



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, September 22, 2020
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Preliminary Plat of Carr Estates Fifth Addition - Introduce Plat and Call for Public Hearing.
Background Information:	<p>Attached please find a copy of the preliminary plat of Carr Estates Fifth Addition in Marshall, Minnesota.</p> <p>The developer approached the City with a request to plat one additional lot onto the end of Continental Street, adjacent to Lot 6, Block 3 of Carr Estates Second Addition. The street and utilities are already installed along the frontage. Staff's only concern is street drainage on Continental Street from the intersection with Cadillac Drive to the east toward the field. The street grade drains east to the field, but drainage is blocked by a small hill. Staff had informed the developer, and the developer, also owner of the adjacent field, indicated that a drainage path will be created to drain surface water runoff from the city street.</p> <p>Attached please find a copy of the Engineer's Report of Preliminary Plat Review. Copies of the proposed subdivision have been sent to the local utility companies for their review and comments.</p> <p>The preliminary plat was presented at the Planning Commission meeting on September 9, 2020. The property owners of 510 Continental Street expressed concerns relating to drainage, and discussion was conducted regarding the topic. Following discussion, Schroeder MADE A MOTION, SECOND BY Lee, to recommend approval of the preliminary plat to the City Council. All voted in favor.</p>
Fiscal Impact:	The applicant will be billed for all direct costs relating to the platting process.
Alternative/ Variations:	No alternative actions recommended.
Recommendations:	that the Council call for public hearing on the Preliminary Plat of Carr Estates Fifth Addition to be held at the October 13, 2020 City Council meeting, as per the recommendation of the Planning Commission.