



PLANNING COMMISSION AGENDA ITEM REPORT

Presenter:	Jason Anderson
Meeting Date:	Wednesday, February 14, 2024
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Public Hearing on the Preliminary Plat of Channel Parkway Addition
Background Information:	<p>Attached please find a copy of the preliminary plat of Channel Parkway Addition in Marshall, Minnesota.</p> <p>The Economic Development Authority has been working with the Southwest West Central Service Cooperative (SWWC) to determine a new location for the agency’s administrative offices. The SWWC is currently located in the former Market Street Mall and has explored several relocation and redevelopment opportunities. It was determined that a new facility would best meet the needs of the organization, including the addition of training facilities for staff and the community.</p> <p>SWWC’s proposal includes the construction of a 16,000 sq ft facility on the city-owned property located in Parkway at the corner of London Road and Channel Parkway. SWWC employs 459 people with 52 staff on-site in Marshall with an 18-county service area. SWWC supports schools, cities, counties and government agencies with educational and administrative services including learning centers, special education services, enrichment programming, professional development, technology services, and more.</p> <p>The property that is being considered for development is located at the intersection of Channel Parkway and London Road. Creation of a parcel for this proposed development requires a platting process because this land has never been platted and City Ordinance requires land to be platted prior to the subdivision and sale of land.</p> <p>Attached please find a copy of the Engineer’s Report of Preliminary Plat Review. Copies of the proposed subdivision will be sent to the local utility companies for their review and comments.</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:	No alternative actions recommended.
Recommendations:	<p><u>Recommendation No. 1</u> Close public hearing.</p> <p><u>Recommendation No. 2</u> Recommend approval of the preliminary plat of Channel Parkway Addition to the City Council, subject to utility companies review and recommendations.</p>