

**MINUTES OF THE  
MARSHALL PLANNING COMMISSION MEETING  
November 12, 2025**

**MEMBERS PRESENT:** Doom, Pieper, Muchlinski, Malecek, Johnson, Runchey  
**MEMBERS ABSENT:** Stoneberg  
**OTHERS PRESENT:** Ilya Gutman, Jason Anderson

**Call to Order**

The meeting was called to order by Vice Chairperson Doom.

**Opening Items**

Staff would like to take the opportunity to recognize Cathy Lee for her leadership and time devoted to the Planning Commission over the past six years.

**Welcoming new Planning Commission Members**

The Planning Commission and staff would like to welcome two new members Nick Malecek and Noah Johnson.

**Election of Officers**

Given that Cathy Lee's Planning Commission term has ended, the nomination for Chairperson and Vice Chairperson is needed. Runchey nominated Larry Doom for Chairperson. RUNCHEY MADE A MOTION, SECOND BY PIEPER. ALL VOTED IN FAVOR, MOTION PASSED 6:0. Doom nominated Gabe Pieper for Vice Chairperson. DOOM MADE A MOTION, second by RUNCHEY. ALL VOTED IN FAVOR, MOTION PASSED 6:0

**Approval of the Minutes**

Chairperson Doom asked for the approval of the minutes of the October 8, 2025, regular meeting of the Marshall Planning Commission. MUCHLINSKI MADE A MOTION, SECOND BY PIEPER to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION. MOTION PASSED 6:0.

**Conduct a public hearing on Ordinance amending Sections 86-161 Height Modifications and 86-162 Yard Modifications.**

These are minor changes to the height and yard modifications sections of the Zoning Ordinance based mostly on recently adopted sign ordinance and definition changes. These proposed changes clarify some provisions and revise terms to correspond to recent revisions. Additionally, higher commercial silos and industrial equipment will now be permitted to reflect reality of the industrial district. These changes are a part of the continuing improvement process staff has undertaken to make Zoning Ordinance more straightforward and consistent. PIEPER MADE A MOTION, SECOND BY MUCHLINSKI, to recommend to the City Council to approve the revisions amending Sections 86-161 Height Modifications and 86-162 Yard Modifications as recommended by staff. ALL VOTED IN FAVOR. MOTION PASSED 6:0

**Other Business**

No other business.

**Adjourn**

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

Respectfully submitted,  
Karla Ellis, Recording Secretary