

**MINUTES OF THE
MARSHALL PLANNING COMMISSION MEETING
AUGUST 12, 2026**

MEMBERS PRESENT: Doom, Pieper, Johnson, Malecek, Seifert
MEMBERS ABSENT: Lee
OTHERS PRESENT: Ilya Gutman, Jason Anderson, Amanda Schroeder

Call to Order.

The meeting was called to order by Chairperson Doom.

Approval of the Minutes.

Before starting the meeting Chairperson Doom welcomed Traci Seifert to the Planning Commission. Chairperson Doom asked for the approval of the minutes of the July 8, 2026, regular meeting of the Marshall Planning Commission. MALECEK MADE A MOTION, SECOND BY PIEPER, to approve the minutes as corrected. ALL VOTED IN FAVOR OF THE MOTION. MOTION PASSED 5:0.

Ordinance amendment to Section 86-1 Definitions.

Gutman presented this is a small change to align definitions and remove a contradiction. The current definition of a gazebo refers to it as a building; however, a building is defined as an enclosed structure, and gazebos are not enclosed. To make all definitions aligned, a gazebo will now be referred to as a structure. This change is a part of the continuing improvement process staff have undertaken to make Zoning Ordinance more straightforward and consistent. RUNCHEY MADE A MOTION, SECOND BY MALECEK, to close the public hearing. ALL VOTED IN FAVOR. PIEPER MADE A MOTION, SECOND BY MALECEK to recommend to the City Council approving the revisions amending Section 86-1 Definitions as recommended by staff. THE MOTION PASSED 5:0.

Ordinance amendment to Section 86-164 Accessory Equipment.

Gutman presented this is a small change intended to close the loophole that was made obvious by a recent variance application and subsequent construction. Currently, an accessory building size is limited, but a roofed structure size is not. This change will fix it by limiting the roofed structure size in the same manner as garages. Staff are also changing the section's name to make the ordinance easy to navigate. This change is a part of the continuing improvement process staff have undertaken to make Zoning Ordinance more straightforward and consistent. MALECEK MADE A MOTION, SECOND BY PIEPER, to close the public hearing. ALL VOTED IN FAVOR. JOHNSON MADE A MOTION, SECOND BY RUNCHEY to recommend to the City Council approving the revisions amending Section 86-164 Accessory Equipment as recommended by staff. THE MOTION PASSED 5:0.

Ordinance amendment to Section 86-248 Exterior storage.

Gutman shared this is another small change intended to fix a problem that was exposed by a recent problem. Currently, people can store up to three RV's, trailers, boats, or similar units on their properties in residential districts. However, there is no clause that prevents them from doing it on empty lots, even though the Ordinance prohibits building accessory structure or buildings on vacant lots. This proposed change will make the ordinance more logical by inserting similar language into the section regulating exterior storage. This change is a part of the continuing improvement process staff have undertaken to make Zoning Ordinance more straightforward and consistent. PIEPER MADE A MOTION, SECOND BY RUNCHEY, to close the public hearing. ALL VOTED IN FAVOR. MALECEK MADE A MOTION, SECOND BY RUNCHEY to recommend to the City Council approving the revisions amending Section 86-248 Exterior storage as recommended by staff. THE MOTION PASSED 5:0.

Other Business:

No other business.

Adjourn

Since there was no other business, CHAIRMAN DOOM MADE A MOTION, SECOND BY MALECEK, to adjourn the meeting. ALL VOTED IN FAVOR. MOTION PASSED 5:0. Chairperson Doom declared the meeting adjourned.

Respectfully submitted,
Karla Ellis, Recording Secretary