

–UNAPPROVED–

**MINUTES OF THE
MARSHALL PLANNING COMMISSION MEETING
JULY 9, 2025**

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

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 11, 2025, regular meeting of the Marshall Planning Commission. DOOM MADE A MOTION, SECOND BY PIEPER, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION. MOTION PASSED 6:0.

Conduct a public hearing on the request of the City of Marshall to rezone the property located at 201 Legion Field Road from R-1 Low Density Residence District to R-4 Higher Density, Multiple-Family Residence District

Ilya presented a request by the City of Marshall to rezone this property from R-1 Low density residential District to R-4 Higher density multiple family residence District for potential future residential development. The new Comprehensive Plan shows this entire area as a high-density residential use, meaning over 12 dwelling units per acre. Karen Schuttler, 109 S 10th St, stated that she is against the request due to all the traffic an apartment building would bring. Deutz asked Karen what she thought would be good usage of the area. Karen stated there was a farmer planting there before but does not think apartments would be a good fit. MUCHLINSKI MADE A MOTION, SECOND BY DEUTZ, to close the public hearing. ALL VOTED IN FAVOR. MUCHLINSKI MADE A MOTION, SECOND BY PIEPER to recommend approval to the City Council of the request to rezone the property at 201 Legion Field Road from R-1 Low Density Residential District to R-4 Higher Density Multiple-Family Residence District. ALL VOTED IN FAVOR. MOTION PASSED 6:0.

Other Business:

No other business.

Adjourn

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

Respectfully submitted,
Karla Ellis, Recording Secretary