



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Jason Anderson
Meeting Date:	Tuesday, May 13, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Carr Subdivision IV - 1) Approval of Preliminary Plat; 2) Consider Resolution Adopting the Final Plat
Background Information:	<p>Attached please find a copy of the preliminary plat of Carr Subdivision IV. Also attached is a copy of the Engineer's Report of Preliminary Plat Review.</p> <p>The developer wishes to construct new twin townhomes along Donald Street, similar to the units to the north that face Andrew Street. The existing lots are not large enough to accomplish this, and the existing 6 lots need to be redescribed to create 5 lots. Typically, a landowner may split land from one parcel and combine it with another, and this may occur without a new plat. In this case, that cannot be done because Lyon County will not allow land combinations across different subdivisions. Because two of the lots are in Carr Subdivision II, and the rest are located within Carr Subdivision I, a new plat is required to redescribe the lots.</p> <p>A copy of the proposed subdivision has been sent to the local utility companies for their review and comments, and their comments/requirements, if any, have been addressed and/or incorporated into the plat.</p> <p>A public hearing was held on the preliminary plat at the Planning Commission meeting on 04/09/2025. Following the closing of the hearing, Peiper made a motion, second by Deutz to recommend approval of the preliminary plat of Carr Subdivision IV to the City Council, subject to utility companies review and recommendations. All voted in favor. The motion passed 7:0.</p> <p>Also attached is a copy of the Final Plat and Final Plat Checklist for Carr Subdivision IV.</p>
Fiscal Impact:	The applicant has paid the \$300 escrow for direct costs relating to the plat and the difference will be refunded or billed to the applicant according to the current Fee Schedule.
Alternative/Variations:	No alternative actions recommended.
Recommendations:	<p>Recommendation No. 1 that the Council approve the Preliminary Plat of Carr Subdivision IV.</p> <p>Recommendation No. 2 that the Council adopt RESOLUTION NUMBER 25-043, which is the Resolution Approving the Final Plat of Carr Subdivision IV.</p>

RESOLUTION 25-043

RESOLUTION APPROVING THE FINAL PLAT OF CARR SUBDIVISION IV

WHEREAS, Vesta, LLC, has filed with the Common Council, a Preliminary Plat identified as Carr Subdivision IV situated in the City of Marshall, County of Lyon, State of Minnesota, described as follows, to-wit:

**CARR SUBDIVISION IV
BLOCK ONE LOTS 1-5**

more particularly described as attached Exhibit A; and

WHEREAS, the Final Plat of Carr Subdivision IV was presented to the Common Council on May 13, 2025.

NOW THEREFORE BE IT FURTHER RESOLVED, that said Final Plat of Carr Subdivision IV has been duly found to be in conformity with Chapter 66 of the Code of Ordinances and State Statutes.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Common Council hereby authorizes and directs the City Clerk to certify his approval on the plat.

NOW THEREFORE BE IT FURTHER RESOLVED THAT this resolution shall become void 90 days after adoption and fulfillment of all contingencies of approval, if any, unless the plat is filed for record within such time.

Passed and adopted by the Common Council this 13th day of May, 2025.

ATTEST:

City Clerk

Mayor of the City of Marshall, MN

This Instrument Drafted By:
Jason R. Anderson, P.E.; Director of Public Works/City Engineer
344 W Main St; Marshall, MN 56258

EXHIBIT A

Lots 1 and 2 of Block 1 in Carr Subdivision II, in the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota.

AND

Lot 13, 14, 15, and 16 of Block 3 in Carr Subdivision I, in the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota.