

--UNAPPROVED --

**MINUTES OF THE
MARSHALL PLANNING COMMISSION MEETING
JANUARY 12, 2022**

MEMBERS PRESENT: Schroeder, Lee, Deutz, Muchlinski, and Edblom

MEMBERS ABSENT: Fox

OTHERS PRESENT: Ilya Gutman, Jason Anderson, and Lauren Deutz

1. The meeting was called to order by Chairperson Lee. She asked for the approval of the minutes of the December 8, 2021, regular meeting of the Marshall Planning Commission. Schroeder MADE A MOTION, SECOND BY Muchlinski, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION.

2. Gutman explained this is a request by the City of Marshall for a Conditional Use Permit to allow construction of a 39-unit apartment in B-2 Central Business District and within the limits of the Downtown District at 103 West Lyon Street. Apartment buildings are a Conditional Use in a Central Business District. The lot is currently vacant, and the City is promoting the development of apartments within, and in close proximity to, the downtown business area. However, parking in downtown has always been a concern. Based on the types of apartments proposed in the building, 45 parking spaces would be needed for this development outside of the Downtown district, based on the City parking regulations. However, all uses within the Downtown District are exempt from off-street parking. Staff recommends approve the request with the following conditions applied: 1. That the regulations, standards, and requirements as set forth in the City Code and as pertains to the class of district in which such premises are located shall be conformed with. 2. That the City reserves the right to revoke the Conditional Use Permit in the event that any person has breached the conditions contained in this permit provided that the City serve the person with written notice specifying items of any default and allow the applicant a reasonable time in which to repair such default. 3. That the property is maintained to conform to the Zoning Code and not cause or create negative impacts to adjacent existing or future properties. 4. That not more than 40 apartments are allowed. 5. That at least one off-street parking space per apartment is provided. Muchlinski questioned the traffic flow regarding College Drive. Anderson advised that those conversations have not happened yet at this time. In 2025 on College Drive, the stop light at Lyon Street will go away; the intersection gets narrower and there will be a RRFB crossing. Muchlinski MADE A MOTION, SECOND BY Schroeder to close the public hearing. ALL VOTED IN FAVOR OF THE MOTION. Schroeder MADE A MOTION, SECOND BY Muchlinski to recommend to City Council as recommend by staff.

3. Lauren Deutz, Economic Development Director, presented the item. This presentation is an overview of what we are looking at. The Planning Commission decides if this fits in the Comp Plan. Some background information was shared about the developer. The project is a 3 phase projects with phase 1 starting this spring. The developer wants the project to look like it fits downtown with finishes complementing the downtown. Higher end apartments are their niche and they are having a lot of success in that area. Lee said she is surprised with number of 1-bedroom apartments. Lauren Deutz explained that the higher end 1-bedroom apartments is in high need at this time, but phase 2 and 3 gives them the option to change and go to a 2 or 3-bedroom if the need is there. Muchlinski questioned the entrances. Lauren Deutz said the main entrance is on Lyon Street with 2 on the parking side and 3 or 4 on the frontside.

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Gutman advised State Statutes require the Planning Commission to review the Project Plan and the TIF Plan for compliance with the intent of the City Comprehensive Plan. The proposed project is a mixed commercial and high-density residential construction (three buildings with the total of 83 apartments and commercial space on the first floor in two of them) that will be located on the vacant portions of "Block 11", more accurately described as Lots 1-5 and Lots 15-20 of the Original Plat of the City of Marshall. The Comprehensive Plan identifies this area for downtown commercial use. There are many similar buildings (commercial on the first floor and residential on the upper floors) within downtown and commercial use within the downtown district has historically included apartments. Therefore, city staff believes that the proposed project complies with the current city Comprehensive Plan. Staff recommends approval of the attached resolution finding the proposed Tax Increment Financing District No. 1-15 within Redevelopment Project No. 1 for the City of Marshall to be consistent with the intent of the City Comprehensive Plan. Anderson added that we don't need to do any rezoning for this project as it all fits. Muchlinski MADE A MOTION, SECOND BY Schroeder, to approve the Resolution for the TIF Plan for District 6-1 Complying with the City of Marshall Comprehensive Plan. ALL VOTED IN FAVOR OF THE MOTION.

4. Lee asked for updates on the comprehensive plan. Lauren Deutz said the survey was released the end of December and the goal was to receive 300 surveys back and as of today we are at 316. The open house will be interactive version of the survey; however due to the current spike of covid we have pushed that to February. The consultant will be on site for some focus groups. Everything is moving along well. Muchlinski asked if survey will drive the focus groups. Lauren Deutz said that is correct. From what she has seen so far it is spot on as to what they were expecting. Muchlinski asked how the people are generated for the focus group. Lauren Deutz said they haven't had that discussion. Anderson said it will be based on the survey as to what groups we will reach out to.
5. A MOTION WAS MADE BY Deutz, SECOND BY Muchlinski to adjourn the meeting. ALL VOTED IN FAVOR. Chairperson Lee declared the meeting adjourned.

Respectfully submitted,
Chris DeVos, Recording Secretary