

**MINUTES OF THE
MARSHALL PLANNING COMMISSION MEETING
AUGUST 14, 2024**

MEMBERS PRESENT: Pieper, Deutz, Muchlinski, Doom, Lee, Stoneberg
MEMBERS ABSENT: Agboola
OTHERS PRESENT: Jason Anderson, Ilya Gutman, Amanda Schroeder,
Christina Cruz-Jennings (via Zoom)

Call to Order.

The meeting was called to order by Chairperson Lee.

Approval of the Minutes.

Chairperson Lee asked for the approval of the minutes of the July 10, 2024, regular meeting of the Marshall Planning Commission. DOOM MADE A MOTION, SECOND BY STONEBERG, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION. MOTION PASSED 6:0.

Conduct a Public Hearing for a Map Amendment From R-1 One Family Residence District to R-2 One to Four Family Residence District

Gutman presented this is a request to, first, rezone this area from R-1 One-Family District to R-2 One-to-Four Family District, and then, to approve a Conditional Use Permit for a parking lot in an R-2 District. Turkey Valley Farms is looking for a way to provide more off-street parking for its workforce. This area is shown as medium density residential use on the Future Use Map in the Marshall 2040 Comprehensive Plan. Consequently, rezoning to R-2 will be in compliance with the new Comprehensive Plan. Parking lots are conditional uses in R-2. Susan Burnett, 310 South 6th Street, stated she fears this will devalue her property. Susan questioned if this was a request to build a four plex. Gutman informed there will not be any buildings, just a paved parking lot. Larry Vierstraete, 310 South 5th Street, stated he feels his house is also being devalued. Vierstraete shared he has problems on Saturdays when the trucks are being loaded. Vierstraete stated the trucks then sit there all weekend, and all you hear is the noise from the truck refrigeration units. Peggy Baugher, 506 Kendall Street, stated they have lived at this location before Turkey Valley existed and stated the company should be moved to industrial park. Peggy questioned how the rezoning will affect the taxes, how will that affect their home valuation. Gutman informed they are only rezoning the two lots on 306 and 308 South 6th Street. Burnett stated she would like to have some sort of buffer between her property and the proposed parking lot, so she isn't staring at a fence right next to her property. Doom assured changing the district from R-1 to R-2 will provide parking lot with conditions and will allow more parking space and remove all the cars parking on the street and be safer for commute. Deutz asked if they considered tearing down one of their larger buildings to provide extra parking. Terry Vogt, Turkey Valley Representative, stated they use that building for their truck repairs and it also contains office space. Vogt shared they use old Schwan's freezer to park trailers but are still needing extra space to remove the cars being parked on the street. Stoneberg asked how many parking lots this would create. Turkey Valley Representative stated this would create roughly about twenty to twenty-five parking spaces. During the hearing, as concerns unrelated to the rezoning were expressed, Doom explained that the purpose of this meeting was only to approve changing the lots from an R-1 to R-2 zoning district. STONEBERG MADE A MOTION, SECOND BY MUCHLINSKI, to close the public hearing. ALL VOTED IN FAVOR. DOOM MADE A MOTION, SECOND BY PEIPER to recommend to City Council an approval of the request to rezone the area from R-1 Single Family Residence to R-2 One to Four Family Residence. VOTING FOR: LEE, PIEPER, DOOM, DEUTZ. VOTING AGAINST: STONEBERG, MUCHLINSKI. The motion passed by a vote of 4 to 2. PEIPER MADE A MOTION, SECOND BY DOOM to recommend to City Council an approval of the request to grant a Conditional Use Permit for a parking lot in an R-2 One to Four Family Residence District with conditions as written by staff. VOTING FOR: LEE, PIEPER, DOOM, DEUTZ. VOTING AGAINST: STONEBERG, MUCHLINSKI. The motion passed by a vote of 4 to 2.

Conduct a Public Hearing for a Conditional Use Permit for a Multiple Family Dwelling in a B-3 Zoning District

Gutman shared this is a request to have three apartment buildings in a B-3 General Business District. Apartment buildings are conditional use in B-3 district. The lot is located at the corner of Clarice Avenue and Susan Drive, North of Walmart. Steve Kuepers, Kuepers Construction Representative – Brainerd, Minnesota, stated there will be three slab on grade buildings. Additionally, all buildings will be three-story, 36-unit buildings equipped with elevators. Kueper shared that each building has a community room, exercise room, library, and a common laundry on the second floor. Kueper also shared there will be detached garage parking, one stall for every two units. There will be an outside playground and dog park in the lower southeast corner. Kueper shared this will be market rate and they are not asking for TIF. Kueper stated there is not a lot of housing on this side of town which made it a perfect fit. STONEBERG MADE A MOTION, SECOND BY DEUTZ, to close the public hearing. ALL VOTED IN FAVOR. MUCHLINSKI MADE A MOTION SECOND BY DOOM to recommend to City Council an approval of the request to grant a Conditional Use Permit for three apartment buildings in a B-3 general business district with the following condition: The buildings and site are constructed per attached drawing. ALL VOTED IN FAVOR. MOTION PASSED 6:0.

–UNAPPROVED–

Conduct a Public Hearing for a Conditional Use Permit for a Lumberyard in a B-3 Zoning District

Gutman presented this is a request to permit a lumberyard in a B-3 general business district. Lumberyards are conditional use in B-3 districts. This existing lumberyard was built before the area was annexed into the city limits. When it was annexed, it was grandfathered in and became a legal non-conforming use, as the ordinance requires. However, this provision does not allow expansion of the use, and the owner wants to build more buildings. Granting a CUP will allow for further development and will remove potential limitations. Menards is considered a lumberyard and was granted a CUP for such use. Generally, new construction in a B-3 district would require multiple site improvements, such as paved parking and landscaping; however, this is not a new construction, which makes this situation different. **STONEBERG MADE A MOTION, SECOND BY MUCHLINSKI to close the public hearing. ALL VOTED IN FAVOR. PEIPER MADE A MOTION, SECOND BY DOOM to recommend to City Council an approval of the request to grant a Conditional Use Permit for a lumberyard in a B-3 general business district. ALL VOTED IN FAVOR. MOTION PASSED 6:0.**

Other Business

Since there was no other business, **STONEBERG MADE A MOTION SECOND BY PEIPER, to adjourn the meeting. ALL VOTED IN FAVOR. MOTION PASSED 6:0** Chairperson Lee declared the meeting adjourned.

Respectfully submitted,
Karla Ellis, Recording Secretary