



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

Presenter:	Jason Anderson
Meeting Date:	Wednesday, April 9, 2025
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Preliminary Plat of Wilke-Miller-Buesing Sixth Addition
Background Information:	<p>Attached please find a copy of the preliminary plat of Wilke-Miller-Buesing Sixth Addition. Also attached is a copy of the Engineer's Report of Preliminary Plat Review.</p> <p>The purpose of this plat is create lots adjacent to the pond "behind" Canoga Park Drive. The developer desires to construct twin townhomes on lots 1-5, and possibly an 8-unit apartment on lot 6. The 20-24 foot access easement will be the location of a driveway to access each lot. Water and sewer service will need to be extended from Canoga Circle to service these development lots. A future development agreement may be required if the water and sewer mains will become public infrastructure.</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>
Fiscal Impact:	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.
Alternative/ Variations:	Any additional requirements recommended by the Planning Commission.
Recommendations:	<p><u>Recommendation No. 1</u> Close public hearing.</p> <p><u>Recommendation No. 2</u> Recommend approval of the preliminary plat of Wilke-Miller-Buesing Sixth Addition to the City Council, subject to utility companies review and recommendations.</p>