



**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 Carr Subdivision IV
Background Information:	<p>Attached please find a copy of the preliminary plat of Carr Subdivision IV. Also attached is a copy of the Engineer's Report of Preliminary Plat Review.</p> <p>The developer wishes to construct new twin townhomes along Donald Street, similar to the units to the north that face Andrew Street. The existing lots are not large enough to accomplish this, and the existing 6 lots need to be redescribed to create 5 lots. Typically, a landowner may split land from one parcel and combine it with another, and this may occur without a new plat. In this case, that cannot be done because Lyon County will not allow land combinations across different subdivisions. Because two of the lots are in Carr Subdivision II, and the rest are located within Carr Subdivision I, a new plat is required to redescribe the lots.</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 Carr Subdivision IV to the City Council, subject to utility companies review and recommendations.</p>