



**CITY OF MARSHALL  
AGENDA ITEM REPORT  
PLANNING COMMISSION – 04/09/2025**

<b>Presenter:</b>	Jason Anderson
<b>Meeting Date:</b>	Wednesday, April 9, 2025
<b>Category:</b>	PUBLIC HEARING
<b>Type:</b>	ACTION
<b>Subject:</b>	Preliminary Plat of Hwy 23 Storage Addition
<b>Background Information:</b>	<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>
<b>Fiscal Impact:</b>	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.
<b>Alternative/ Variations:</b>	Any additional requirements recommended by the Planning Commission.
<b>Recommendations:</b>	<p><u>Recommendation No. 1</u> Close public hearing.</p> <p><u>Recommendation No. 2</u> Recommend approval of the preliminary plat of Hwy 23 Storage Addition to the City Council, subject to utility companies review and recommendations.</p>