



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Jason Anderson
Meeting Date:	Tuesday, April 22, 2025
Category:	CONSENT AGENDA
Type:	ACTION
Subject:	Preliminary Plat of Hwy 23 Storage Addition - Introduction of Preliminary Plat
Background Information:	<p>Attached please find a copy of the preliminary plat of Hwy 23 Storage Addition. Also attached is a copy of the Engineer’s Report of Preliminary Plat Review.</p> <p>The purpose of this plat is to combine three existing parcels into one lot. The lots cannot be combined without platting, because Lyon County will not combine land across different subdivisions, and this condition exists amongst the three existing parcels. This plat is coming forward at this time because the property owner wishes to construct a new storage building on the property and Building Code does not allow for construction of a building across a lot line.</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, Doom made a motion, second by Stoneberg to recommend approval of the preliminary plat of Hwy 23 Storage Addition to the City Council, subject to utility companies review and recommendations. All voted in favor. The motion passed 7:0.</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:	that the Council introduce the preliminary plat of Hwy 23 Storage Addition.