person with written notice specifying items of any default and allow the applicant a reasonable time in which to repair such default. 3. That the property is maintained to conform to the Zoning Code and not cause or create negative impacts to adjacent existing or future properties. 4. That not more than 40 apartments are allowed. 5. That at least one off-street parking space per apartment is provided. Muchlinski questioned the traffic flow regarding College Drive. Anderson advised that those conversations have not happened yet at this time. In 2025 on College Drive, the stop light at Lyon Street will go away; the intersection gets narrower and there will be a RRFB crossing. Muchlinski MADE A MOTION, SECOND BY Schroeder to close the public hearing. ALL VOTED IN FAVOR OF THE MOTION. Schroeder MADE A MOTION, SECOND BY Muchlinski to recommend to City Council as recommend by staff.
3. Lauren Deutz, Economic Development Director, presented the item. This presentation is an overview of what we are looking at. The Planning Commission decides if this fits in the Comp Plan. Some background information was shared about the developer. The project is a 3 phase projects with phase 1 starting this spring. The developer wants the project to look like it fits downtown with finishes complementing the downtown. Higher end apartments are their niche and they are having a lot of success in that area. Lee said she is surprised with number of 1-bedroom apartments. Lauren Deutz explained that the higher end 1-bedroom apartments is in high need at this time, but phase 2 and 3 gives them the option to change and go to a 2 or 3-bedroom if the need is there. Muchlinski questioned the entrances. Lauren Deutz said the main entrance is on Lyon Street with 2 on the parking side and 3 or 4 on the frontside.

Gutman advised State Statutes require the Planning Commission to review the Project Plan and the TIF

**--UNAPPROVED --**

Plan for compliance with the intent of the City Comprehensive Plan. The proposed project is a mixed commercial and high-density residential construction (three buildings with the total of 83 apartments and commercial space on the first floor in two of them) that will be located on the vacant portions of "Block 11", more accurately described as Lots 1-5 and Lots 15-20 of the Original Plat of the City of Marshall. The Comprehensive Plan identifies this area for downtown commercial use. There are many similar buildings (commercial on the first floor and residential on the upper floors) within downtown and commercial use within the downtown district has historically included apartments. Therefore, city staff believes that the proposed project complies with the current city Comprehensive Plan. Staff recommends approval of the attached resolution finding the proposed Tax Increment Financing District No. 1-15 within Redevelopment Project No. 1 for the City of Marshall to be consistent with the intent of the City Comprehensive Plan. Anderson added that we don't need to do any rezoning for this project as it all fits. Muchlinski MADE A MOTION, SECOND BY Schroeder, to approve the Resolution for the TIF Plan for District 6-1 Complying with the City of Marshall Comprehensive Plan. ALL VOTED IN FAVOR OF THE MOTION.

4. Lee asked for updates on the comprehensive plan. Lauren Deutz said the survey was released the end of December and the goal was to receive 300 surveys back and as of today we are at 316. The open house will be interactive version of the survey; however due to the current spike of covid we have pushed that to February. The consultant will be on site for some focus groups. Everything is moving along well. Muchlinski asked if survey will drive the focus groups. Lauren Deutz said that is correct. From what she has seen so far it is spot on as to what they were expecting. Muchlinski asked how the people are generated for the focus group. Lauren Deutz said they haven't had that discussion. Anderson said it will be based on the survey as to what groups we will reach out to.
5. A MOTION WAS MADE BY Deutz, SECOND BY Muchlinski to adjourn the meeting. ALL VOTED IN FAVOR. Chairperson Lee declared the meeting adjourned.

Respectfully submitted,  
Chris DeVos, Recording Secretary



**MEMORANDUM**

**TO:** Members of the Marshall Planning Commission  
Sharon Hanson, City Administrator  
Jason R. Anderson, P.E., Director of Public Works/Zoning Administrator *JA*

**FROM:** Ilya Gutman, Assistant Planning & Zoning Administrator *IG*

**DATE:** March 2, 2022

**SUBJECT:** REQUEST FOR INTERIM USE PERMIT / STORAGE CONTAINERS IN A B-3 GENERAL BUSINESS DISTRICT  
Shri Gayatri LLC  
1511 East College Drive

**Action Recommendation**

Close public hearing.

Recommend approval to the City Council of the request by Shri Gayatri LLC for an Interim Use Permit to have a storage container on the premises at 1511 East College Drive with the following conditions:

1. That the regulations, standards and requirements as set forth in the City Code and as pertains to the class of district in which such premises are located shall be conformed with.
2. That the City reserves the right to revoke the Interim Use Permit in the event that any person has breached the conditions contained in this permit provided that the City serve the person with written notice specifying items of any default and allow the applicant a reasonable time in which to repair such default.
3. That this permit expires when the property changes ownership.
4. That this container meets all conditions of Sec. 86-248(f) dated 04-27-2021 (as attached) by June 30, 2022, including a fence.

**Background**

This is the request by the Owner for an Interim Use Permit for a shipping container placement in a B-3 General business district. Last spring the City has amended its Ordinance governing placement of shipping containers and semi-trailers on properties within the City. The revised Ordinance now allows placing a limited number of containers in a general business district by an interim use permit. The above-listed conditions include a reference (condition 4) to a particular Ordinance section that itemizes specific conditions for container placement. This section is attached to make sure that only its current version is applicable and compliance with future amendments, if any, to this section will not be required.

**Fiscal Impact**

None known.

**Alternatives / Variations**

Deny the request

IG:cld / Attachments



## **Section 86-248 Outside Storage**

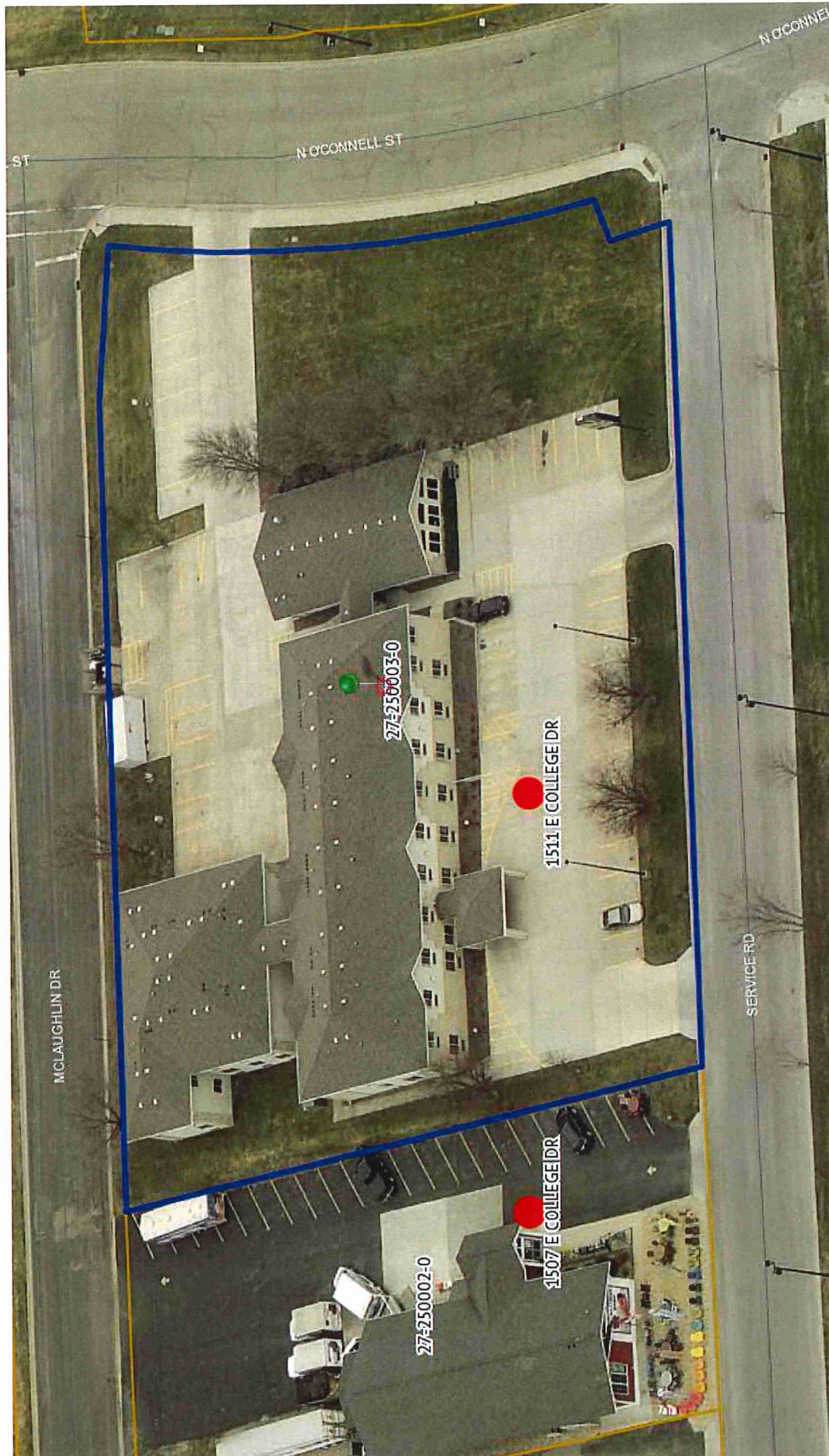
- (a) In all classes of residential districts, open storage and accumulation of materials and equipment shall be prohibited. In all other zoning districts, open storage of materials and equipment shall be prohibited in the required front, side, and rear yards, except storage shall be allowed in the required rear yard in industrial districts. Unless prohibited elsewhere in the ordinance, any other outside storage, including outdoor storage tanks, shall be located or screened so as not to be visible from public right-of-way, public parks or any lot within 500 feet in any of the classes of business or residence districts, except in industrial and agricultural zoning districts screening from public right-of-way is not required. The screening may be achieved by fencing or landscaping means compliant with section 86-247. In all classes of business districts, the storage area shall be paved to control dust and erosion and shall be properly maintained. Temporary storage of building materials intended for construction use on premises shall be allowed during ongoing construction and up to two weeks prior to construction and is exempt from the above requirements provided a valid building permit is obtained.
- (b) Outdoor display of retail merchandise intended for sale or rent and open to public shall be allowed in all classes of business and industrial districts. In all classes of business districts, the display area, except live plants sales area, shall be so designated and paved to control dust and erosion and facilitate moving of displayed products. Except licensed automobile, motorcycle, off-road vehicle, and boat sales lots, and small motorized farm and lawn care equipment sales, the display area shall not be located in the required front and side yards. Outdoor display areas adjacent to any of the classes of residence districts shall be screened by fencing or landscaping means compliant with section 86-247. Outdoor display area shall be adequately lighted.
- (c) Outdoor display and sale shall be allowed in all classes of residential districts and residential properties within other zoning districts during garage and yard sales only. The display area shall be located entirely within the pertinent residential property.
- (1) Any related signage shall be limited to premises and to other private properties provided permission from the property owners is obtained; all signage shall be erected not earlier than one-day before sale and shall be removed at the termination of the sale. Such signs shall be limited to three square feet each.
- (2) There shall be no more than four garage sales conducted during any period of 12 calendar months; there shall be no more than two garage sales conducted during any period of 30 calendar days; there shall be no garage sales conducted for more than four consecutive days; and there shall be no garage sales conducted before 7:00 a.m. or after 8:00 p.m.
- (d) Building enlargement and expansions over 50 percent of existing building footprint area, construction of additional buildings on site, or changes of use resulting in new exterior storage or display area shall cause an exterior storage/display area review by city staff for ordinance compliance.
- (e) Trash, garbage, refuse, recycling materials or any other items intended for disposal shall be stored in designated containers or dumpsters which, with the exception of R-1 and R-2 residence districts, shall be located within areas set for collection of garbage as prescribed by section 50-23. In R-1 and R-2 residence districts trash cans shall not be stored in the required front yard except on the day of garbage collection. In R-1 and R-2 residence districts furniture and other bulky items may be left at the curb for pick up by the licensed garbage hauler or anywhere in the front yard for anyone to take for no more than 48 hours. In all classes of business and industrial districts, similar items intended for disposal may be piled together for temporary storage no longer than six months within garbage collection areas in a single stack not higher than five feet and with area no more than 100 square feet.



- (1) In all classes of multiple-family and business districts, garbage collection areas shall be paved and fully enclosed with secured access and shall not be located in the required front yard. The enclosure shall be between five and six feet high and fully opaque. If it is located next to the building, it shall be finished with materials matching the exterior of the building.
  - (2) Temporary construction dumpsters intended for demolition and other construction debris may be located outside of such enclosures during ongoing construction and up to one week before and after construction provided a valid building permit is displayed on site. No temporary construction dumpster shall be set on public right-of-way or public parking lot unless a city permit is secured.
- (f) Storage containers, including, but not limited to, trailers, semi-trailers, cargo and shipping containers, PODS, and dumpsters, are not allowed as permanent storage units in all classes of residential or business districts. Utilization of a single unit is allowed for temporary storage for no more than 30 days in a calendar year; the 30 days limit may be extended up to 180 days by an interim use permit. The above limitations do not apply to temporary construction dumpsters as regulated in subsection (e). As an exception, shipping containers totaling less than 340 square feet may be permitted by an interim use permit in a B-3 general business district, with the following conditions:
- (1) The containers shall not be placed in any front or side yard or required rear yard.
  - (2) The containers shall be located so as not to be visible from public right-of-way, public parks, or any lot within 500 feet in any of the classes of residence districts. It may be screened by fencing or landscaping means compliant with section 86-247.
  - (3) The containers shall be new or freshly painted with neutral colors with no painted signage, lettering, or advertising and shall be properly maintained.
  - (4) The interim use permit shall expire when the property changes ownership.
- (g) In all classes of residential districts, a licensed boat, open or closed trailer, camper, motor-home, recreational vehicle or other motorized vehicle, but no more than three units, may be stored outside on the property as regulated in section 74-131. One snowmobile, ATV, golf cart, riding mower, trailer, boat, or camper can be displayed for sale in the front yard, provided it has not been purchased or consigned for resale and is not displayed for longer than seven consecutive days or longer than 30 days in a calendar year. No storage or accumulation of any materials in trailers is permitted.

(Code 1976, § 11.19(3)(A)(2); Ord. No. 687, § 1, 6-10-2014; Ord. No. 749 2nd series, § 1, 6-23-2020; Ord. No. 21-002, § 1, 4-27-2021)

**Editor's note(s)**—Ord. No. 687, § 1, adopted June 10, 2014, amended the title of § 86-248 to read as set out herein. Previously § 86-248 was titled storage of materials.





**TO:** Members of the Marshall Planning Commission  
Sharon Hanson, City Administrator  
Jason R. Anderson, P.E., Director of Public Works/Zoning Administrator *JA*

**FROM:** Ilya Gutman, Assistant Planning & Zoning Administrator *IG*

**DATE:** March 2, 2022

**SUBJECT:** REQUEST FOR CONDITIONAL USE PERMIT / MINI STORAGE IN A B-3 GENERAL BUSINESS DISTRICT  
Menard, Inc.  
1211 Clarice Avenue

**Action Recommendation**

Close public hearing.

Recommend approval to the City Council of the request of Menard, Inc. to have mini storage in a B-3 General Business District at 1211 Clarice Avenue with the following conditions:

1. All driveways, approaches, any other non-landscaped areas are paved.
2. The perimeter of the property is separated from surrounding areas either by storage units or a minimum 6-foot high fence.
3. The landscape ordinance provisions for live vegetation and trees are complied with, both at the time of construction for area allocated for mini-storage, and for future subdivided parcel as determined at that time.
4. The number of units is as follows: 558 enclosed units and 78 RV parking stalls.

**Background**

This is a request of Menard, Inc. to have for mini storage in a B-3 General Business District at 1211 Clarice Avenue, which requires a Conditional Use Permit in a B-3 District. Conditions attached will minimize an impact on surrounding properties.

Requirements for B-3 District can be found in Sec. 86-104. The Conditional Use Permit regulations are found in Sec. 86-46 and the Standards for Hearing are found in Sec. 86-49.

**Fiscal Impact**

None known.

**Alternatives / Variations**

None

IG:cld

Click a starting point.

09-010002-1

27-543002-0

27-543002-0

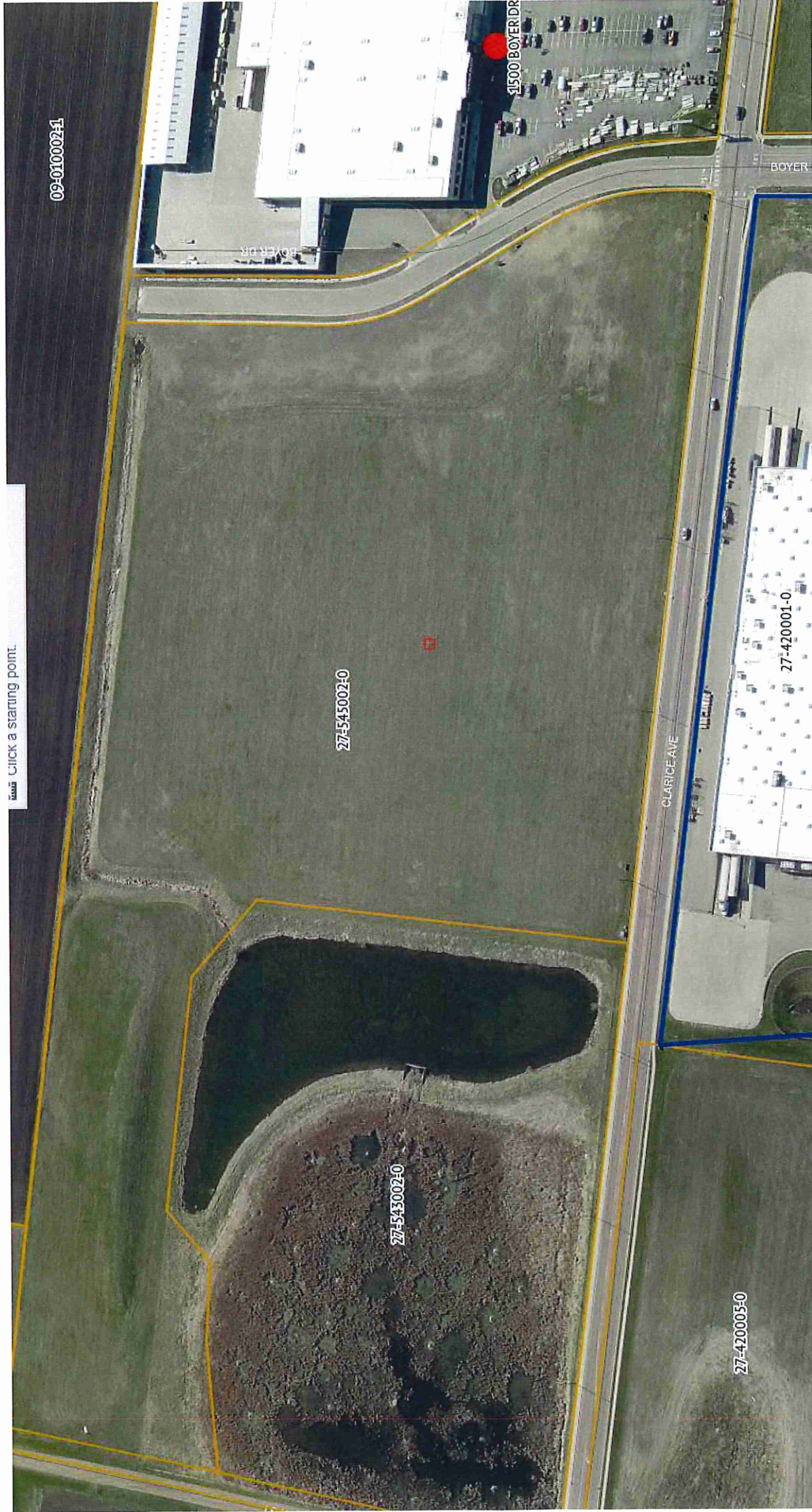
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27-420001-0

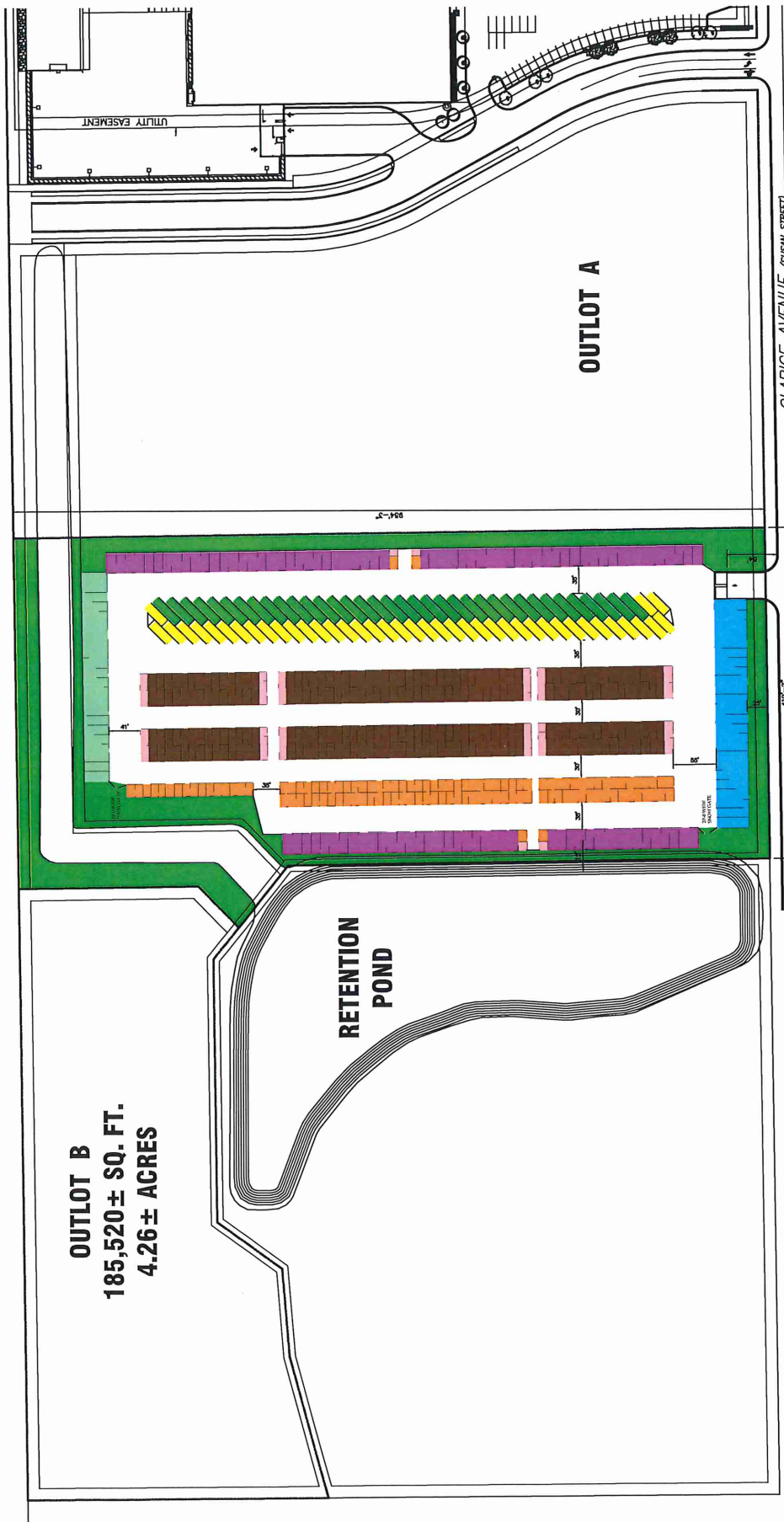
1500 BOYER DR

CLARICE AVE

BOYER







**OUTLOT B**  
 185,520 ± SQ. FT.  
 4.26 ± ACRES

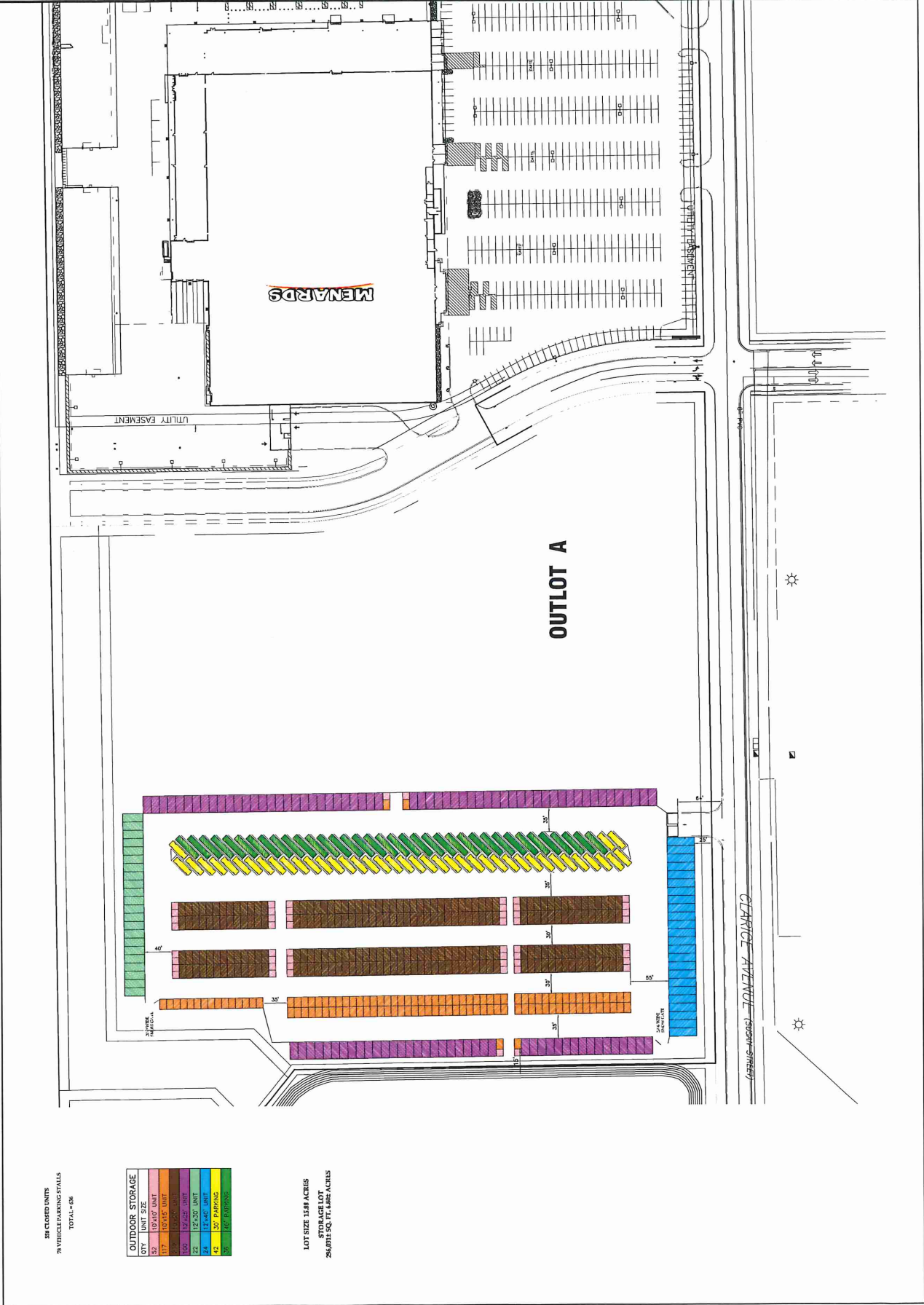
**RETENTION  
 POND**

**OUTLOT A**

|   |  |  |   |  |
|---|--|--|---|--|
| <b>SELF-STORAGE<br/>         BUILDING AREA</b><br>303,271 ± SQ. FT.<br>6.96 ± ACRES | <b>SELF-STORAGE LOT</b><br>434,561 ± SQ. FT.<br>9.97 ± ACRES | <b>SELF-STORAGE LOT</b><br>25% GREENSPACE REQUIRED<br>2.49 ± ACRES | <b>SELF-STORAGE LOT</b><br>POND GREENSPACE AREA<br>30,937 ± SQ. FT.<br>0.71 ± ACRES | <b>28.52% WATERY GREENSPACE</b><br><b>71.48% LIVE GREENSPACE</b> |
| 108,640/5,000 = 22 TREES REQUIRED   |  |  |   | <b>SELF-STORAGE LOT</b><br>GREENSPACE PROVIDED<br>2.49 ± ACRES   |



| NO. | DATE | DESCRIPTION     |
|-----|------|-----------------|
| 1   |      | REVISIONS       |
| 2   |      | PLAN - SITE # 4 |
| 3   |      | SHEET TITLE     |
| 4   |      | PROJECT TITLE   |
| 5   |      | MARSHALL, MN    |
| 6   |      | BUILDING TYPE   |
| 7   |      | CAD DWG NAME    |
| 8   |      | MARSHALL        |
| 9   |      | BY              |



388 CLOSED UNITS  
7% VEHICLE PARKING STALLS  
TOTAL = 68

| QTY | UNIT SIZE    |
|-----|--------------|
| 52  | 10'x12' UNIT |
| 117 | 10'x12' UNIT |
| 100 | 12'x12' UNIT |
| 100 | 12'x12' UNIT |
| 42  | 12'x12' UNIT |
| 42  | 12'x12' UNIT |
| 42  | 12'x12' UNIT |
| 42  | 12'x12' UNIT |
| 42  | 12'x12' UNIT |
| 42  | 12'x12' UNIT |

LOT SIZE 15.88 ACRES  
STORAGE LOT  
286,001 SQ. FT. 6.68 ACRES



**MARSHALL**  
CULTIVATING THE BEST IN US

**MEMORANDUM**

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**TO:** Members of the Marshall Planning Commission  
Sharon Hanson, City Administrator  
Jason R. Anderson, P.E., City Engineer/Zoning Administrator *JA*

**FROM:** Ilya Gutman, Assistant Planning & Zoning Administrator *IG*

**DATE:** March 2, 2022

**SUBJECT:** Ordinance amendment to Section 86-162 Yard Modification and 86-248 Outside Storage

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**Action Recommendation**

Staff recommends the recommendation to the City Council approving the revisions amending Section 86-162 Yard Modification and 86-248 Outside Storage.

**Background**

These changes are minor and intended to provide flexibility in approving conditions for variances and conditional use permits and allow owners and contractors additional storage during major construction projects.

**Fiscal Impact**

None.

**Alternatives/Variations**

None recommended.

IG/cld / Attachments



## **Section 86-162 Yard Modifications**

Measurements shall be taken from the nearest point of the wall of a building to the lot line in question, subject to the following qualifications:

- (a) Cornices, awnings, marquees, eaves, pergolas, and balconies may extend into the required front yard a distance not exceeding four feet, and the required side yard distance not exceeding two feet.
- (b) Fire escapes may extend into the required front yard a distance not exceeding five feet. Basement egress window wells may extend into required front and side yards a distance not to exceed three feet.
- (c) A landing or deck may extend into the required front yard to a distance not exceeding eight feet, if they have the floor no higher than the main floor of the building, except a landing installed at the main entrance of existing residential structure and projecting no more than four feet from the structure may extend 15 feet into required front yard. A four-foot square landing, not including stair, or a five-foot square landing serving a ramp, shall always be permitted at the main entrance of existing residential structures if replacing an existing landing. An open railing no higher than three feet may be placed around such structures.
- (d) A bay window having a bow, or angled sides, with windows on all faces projecting no more than two feet from the building wall may extend 20 feet into required front yard.
- (e) The architectural features listed in paragraphs (1) through (4) may also extend into the required rear yard to the same extent as permitted for extension into the required front yard. If an easement coincides with, or is wider than, a required yard, architectural features listed in paragraphs (1) and (2) may extend into such easement not more than two feet with written approval of the city engineer.
- (f) Retaining walls, fences, and other similar structures located in any yard shall not exceed seven feet in height in any of the classes of residential and business districts, unless required by a condition for a variance adjustment or conditional use permit granted for unrelated issue. Barbed wire or electrical fencing materials are prohibited in these locations.
- (g) Retaining walls, fences or any other structures, both permanent and temporary, located in the front yard of a corner lot at the intersection of streets, except pilon signs, shall not exceed three feet in height as measured above the curb within a 25-foot visibility triangle of the property corner at such intersection and within a ten-foot visibility triangle adjacent to alleys and driveways.
- (h) On double frontage lots, the required front yard shall be provided on both streets. On corner lots, the required front yard shall be provided on all streets.
- (i) In determining the depth of rear yard for any building where the rear yard opens into an alley, one-half the width of the alley, but not exceeding ten feet, may be considered as a portion of the rear yard.
- (j) Any structure, including fences, built in the rear or side yard that opens into an alley, must not be placed less than three feet from the property line defining this alley. Any garage with overhead door facing, and having a direct vehicle access from, an alley must not be placed less than 18 feet from the alley.
- (k) No front, side or rear yard shall be required in the downtown district, except single family houses and duplexes.
- (l) On a corner lot fronting two intersecting streets, either yard opposite the street may be designated the rear yard; in case of a triangular corner lot, the yard not adjacent to streets shall be designated the rear yard but shall meet the setback requirements of a side yard. On a corner lot fronting three streets, the yard opposite the front yard located between two other front yards shall be designated the rear yard but shall meet the setback requirements of a side yard.
- (m) On a flag lot, the lot side, which faces the street that this lot has an access from, shall be designated the front yard. For such lots, the lot depth calculations shall not include the length of the narrow access portion of the lot.
- (n) On a lot that faces, and is exclusively accessed from, a public roadway easement or recorded access easement providing access to at least one other property beyond said lot, the lot side facing the easement shall be designated the front yard.
- (o) On an interior triangular lot, no rear yard shall be required.



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## Sec. 86-248. Outside storage.

- (a) In all classes of residential districts, open storage and accumulation of materials and equipment shall be prohibited. In all other zoning districts, open storage of materials and equipment shall be prohibited in the required front, side, and rear yards, except storage shall be allowed in the required rear yard in industrial districts. Unless prohibited elsewhere in the ordinance, any other outside storage, including outdoor storage tanks, shall be located or screened so as not to be visible from public right-of-way, public parks or any lot within 500 feet in any of the classes of business or residence districts, except in industrial and agricultural zoning districts screening from public right-of-way is not required. The screening may be achieved by fencing or landscaping means compliant with section 86-247. In all classes of business districts, the storage area shall be paved or graveled to control ~~dust and~~ erosion and shall be properly maintained. Temporary storage of building materials intended for construction use on premises shall be allowed during ongoing construction and up to two weeks prior to construction and is exempt from the above requirements provided a valid building permit is obtained.
- (b) Outdoor display of retail merchandise intended for sale or rent and open to public shall be allowed in all classes of business and industrial districts. In all classes of business districts, the display area, except live plants sales area, shall be ~~so designated and~~ paved to control dust and erosion and facilitate access to, and moving of, displayed products. Except licensed automobile, motorcycle, off-road vehicle, and boat sales lots, and small motorized farm and lawn care equipment sales, the display area shall not be located in the required front and side yards. Outdoor display areas adjacent to any of the classes of residence districts shall be screened by fencing or landscaping means compliant with section 86-247. Outdoor display area shall be adequately lighted.
- (c) In all classes of residential districts and residential properties within other zoning districts, ~~Outdoor display and sale shall be allowed in all classes of residential districts and residential properties within other zoning districts~~ during garage and yard sales only. The display and sales area shall be located entirely within the pertinent residential property.
- (1) Any related signage shall be limited to premises and to other private properties provided permission from the property owners is obtained; all signage shall be erected not earlier than one-day before sale and shall be removed at the termination of the sale. Such signs shall be limited to three square feet each.
- (2) There shall be no more than four garage sales conducted during any period of 12 calendar months; there shall be no more than two garage sales conducted during any period of 30 calendar days; there shall be no garage sales conducted for more than four consecutive days; and there shall be no garage sales conducted before 7:00 a.m. or after 8:00 p.m.
- (d) Building enlargement and expansions over 50 percent of existing building footprint area, construction of additional buildings on site, or changes of use resulting in new exterior storage or display area shall cause an exterior storage/display area review by city staff for ordinance compliance.
- (e) Trash, garbage, refuse, recycling materials or any other items intended for disposal shall be stored in designated containers or dumpsters which, with the exception of R-1 and R-2 residence districts, shall be located within areas set for collection of garbage as prescribed by section 50-23. In R-1 and R-2 residence districts trash cans shall not be stored in the required front yard except on the day of garbage collection. In R-1 and R-2 residence districts furniture and other bulky items may be left at the curb for pick up by the licensed garbage hauler or anywhere in the front yard for anyone to take for no more than 48 hours. In all classes of business and industrial districts, similar items intended for disposal may be piled together for temporary storage no longer than six months within garbage collection areas in a single stack not higher than five feet and with area no more than 100 square feet.

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- (1) In all classes of multiple-family and business districts, garbage collection areas shall be paved and fully enclosed with secured access and shall not be located in the required front yard. The enclosure shall be between five and six feet high and fully opaque. If it is located next to the building, it shall be finished with materials matching the exterior of the building. Enclosure requirement does not apply in the Downtown district.
- (2) Temporary construction dumpsters intended for demolition and other construction debris may be located outside of such enclosures during ongoing construction and up to one week before and after construction provided a valid building permit is obtained~~displayed on site~~. No temporary construction dumpster shall be set on public right-of-way or public parking lot unless a city permit is secured.
- (f) Storage containers, including, but not limited to, trailers, semi-trailers, cargo and shipping containers, and PODS, ~~and dumpsters~~, are not allowed as permanent storage units in all classes of residential or business districts. Utilization of a single unit is allowed for temporary storage for no more than 30 days in a calendar year; the 30 days limit may be extended up to 180 days by an interim use permit. ~~The above limitations do not apply to~~ The above listed units used for temporary construction related storage shall be allowed during ongoing construction project and up to a month prior to construction, provided a valid building permit is obtained~~dumpsters as regulated in subsection (e)~~. As an exception, shipping containers totaling less than 340 square feet may be permitted by an interim use permit in a B-3 General business district, with the following conditions:
- (1) The containers shall not be placed in any front or required side ~~yard~~ or required rear yard.
- (2) The containers shall be located so as not to be visible from adjacent public right-of-way, public parks, or any lot within 500 feet in any of the classes of residence districts. It may be screened by fencing or landscaping means compliant with section 86-247.
- (3) The containers shall be new or freshly painted with neutral colors with no painted signage, lettering, or advertising and shall be properly maintained.
- (4) The interim use permit shall expire when the property changes ownership).
- (g) In all classes of residential districts, a licensed boat, open or closed trailer, camper, motor-home, recreational vehicle or other ~~motorized~~ vehicle, but no more than three units, may be stored outside on the property as regulated in section 74-131. One snowmobile, ATV, golf cart, riding mower, trailer, boat, or camper can be displayed for sale in the front yard, provided it has not been purchased or consigned for resale and is not displayed for longer than seven consecutive days or longer than 30 days in a calendar year. No storage or accumulation of any materials in trailers is permitted.

(Code 1976, § 11.19(3)(A)(2); Ord. No. 687, § 1, 6-10-2014; Ord. No. 749 2nd series, § 1, 6-23-2020)

Editor's note(s)—Ord. No. 687, § 1, adopted June 10, 2014, amended the title of § 86-248 to read as set out herein. Previously § 86-248 was titled storage of materials.

## COMMUNITY SURVEY RESULTS

### INTRODUCTION

The community survey was available online and in-person from mid-December 2021 to February 20, 2022. A total of 604 responses were collected through the online SurveyMonkey platform or via collection of paper copies from various distribution sites around Marshall. The survey asked 26 questions pertaining to demographics, community character, growth and development, community facilities, and what the community hopes to see for the future of Marshall.

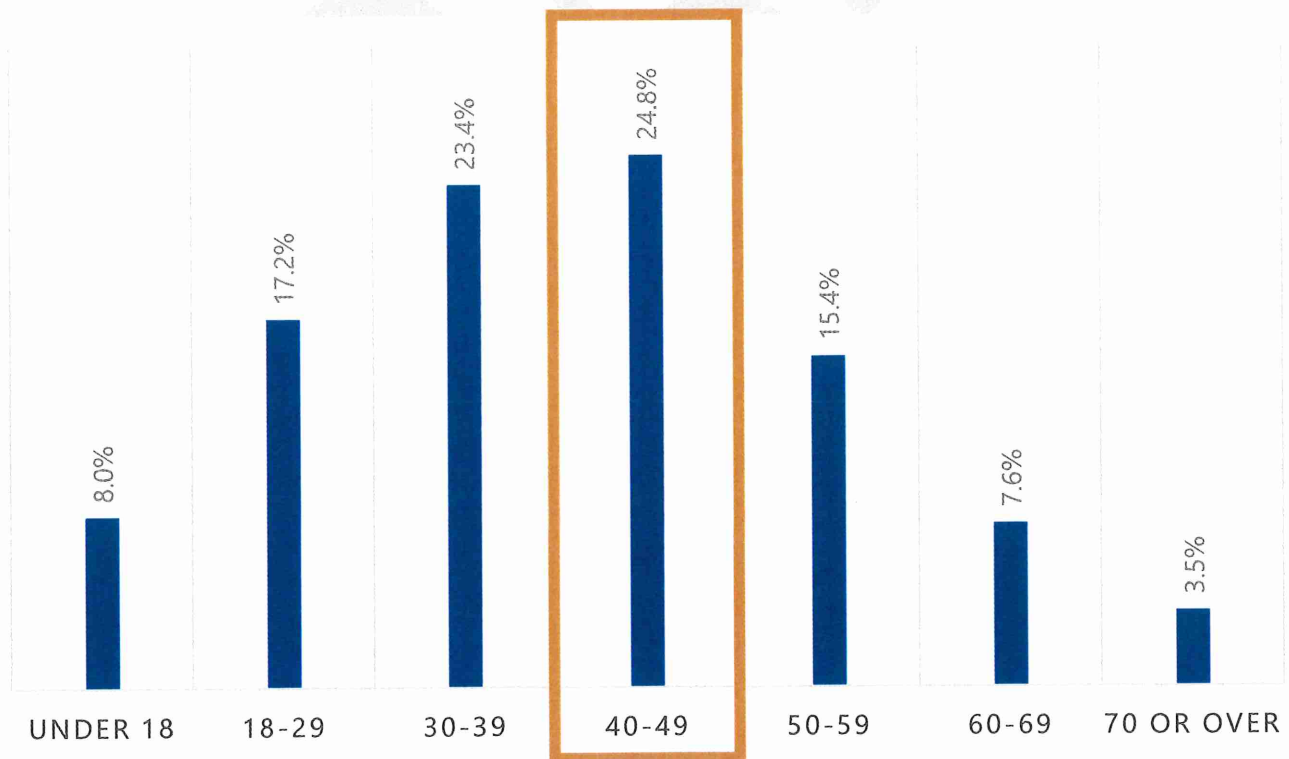
### WHO TOOK THE SURVEY?

Survey respondents could respond to optional demographic questions, providing a summary of who took the survey. These questions were optional, and 15 to 20 percent of respondents did not respond to these questions.

#### Age

**The majority of respondents to the survey were between the ages of 30 and 49 years old.**

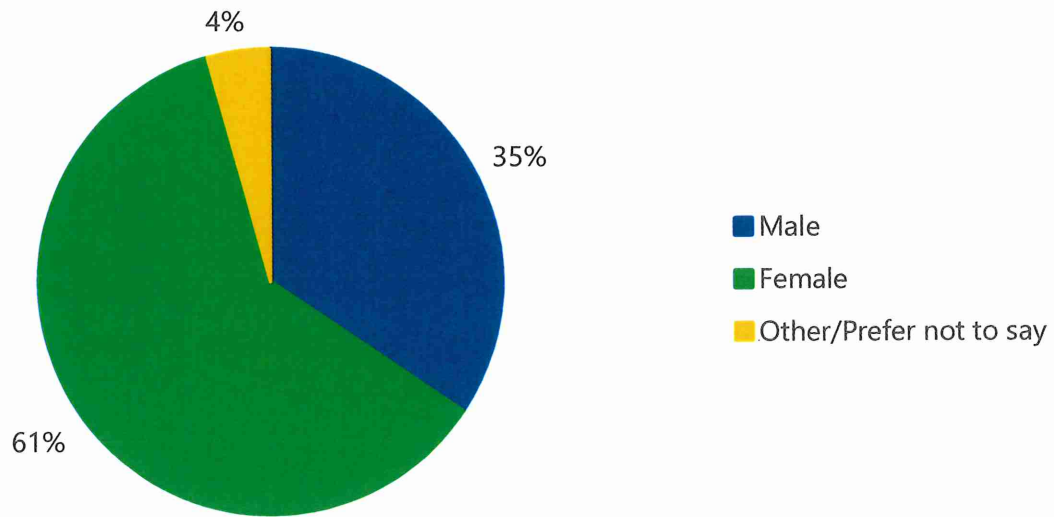
Representation of at least 5 percent of respondents was received from each group, outside of the 70 and over population. While the breakdown of survey responses by age group may not be representative of the city's population in each group, the response of 17.2 percent in the ages of 18 to 29 aligns well with the city's 17.7 percent of the population being in the same age group.





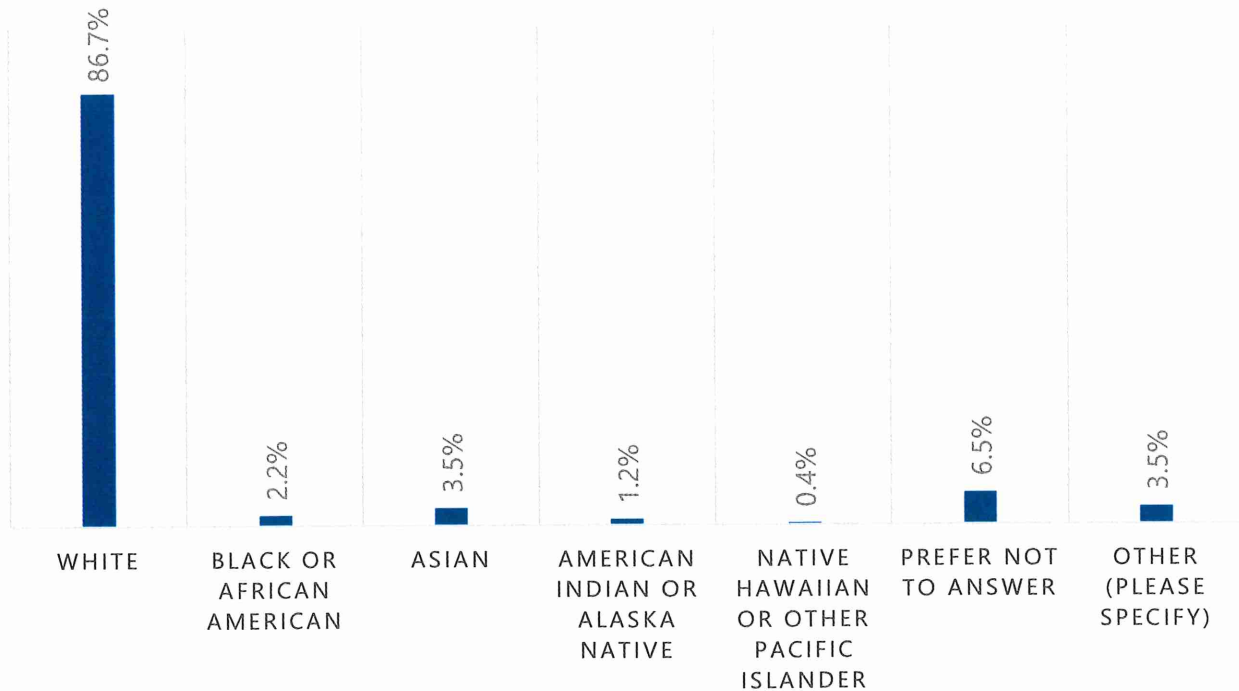
### Gender

Approximately 61 percent of respondents identify as female, with 35 percent identifying as male and 4 percent identifying with another gender or preferring not to answer.



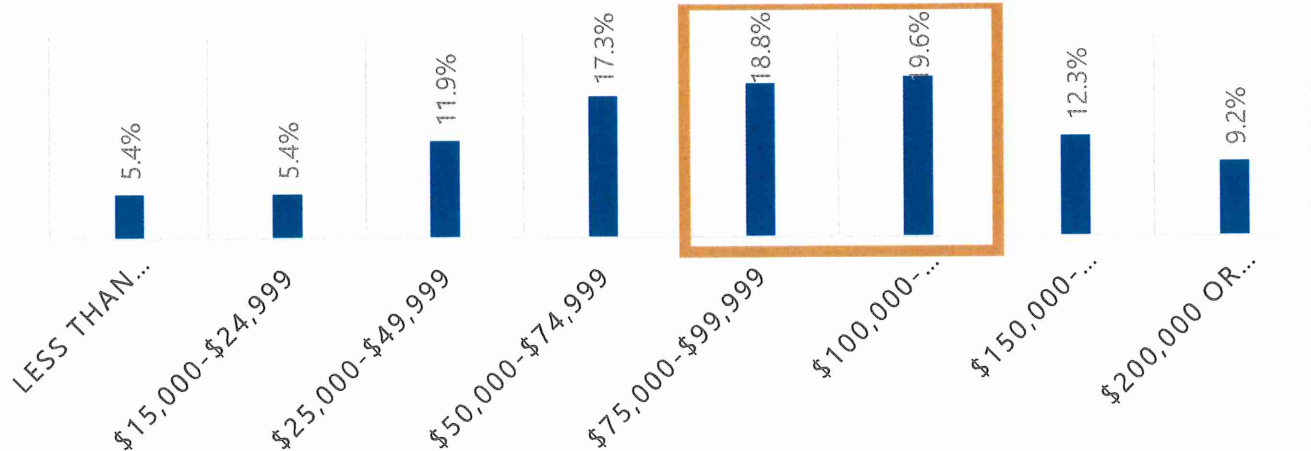
### Race

Survey responses were received for each racial group identified in the survey. "Other" responses included Latino, Belgian American, and Chicano.



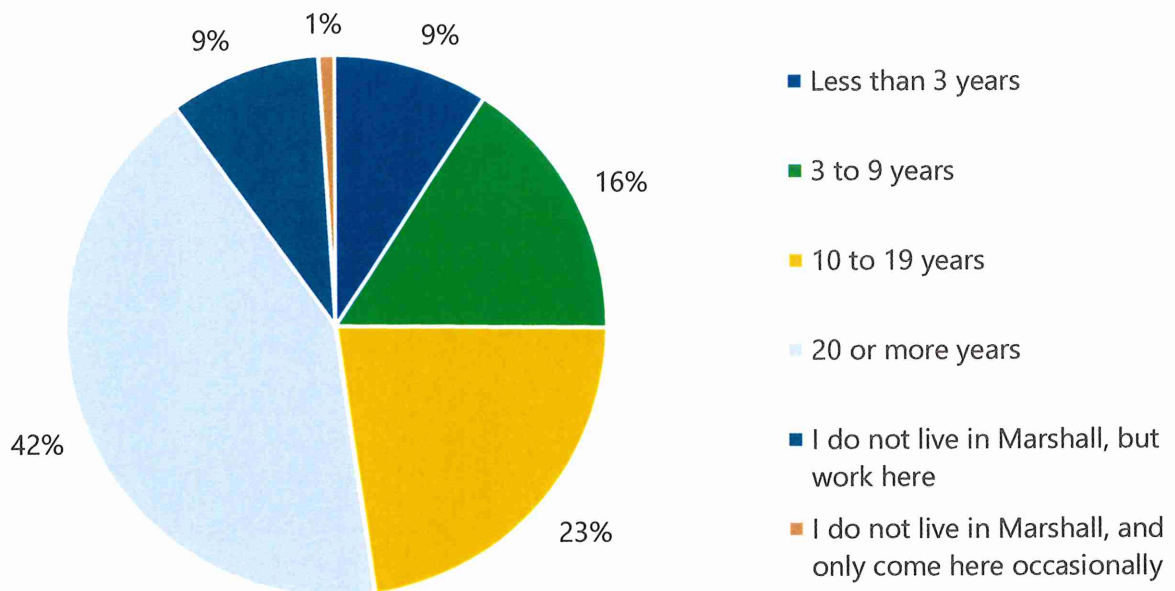
## Income

Each income bracket was represented across survey responses, with a majority of respondents identifying a household income of \$75,000 to \$149,999. **Over 20 percent of respondents identified an income lower than the City's median household income of \$48,000.**



## Tenure in Marshall

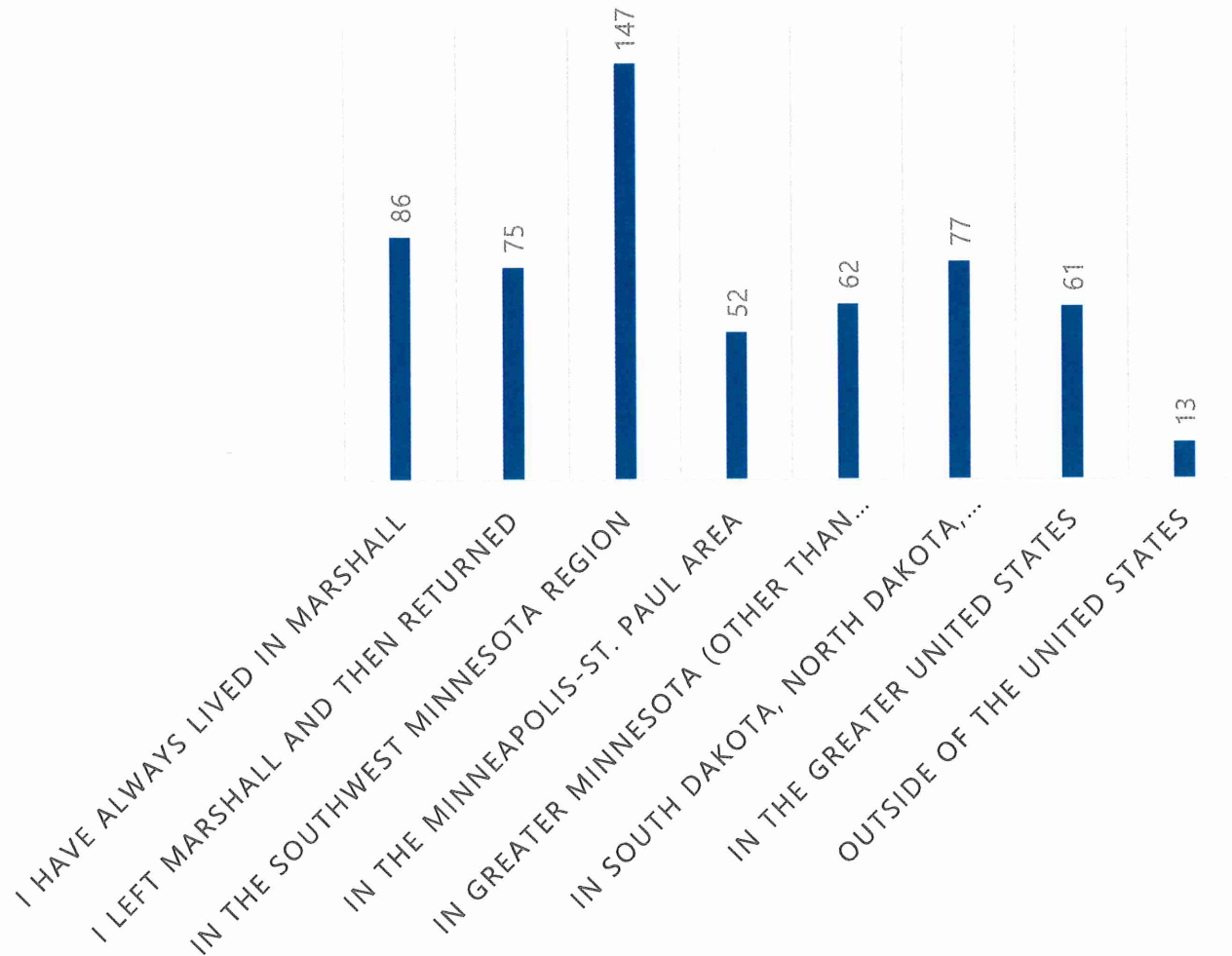
Many survey respondents have a long tenure as Marshall residents. Over 40 percent have lived in the community for 20 or more years, and an additional 23 percent have lived in the community for at least ten years. Ten percent of those that responded to this question identified themselves as non-residents of the community.





## Previous Tenure

A majority of respondents moved from other locations in Southwest Minnesota to Marshall. Other migration trends include the Twin Cities Metro and surrounding states.



## ISSUES AND OPPORTUNITIES

What is your one favorite thing about Marshall?

schools Downtown great feel size many Marshall close small Safety  
 parks safe community variety people clean  
 Small town feel friendly lot Small town big family live  
 opportunities



The top ten responses (in order of frequency) include:

|                      |  |
|----------------------|--|
| <b>Community</b>     | The sense of community and sense of place.                         |
| <b>Parks</b>         | The diversity and quality of the parks system.                     |
| <b>People</b>        | The welcoming, friendly, and diverse people of the community.      |
| <b>Small Town</b>    | Small town feel outside of the big city.                           |
| <b>Size</b>          | The right size to support services but also provide desired space. |
| <b>Family</b>        | A great place to raise a family.                                   |
| <b>Schools</b>       | Quality schools for all ages.                                      |
| <b>Opportunities</b> | Many opportunities that can be taken advantage of.                 |
| <b>Safe</b>          | Safe environment compared to other locations                       |
| <b>Clean</b>         | A clean environment.   |

### What is your one least favorite thing about Marshall?

families retail people Target options go Nothing winter much many  
 need limited Marshall Lack shopping shopping lot  
 Lack restaurants things city community kids town  
 entertainment activities park places fun stores enough

The top ten responses (in order of frequency) include:

|                     |   |
|---------------------|---|
| <b>Lack</b>         | Lack of a variety of sites, activities, resources, etc.                         |
| <b>Shopping</b>     | Desire for a more diverse range of shopping opportunities                       |
| <b>Things to Do</b> | Desire/need for additional things to do.  |
| <b>Need</b>         | Desire/need for additional things to do.  |
| <b>Activities</b>   | Desire/need for activities for all ages, abilities, interests, etc.             |
| <b>Places</b>       | Identification of community spaces that can be secured to meet community needs. |
| <b>Options</b>      | Explore diverse and robust input.   |
| <b>Stores</b>       | Need for additional retail opportunities.                                       |





|                 |   |
|-----------------|---|
| <b>Families</b> | Need for family friendly events.                              |
| <b>Winter</b>   | Need for events and activities to be completed in the winter. |

### What is Marshall's biggest opportunity over the next 20 years?

Residents identified business growth, new opportunities, additional shopping, and population growth as Marshall's **biggest opportunity** over the next 20 years.

adding keep bring places growth attract town activities grow things  
community expand Marshall retail businesses  
make opportunities families shopping better people bigger  
need stores city

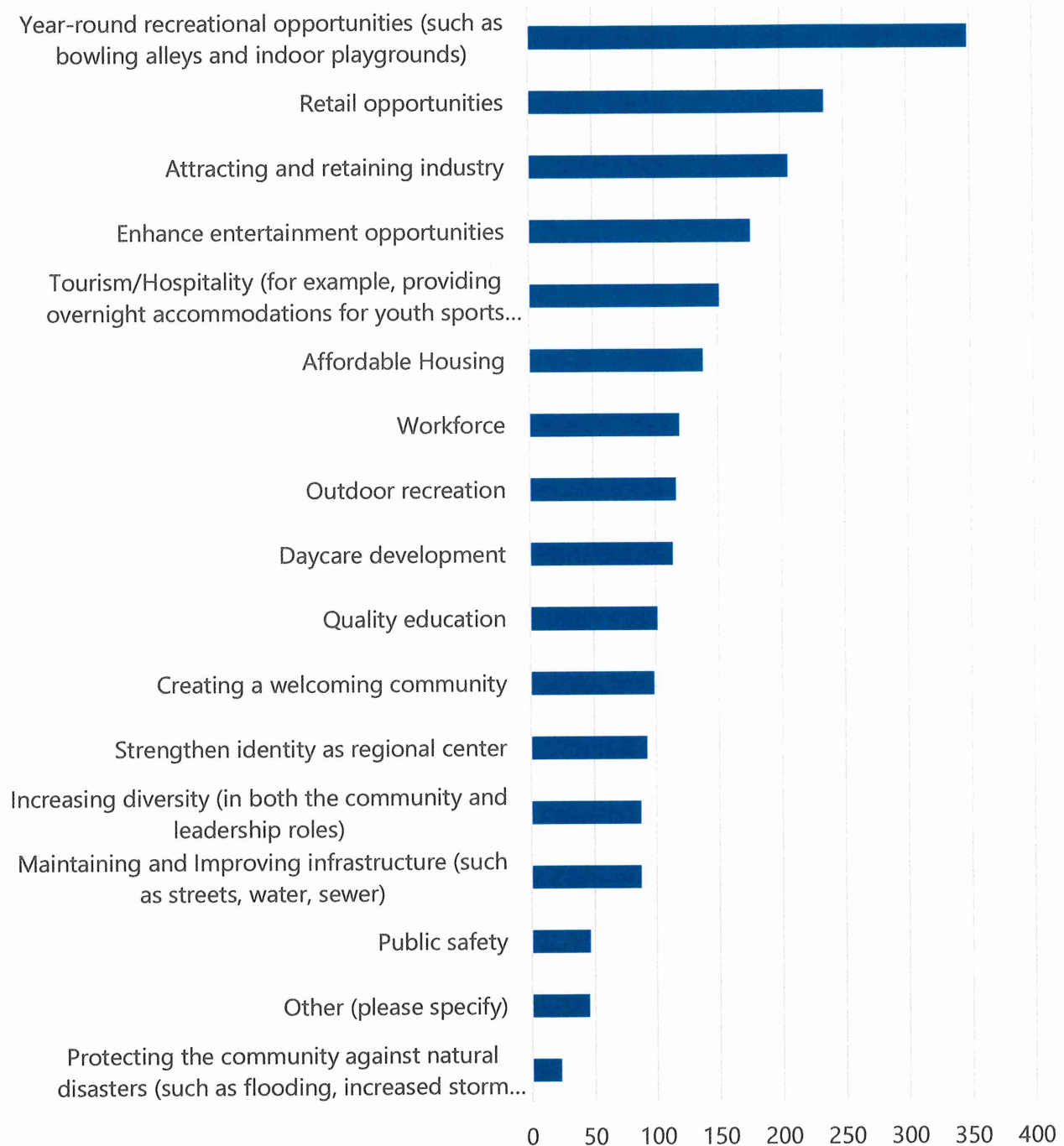
Common themes or topics identified throughout this question include:

|                      |  |
|----------------------|--|
| <b>Businesses</b>    | Opportunities to grow and diversify the business                   |
| <b>Grow</b>          | Opportunities to grow and enhance the community and its resources. |
| <b>Opportunities</b> | Desire to take action on this plan.                                |
| <b>Shopping</b>      | Desire for more retail and shopping opportunities.                 |
| <b>Retail</b>        | Desire for more retail and shopping opportunities.                 |
| <b>Families</b>      | Family friendly activities, spaces and resources.                  |



### What issues or opportunities below do you think Marshall needs to prioritize in the next 20 years?

Respondents prioritized year-round recreational opportunities, retail opportunities, and attracting and retaining industry when asked "What issues or opportunities below do you think Marshall needs to **prioritize** in the next 20 years?"



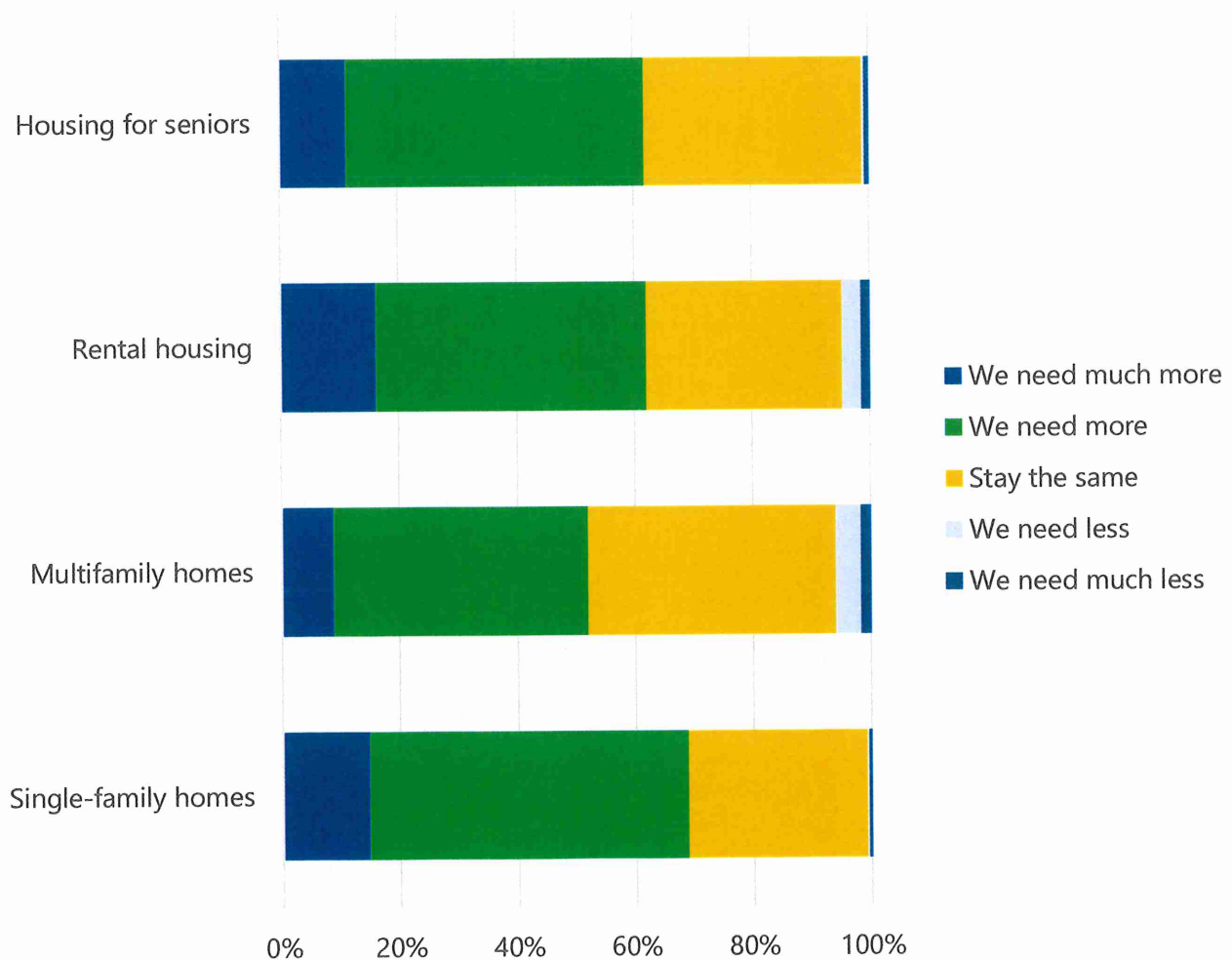


## LAND USE AND FUTURE DEVELOPMENT

### As we plan for future development, what types of spaces or uses do we need to adjust?

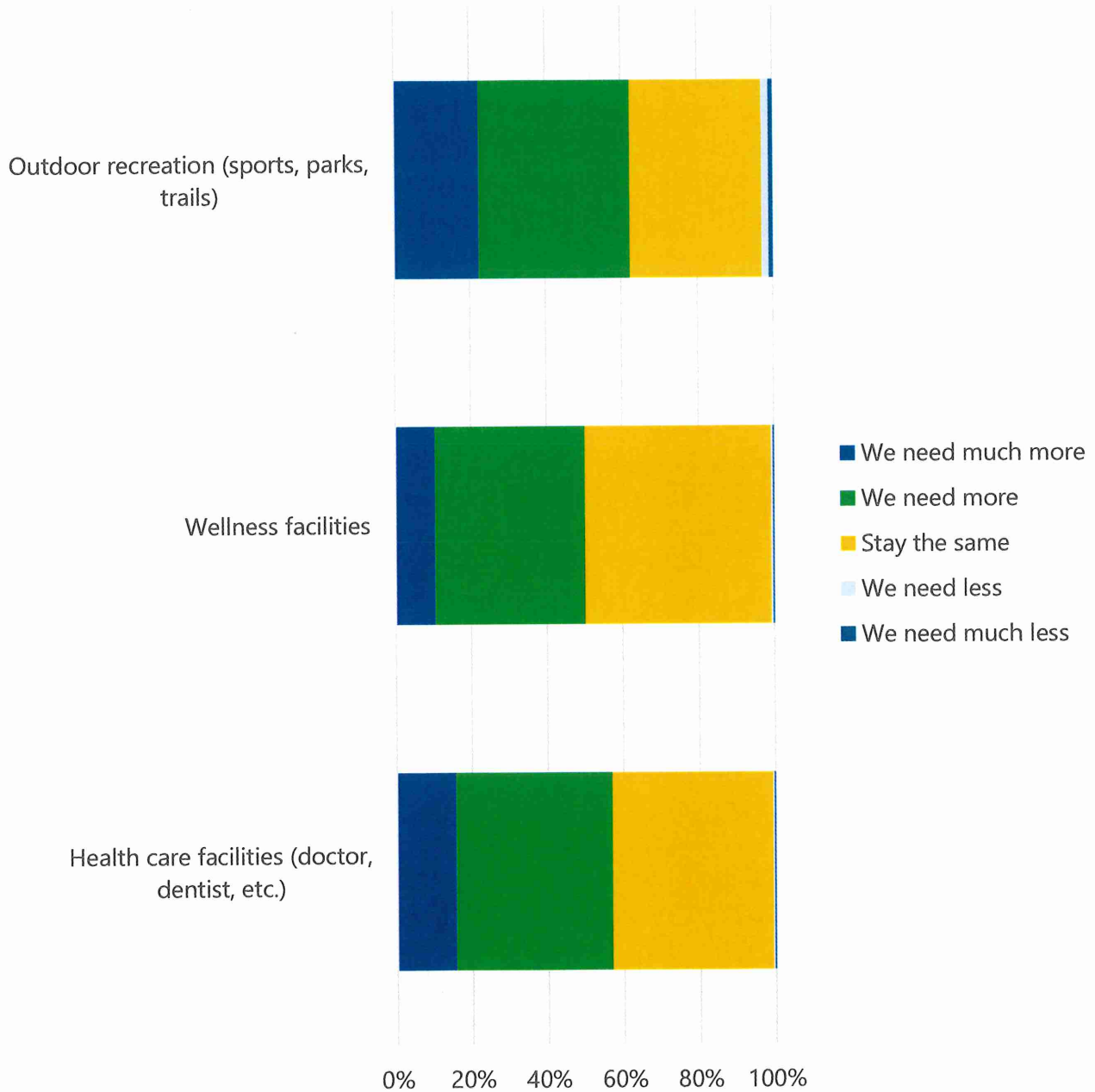
Marshall residents see the need for growth or reduction in various land uses throughout the community where responding to the question: "As we plan for future development, what types of spaces or uses do we need to adjust?". Respondents identified the need for much more shopping and entertainment venues. The following tables and charts summarize the responses by land use type (e.g., residential, commercial, etc.).

|                     | We need much more | We need more | Stay the same | We need less | We need much less |
|---------------------|-------------------|--------------|---------------|--------------|-------------------|
| Single-family homes | 77                | 284          | 159           | 2            | 3                 |
| Multifamily homes   | 45                | 223          | 218           | 23           | 9                 |
| Rental Housing      | 85                | 242          | 175           | 18           | 8                 |
| Housing for seniors | 58                | 264          | 193           | 3            | 4                 |



## Marshall Comprehensive Plan Survey

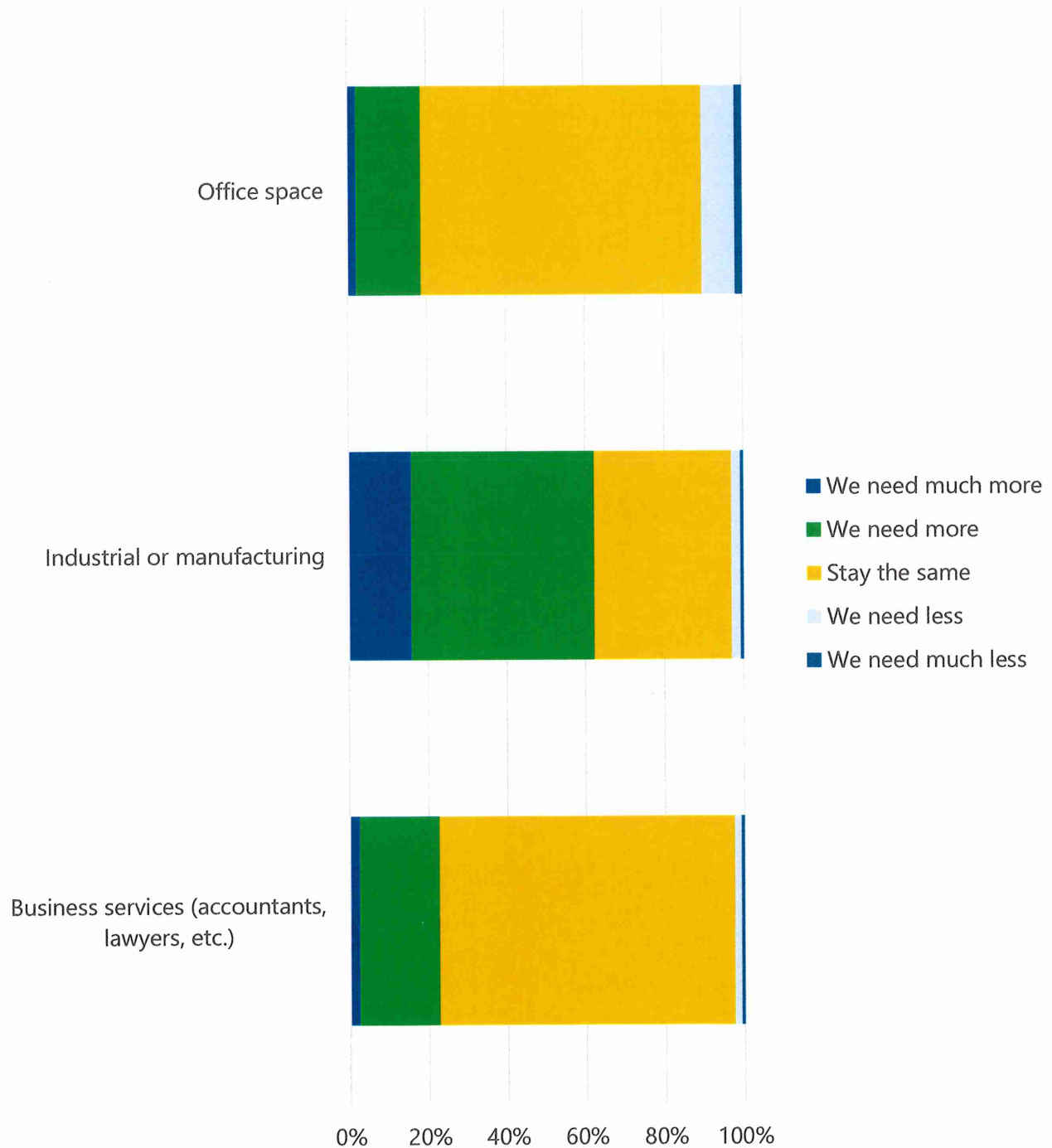
|  | We need much more | We need more | Stay the same | We need less | We need much less |
|--|-------------------|--------------|---------------|--------------|-------------------|
| Health care facilities (doctor, dentist)   | 83                | 220          | 226           | 3            | 2                 |
| Wellness facilities                        | 55                | 209          | 260           | 4            | 2                 |
| Outdoor recreation (sports, parks, trails) | 120               | 213          | 186           | 11           | 6                 |





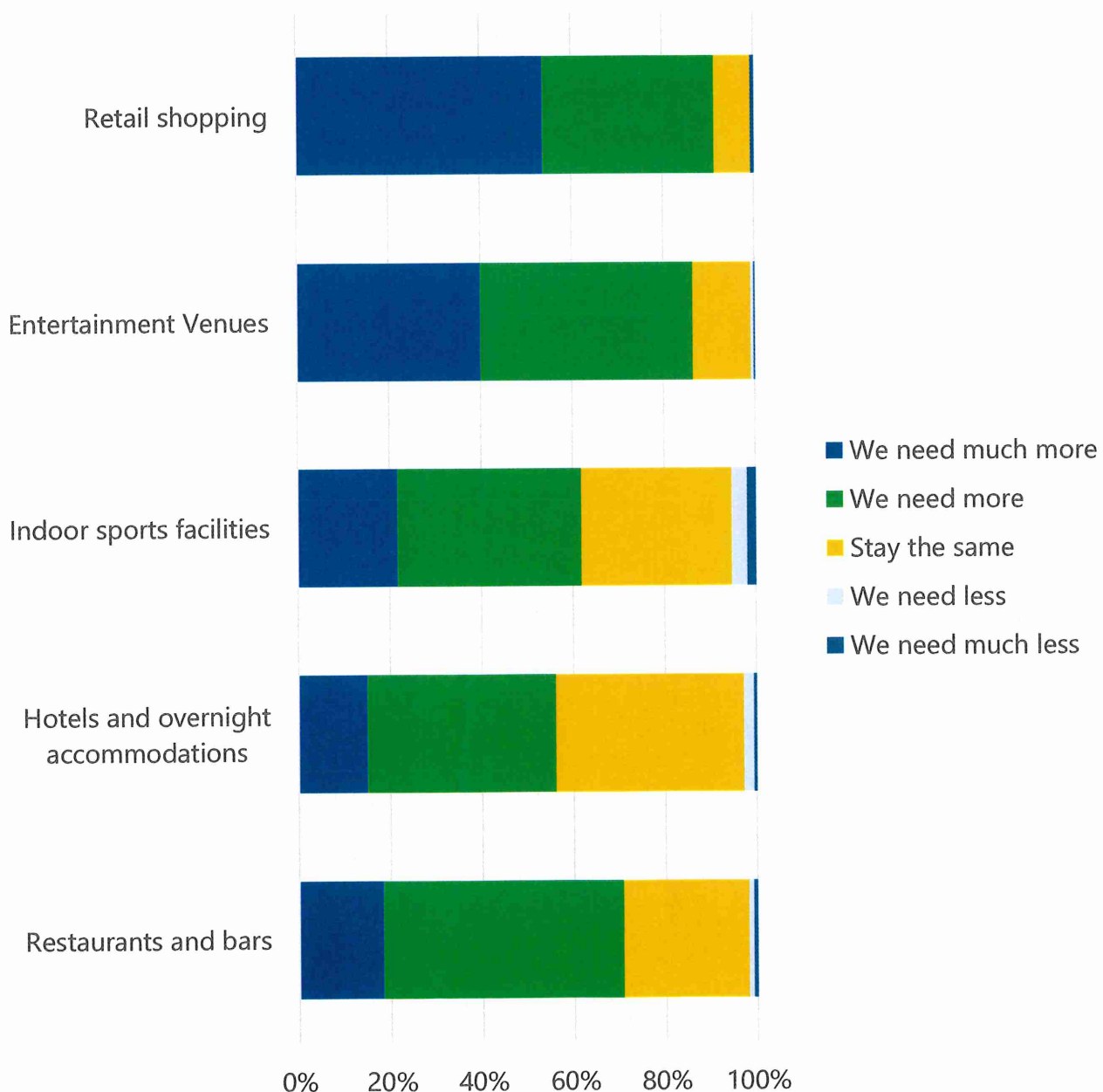
## Marshall Comprehensive Plan Survey

|                                      | We need much more | We need more | Stay the same | We need less | We need much less |
|--------------------------------------|-------------------|--------------|---------------|--------------|-------------------|
| Business services (accountant, etc.) | 12                | 105          | 391           | 10           | 4                 |
| Industrial or manufacturing          | 82                | 244          | 182           | 13           | 4                 |
| Office space                         | 11                | 85           | 374           | 45           | 10                |



## Marshall Comprehensive Plan Survey

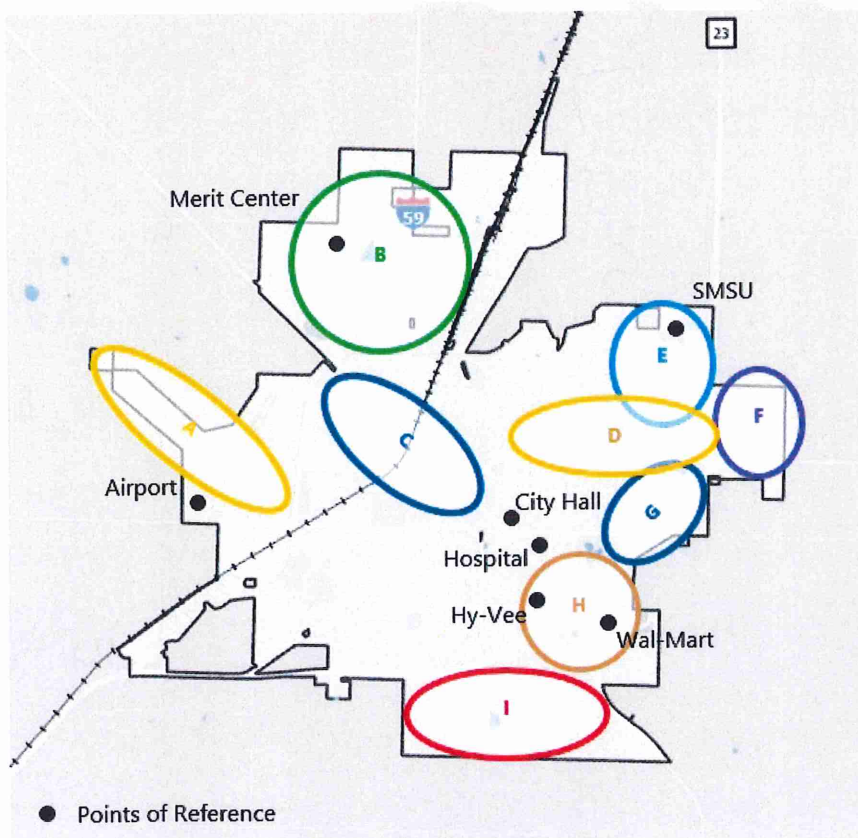
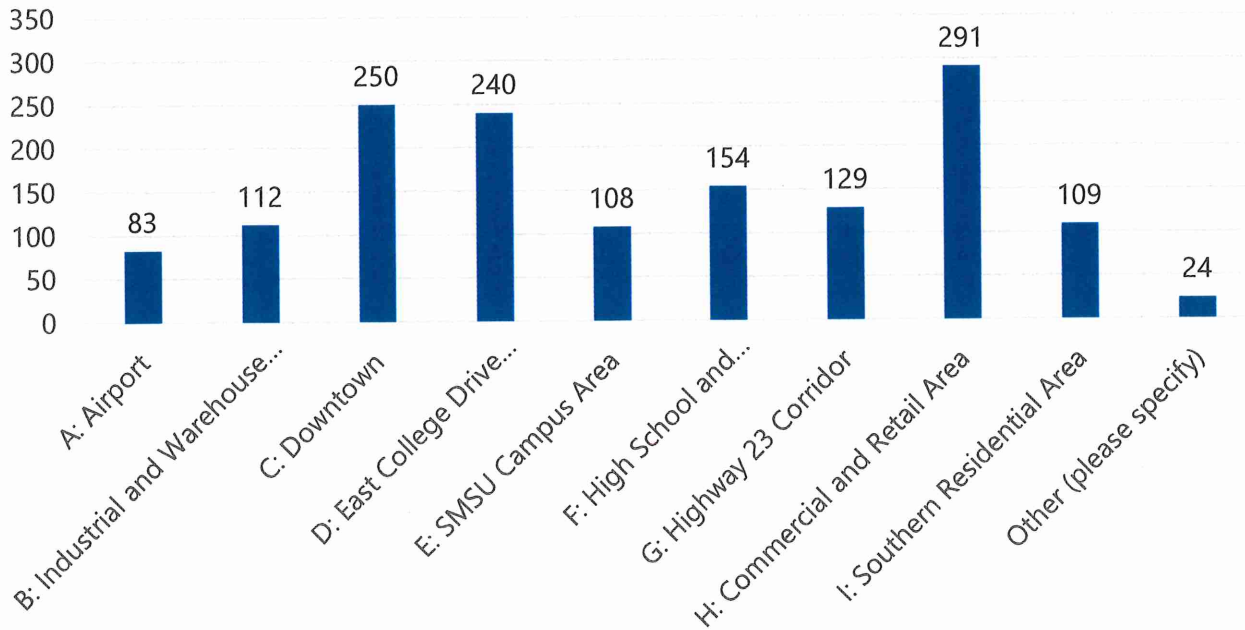
|                                     | We need much more | We need more | Stay the same | We need less | We need much less |
|-------------------------------------|-------------------|--------------|---------------|--------------|-------------------|
| Restaurants & Bars                  | 98                | 282          | 147           | 7            | 4                 |
| Hotels and overnight accommodations | 79                | 217          | 219           | 13           | 3                 |
| Indoor sports facilities            | 115               | 214          | 176           | 19           | 10                |
| Entertainment venues                | 214               | 250          | 67            | 5            | 1                 |
| Retail Shopping                     | 293               | 206          | 43            | 1            | 4                 |





## Using the provided map for reference, which areas would you like to see investment prioritized.

When asked to prioritize the top three areas Marshall should invest in, residents chose the commercial and retail area; Downtown; and East College Drive Commercial Area as the top three.



- A: Airport
- B: Industrial and Warehouse Area
- C: Downtown
- D: East College Drive Commercial Area
- E: SMSU Campus Area
- F: High School and Recreation Development Area
- G: Highway 23 Corridor
- H: Commercial and Retail Area
- I: Southern Residential Area



## What level of housing density do you prefer to live in and what level of the community you current live in.

Low density refers to mostly single-family homes, while high-density refers to multifamily homes (such as apartment buildings).

On average, most residents currently reside in a lower density residential unit. However, when asked what their preferred housing density is, residents generally answered an average response of 17.9, representing lower density development.

## COMMUNITY FACILITIES AND SERVICES

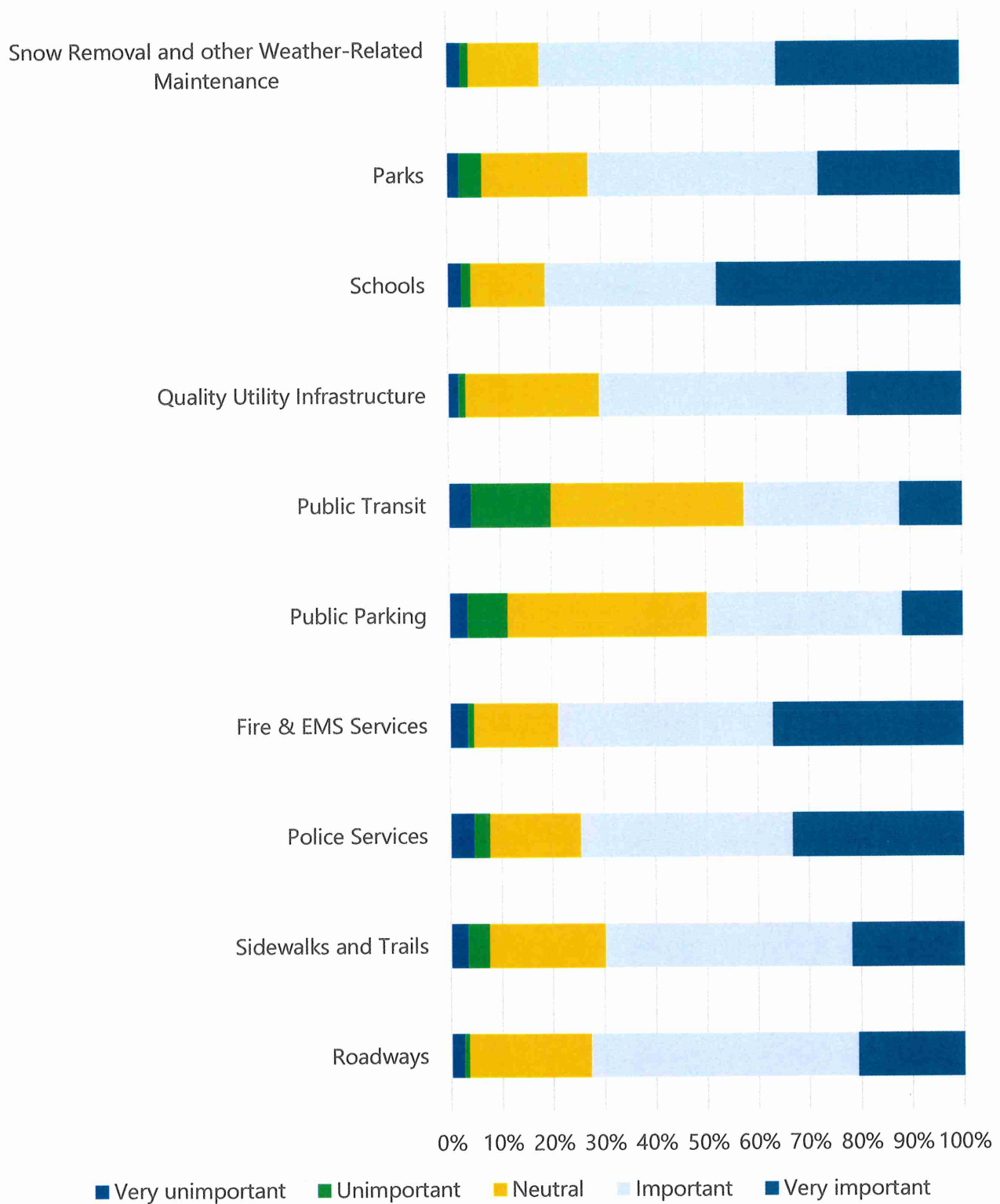
### How would you prioritize the need for quality services in finding a place to live within Marshall?

Residents highly value [add most valued community services.

|  | Very Unimportant | Unimportant | Neutral | Important | Very Important |
|--|------------------|-------------|---------|-----------|----------------|
| Roadways   | 13               | 5           | 123     | 271       | 107            |
| Sidewalks and Trails                               | 17               | 22          | 118     | 252       | 114            |
| Police Services                                    | 24               | 16          | 93      | 218       | 175            |
| Fire & EMS Services                                | 18               | 6           | 86      | 222       | 195            |
| Public Parking                                     | 18               | 41          | 204     | 201       | 62             |
| Public Transit                                     | 22               | 81          | 195     | 159       | 63             |
| Quality Utility Infrastructure                     | 10               | 7           | 136     | 253       | 116            |
| Schools  | 14               | 9           | 77      | 177       | 252            |
| Parks  | 12               | 23          | 109     | 236       | 145            |
| Snow removal and other weather-related maintenance | 14               | 8           | 73      | 245       | 189            |



## Marshall Comprehensive Plan Survey

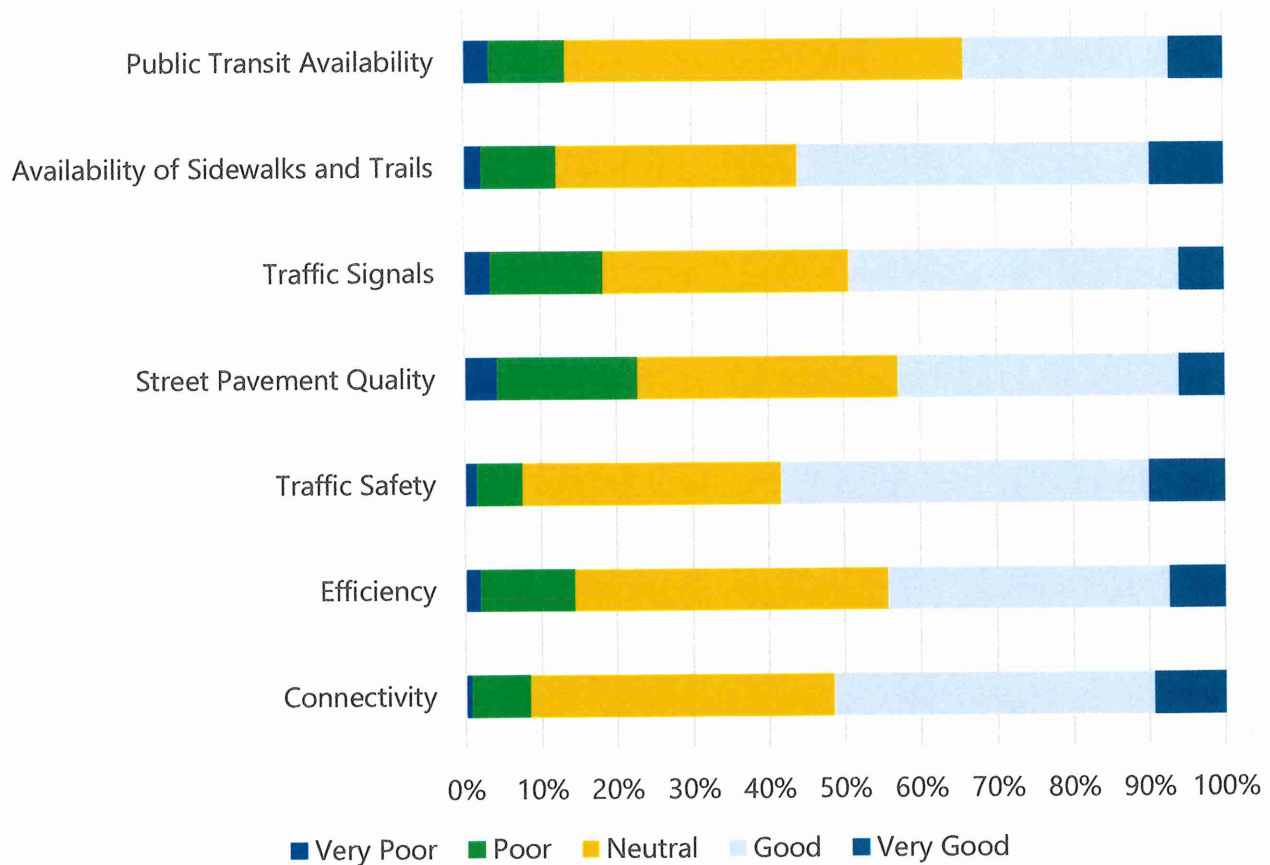




## Thinking of our local transportation system, how would you rate the following items?

Respondents noted that within Marshall's transportation system, traffic safety, connectivity, and availability of voice sideways is currently working very well. Alternatively, public transit could be improved.

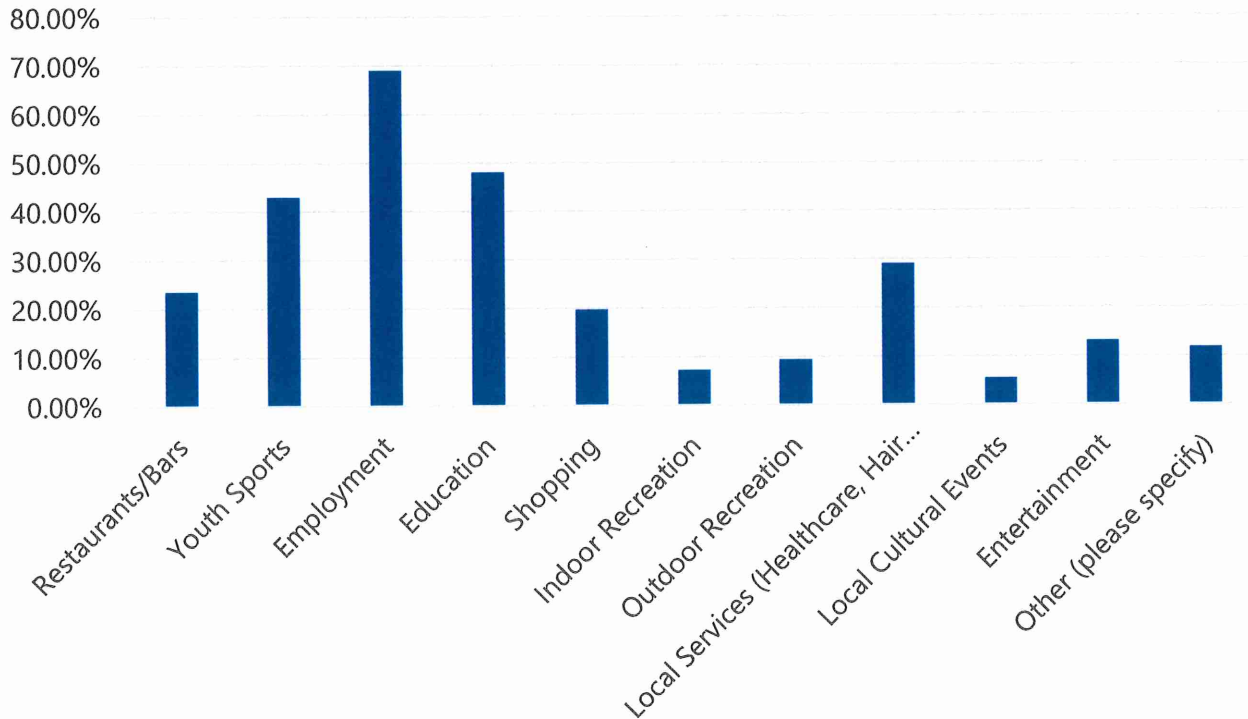
|   | Very Poor | Poor | Neutral | Good | Very Good |
|---|-----------|------|---------|------|-----------|
| Connectivity (Ability to get from Point A to Point B)                         | 4         | 40   | 210     | 221  | 49        |
| Efficiency (Ability to get to from A to B quickly)                            | 10        | 65   | 216     | 195  | 38        |
| Traffic Safety  | 8         | 31   | 178     | 254  | 52        |
| Street Pavement quality   | 22        | 97   | 180     | 195  | 31        |
| Traffic Signals (Timing and location of stoplights, railroad crossings, etc.) | 18        | 78   | 171     | 230  | 31        |
| Availability of sidewalks and trails  | 12        | 51   | 167     | 244  | 51        |
| Public Transit Availability   | 17        | 52   | 274     | 142  | 49        |



## ECONOMIC DEVELOPMENT

### What do you think attracts people to visit or move to Marshall? Select up to 3

Employment, Education, and Youth Sports are what residents think attracts people to visit or move to Marshall.



### What business, activity, or event exists outside of Marshall that you wish existed here?

Respondents identified various businesses, activities, or events they wished were in Marshall. Top responses included a bowling alley, Target, additional shopping and restaurant opportunities, more retail options, concert events, and indoor family activities. **Specifically, respondents would like to see additional retail and active indoor recreation opportunities.**

Target Kohls Large etc entertainment concerts kids indoor center  
 shopping good bowling alley options Target  
 trampoline park Bowling Kohls restaurants mall retail events  
 store activities



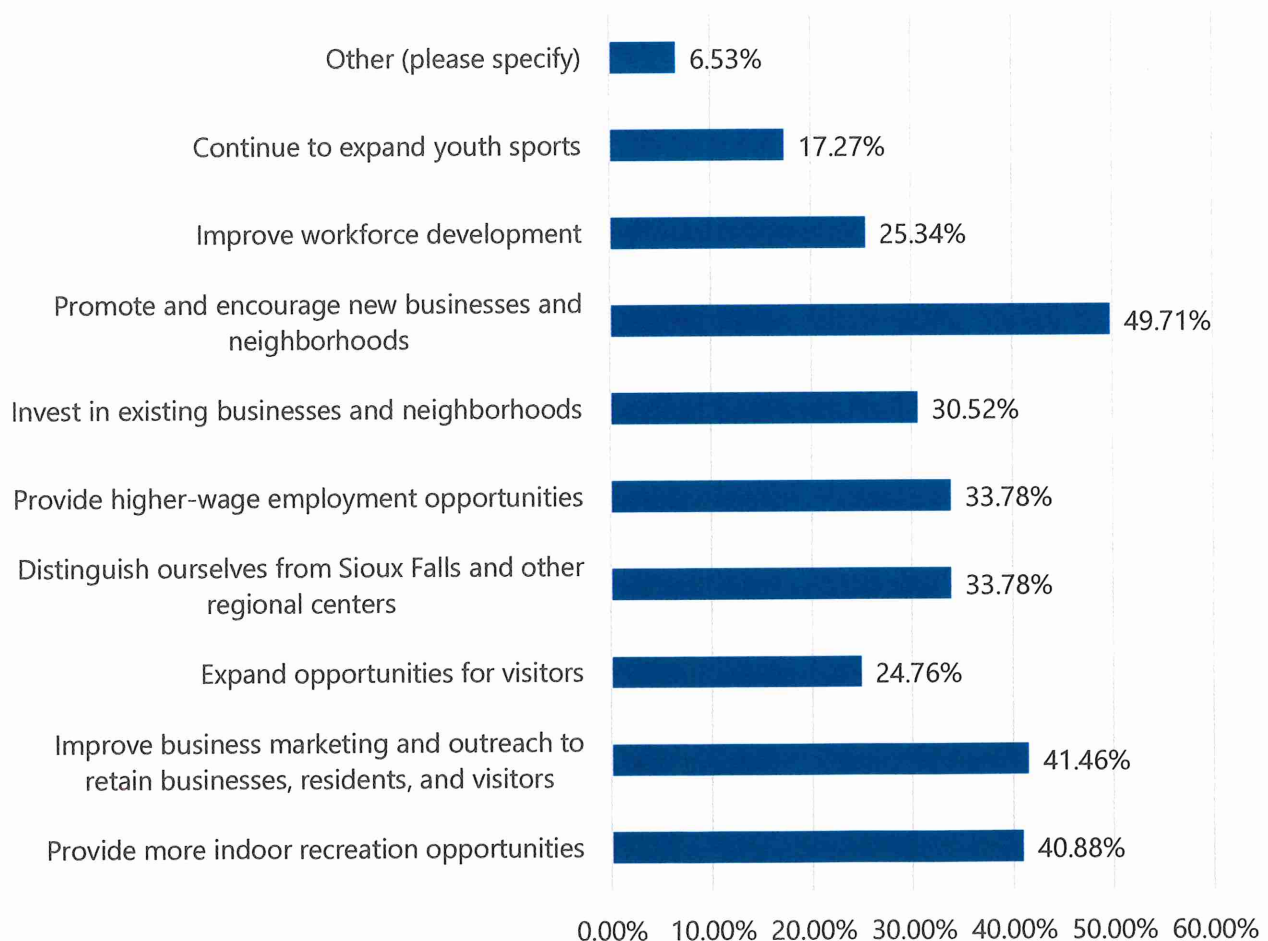
### How often do you shop outside of Marshall (exclusive of online shopping)?

Respondents identified they often shop outside Marshall, for goods exclusive of online shopping. The reasoning of shopping and spending funds elsewhere includes the need to diversify retail option and providing stores for all income levels,

| Never | Rarely | Sometimes | Often | Always |
|-------|--------|-----------|-------|--------|
| 3     | 42     | 133       | 256   | 92     |

### How should Marshall promote a strong local economy? (Select up to 3)

To promote a strong local economy, residents think Marshall should promote and encourage new businesses and neighborhoods.



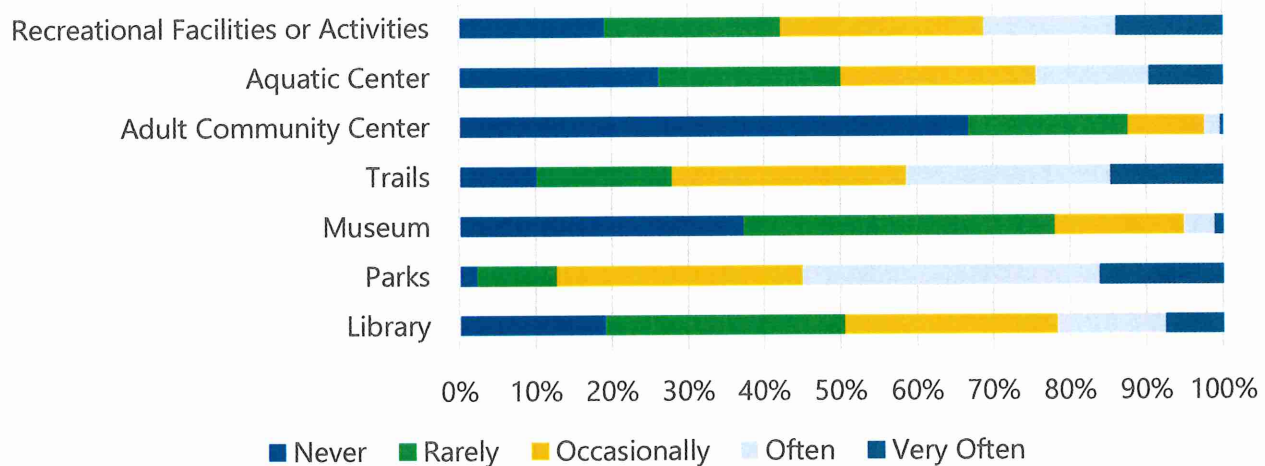


## PUBLIC FACILITIES

### How often do you utilize the following public facilities?

Respondents utilize the Parks and Trails very often, but rarely use the Museum, Library, and Adult Community Center.

|                                       | Never | Rarely | Occasionally | Often | Very Often |
|---------------------------------------|-------|--------|--------------|-------|------------|
| Library                               | 99    | 163    | 144          | 74    | 39         |
| Parks                                 | 12    | 53     | 168          | 202   | 84         |
| Museum                                | 192   | 209    | 87           | 21    | 6          |
| Trails                                | 52    | 91     | 158          | 138   | 76         |
| Adult Community Center                | 342   | 107    | 51           | 11    | 2          |
| Aquatic Center                        | 135   | 124    | 132          | 77    | 50         |
| Recreational Facilities or Activities | 98    | 120    | 137          | 90    | 72         |



### Over the next 20 years, how should Marshall prioritize improvement to their public facilities? (Please rank from 1 being most important to 7 being least important)

When prioritizing improvements over the next 20 years, residents would like to see improvements made to the recreational facilities or activities, the aquatic center, and parks first.



**Of your top two priorities listed above, please tell us what changes you would like to see.**

Desired improvements to public facilities include improvements to existing facilities, new stores and entertainment options, and tourism opportunities.

updated big new places people opportunities Marshall etc  
community make facilities see better area  
aquatic center library parks keep need families  
trails New aquatic center activities great pool events kids nice  
options use indoors things

The top responses (in order of frequency) include:

|                       |   |
|-----------------------|---|
| <b>Parks</b>          | Maintenance and park enhancements                           |
| <b>Aquatic Center</b> | Aquatic center upgrades                                     |
| <b>Trails</b>         | Close gaps, maintain existing structure, identify new needs |
| <b>Facilities</b>     | Continue maintenance and attention through winter months    |
| <b>Activities</b>     | Increase activity offerings for all                         |
| <b>Kids/Families</b>  | Gathering and socializing locations for community members   |
| <b>Indoor</b>         | Increase available indoor activities                        |

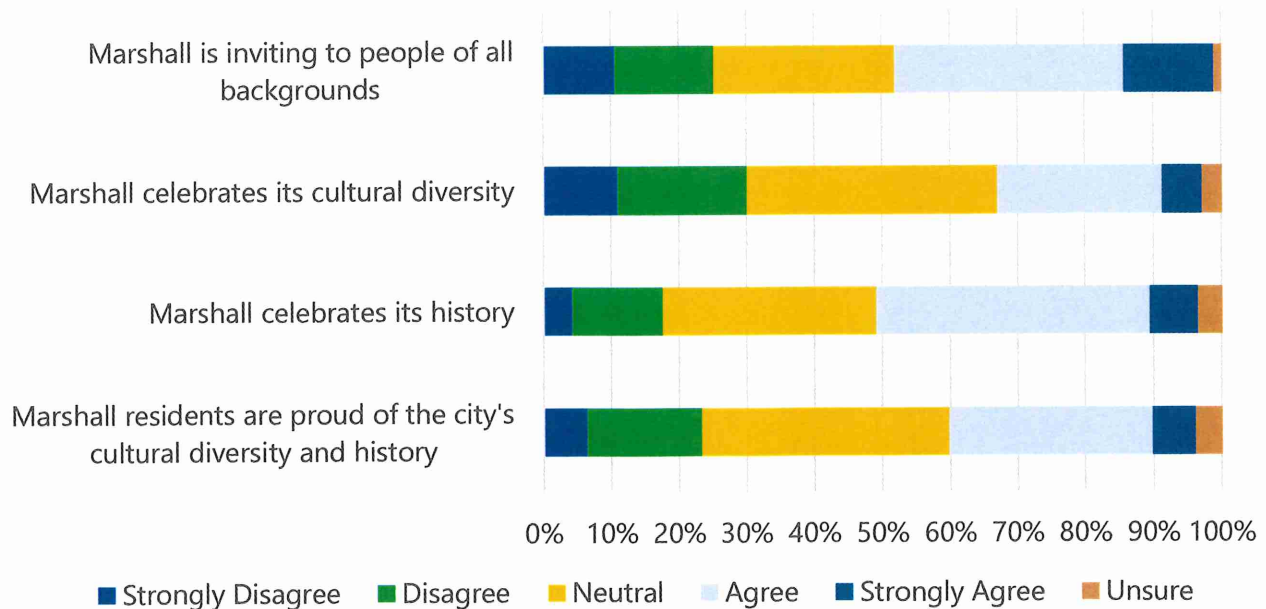


## CULTURAL AND ENVIRONMENTAL DEVELOPMENT

Please select your level of agreement with the following statements:

Respondents had varied levels of agreement with the statements related to cultural and environmental development. Generally, respondents agreed or were neutral about the four statements.

|  | Strongly Disagree | Disagree | Neutral | Agree | Strongly Agree | Unsure |
|--|-------------------|----------|---------|-------|----------------|--------|
| <b>Culture</b>   |                   |          |         |       |                |        |
| Marshall residents are proud of the city's cultural diversity and history              | 32                | 86       | 185     | 153   | 32             | 20     |
| Marshall celebrates its history  | 21                | 68       | 160     | 206   | 36             | 18     |
| Marshall celebrates its cultural diversity   | 55                | 97       | 187     | 124   | 29             | 15     |
| Marshall is inviting to people of all backgrounds                                      | 53                | 74       | 135     | 172   | 67             | 6      |
| <b>Environment</b>   |                   |          |         |       |                |        |
| I can connect with Marshall's natural resources through parks, trails, and events      | 3                 | 26       | 97      | 563   | 118            | 2      |
| Marshall's natural resources are valued and protected                                  | 11                | 32       | 149     | 239   | 63             | 15     |
| Marshall is prepared for natural disasters (such as severe flooding or tornado events) | 14                | 31       | 158     | 182   | 69             | 54     |





## Marshall Comprehensive Plan Survey

