

–UNAPPROVED–

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

MEMBERS PRESENT: Doom, Muchlinski, Lee, Stoneberg
MEMBERS ABSENT: Pieper, Deutz
OTHERS PRESENT: Ilya Gutman, Amanda Schroeder, Runchey

Call to Order.

The meeting was called to order by Chairperson Lee.

Approval of the Minutes.

Chairperson Lee asked for the approval of the minutes of the February 12, 2025 regular meeting of the Marshall Planning Commission. Chairperson Lee stated the date at the top should state February 12, 2025 not 2024. DOOM MADE A MOTION, SECOND BY STONEBERG, to approve the minutes as corrected. ALL VOTED IN FAVOR OF THE MOTION. MOTION PASSED 4:0.

Manufactured Home Park Closure Notice.

Gutman stated that the City received notice from Paul Schierholz on behalf of Schierholz & Associates of an intent to cease operation of Broadmoor Valley as a manufactured home park as of March 1, 2026. This notice triggers a statutory hearing process for the City under Minnesota Statute § 327C.07 et seq., and specifically Minn. Stat. § 327C.095. To simplify, the statute requires the city, as “host or steward” of the public, to ensure that the residents of the Park are getting notice of the intended closure, have an opportunity to be heard, and have opportunity to learn about options for financial reimbursement from a state fund. The Statute requires notification of the City’s Planning Commission, as a Planning agency of Marshall, which should pass it on to the City Council, once the city receives a closure notice, and it requires the City Council to establish a public hearing regarding the Park closure notice. At this hearing, the City Council must appoint a neutral third-party arbiter. The third-party neutral gathers information and acts as an arbitrator for requests from the park residents. Payment of the qualified neutral, based on the neutral’s hourly cost, comes from the Fund. Mr. Schierholz has indicated that the costs of maintaining the Park and the lack of public investment into Park facilities is creating the need to consider closure of the Park. Mr. Schierholz has not provided any specific information or insight with respect to his intentions with the property if Park is closed.

MUCHLINSKI MADE A MOTION, SECOND BY STONEBERG to pass the closure letter onto the Council and recommend calling for public hearing. ALL VOTED IN FAVOR. MOTION PASSED 4:0.

Other Business

Chairperson Lee welcomed Sara Runchey to the Planning Commission.

Adjourn

STONEBERG MADE A MOTION, SECOND BY DOOM, to adjourn the meeting. ALL VOTED IN FAVOR. MOTION PASSED 4:0. Chairperson Lee declared the meeting adjourned.

Respectfully submitted,
Karla Ellis, Recording Secretary