

**MINUTES OF THE  
MARSHALL PLANNING COMMISSION MEETING  
JULY 10, 2024**

**MEMBERS PRESENT:** Pieper, Deutz, Agboola, Muchlinski, Doom, Lee  
**MEMBERS ABSENT:** Stoneberg,  
**OTHERS PRESENT:** Jason Anderson, Ilya Gutman, Amanda Schroeder,  
Christina Cruz-Jennings (via Zoom)

**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 June 12, 2024, regular meeting of the Marshall Planning Commission. DOOM MADE A MOTION, SECOND BY MUCHLINSKI, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION. MOTION PASSED 6:0.

**Consider the request for a Variance Adjustment Permit for a Reduced Side Yard**

Anderson presented this request from the property owner to construct a new addition that would be located five feet from the side property line instead of the required ten feet. Granting of a variance may be permitted only if the request meets the “practical difficulties” test, which requires that proposed use is reasonable, that the problem is caused by conditions that are unique to this property, and that granting the variance will not change the character of the area. Building an addition is obviously reasonable. However, there is nothing unique about this property, which is a typical rectangular interior lot. Additionally, there are no other buildings around that are too close to their side property lines so building this addition may change the character of the area. Steve Sussner – part owner of Borch’s Sporting Goods, 1309 East College Drive, informed that the plan is to build a production warehouse facility. Sussner shared there is no space in back, front or east of the building to add the addition. Pieper asked why he couldn’t go ten feet. Sussner replied there is not enough room to go ten feet. Pieper asked why not use the front. Sussner stated the City Zoning Ordinance requires specific parking requirements. Doom asked if the parcel to the west was landlocked. Anderson confirmed the parcel to the west was landlocked. Deutz asked why the company was able to construct concrete surface closer than 10-FT to the lot line. Anderson shared the City Ordinance prohibits a building to be built up to the lot line but does not prohibit concrete flat work all the way up to the lot line. Doom shared the location is unique due to the parcel next door being landlocked. MUCHLINSKI MADE A MOTION, SECOND BY DEUTZ, to close the public hearing. ALL VOTED IN FAVOR. DOOM MADE A MOTION SECOND BY DEUTZ to recommend approval to the City Council of the request by Mike Dalager for a Variance Adjustment Permit for a reduced side yard setback to five feet. ALL VOTED IN FAVOR. MOTION PASSED 6:0.

**Public Hearing on Preliminary Plat of Ag Plus Swenson Addition**

Jason informed the purpose of this plat is to better describe parcels of land in this area and to better describe and identify access agreements across parcels. Anderson shared property owners desire to better describe the parcels of land in the area and are working on different access agreements and possible improvements on the property and they’ve determined the first step should be to plat the property. Anderson informed City staff has reviewed the Preliminary Plat and recommends approval to City Council. Brian Kor, 2517 River Road, stated he is representing a couple property owners and was wondering if there was any consideration in extending down the frontage road by Action Sports, all the way to the manufactured home park entrance. Jason shared the city is not involved in this project. Anderson stated this was a private project between private property owners and the city is not in the position at this time to do any frontage roads in any direction. Steve Traen, 1100 East Main Street, informed that AgPlus wants to put in a frontage road from Canoga Drive into the AG Plus lot. Traen shared their only access is located on Highway 59 and becomes difficult when there is construction. Traen stated the State will not allow access from Highway 23. Doom asked why this was brought to the Planning Commission members if it is a private project. Anderson informed the City Ordinance requires property to be platted prior to subdivision and much of this land area is not currently platted. In addition, platting lots in this area makes it simpler for Ag Plus and Swenson to create access agreements and transfer property. Anderson shared the Planning Commission’s role is to review the Preliminary Plat for compliance with City Code. DOOM MADE A MOTION, SECOND BY PEIPER, to close the public hearing. ALL VOTED IN FAVOR. MUCHLINSKI MADE A MOTION, SECOND BY AGBOOLA to recommend approval of the preliminary plat of Ag Plus Swenson Addition to the City Council, subject to utility companies review and recommendations. ALL VOTED IN FAVOR. MOTION PASSED 6:0.

**Other Business**

Since there was no other business, DOOM MADE A MOTION SECOND BY AGBOOLA, to adjourn the meeting. ALL VOTED IN FAVOR. MOTION PASSED 6:0 Chairperson Lee declared the meeting adjourned.

Respectfully submitted,  
Karla Ellis, Recording Secretary