

CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Jason Anderson
Meeting Date:	Tuesday, June 23, 2026
Category:	CONSENT AGENDA
Type:	ACTION
Subject:	Preliminary Plat of Powell Kuecker Addition - Introduction of Preliminary Plat
Background Information:	Attached please find a copy of the preliminary plat of Powell Kuecker Addition. Also attached is a copy of the Engineer's Report of Preliminary Plat Review. These are two residential lots north of Marshall Animal Clinic. The owner/applicant, Scott Kuecker, is selling the residential property to the north. The purpose of the plat is to move the existing lot line so the residential property includes the existing out-building. Moving a lot line constitutes a split/subdivision of land, and city ordinance does not allow for subdivision of land that is not located in a platted subdivision. Lot 2 will be a standalone parcel. City staff has confirmed that this parcel meets the requirements of a buildable lot. 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. A public hearing was held on the preliminary plat at the Planning Commission meeting on 06/10/2026. Following the closing of the hearing, RUNCHEY MADE A MOTION, SECOND BY PIEPER, to close the public hearing. ALL VOTED IN FAVOR. PIEPER MADE A MOTION, SECOND BY RUNCHEY to recommend approval of the preliminary plat of Powell Kuecker Addition to the City Council, subject to utility companies review and recommendations. VOTING FOR: LEE, PIEPER, RUNCHEY, DOOM, JOHNSON. ABSTAINED: MALECEK. THE MOTION PASSED 5:0:1.
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:	that the Council introduce the preliminary plat of Powell Kuecker Addition.