

**MINUTES OF THE
MARSHALL PLANNING COMMISSION MEETING
JULY 8, 2026**

MEMBERS PRESENT: Doom, Pieper, Johnson, Lee, Malecek
MEMBERS ABSENT: Runchey
OTHERS PRESENT: Ilya Gutman, Jason Anderson

Call to Order.

The meeting was called to order by Chairperson Doom.

Approval of the Minutes.

Chairperson Doom asked for the approval of the minutes of the June 10, 2026 regular meeting of the Marshall Planning Commission. LEE MADE A MOTION, SECOND BY JOHNSON, to approve the minutes as corrected. ALL VOTED IN FAVOR OF THE MOTION. MOTION PASSED 5:0.

Conduct a public hearing on the request of Turkey Valley Farms for a Variance Adjustment Permit for a reduced side yard for a new structure.

This is a request from the owner to build a condenser platform to serve a freezer five feet off the property line. This platform will be built next to the existing building along the railroad. This lot is a corner lot so rear and side yards may be selected based on convenience. In this case, we may consider a property line along the railroad right of way a side yard since the other one meets the requirements for a rear yard. This is an I-2 general industrial district and minimum side yard is ten feet. By State Statutes and City Ordinance, granting of a variance may be permitted only if the request meets the “practical difficulties” test, which requires that proposed use is reasonable, that the problem is caused by conditions that are unique to this property, and that granting the variance will not change the character of the area. Upon review, city staff believe that this application meets all three parts of the test. The lot is unique as it borders the railroad right-of-way, which rules out any buildings next to the property line on adjacent lot, and there are other structures already very close to the railroad in this area. Pieper questioned whether the original building had received a variance before being built since it’s so close to the property line. Ilya clarified that the building was actually an addition but confirmed it had received a variance at the time of being built. JOHNSON MADE A MOTION, SECOND BY PIEPER, to close the public hearing. ALL VOTED IN FAVOR. PIEPER MADE A MOTION, SECOND BY MALECEK to recommend approval of the request of Turkey Valley Farms for a Variance Adjustment Permit for a reduced side yard for new structure. THE MOTION PASSED 5:0.

Other Business:

No other business.

Adjourn

Since there was no other business, CHAIRMAN DOOM MADE A MOTION, SECOND BY LEE, to adjourn the meeting. ALL VOTED IN FAVOR. MOTION PASSED 5:0. Chairperson Doom declared the meeting adjourned.

Respectfully submitted,
Karla Ellis, Recording Secretary