

**MINUTES OF THE  
MARSHALL PLANNING COMMISSION MEETING  
MAY 8, 2024**

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

**1. Call to Order.**

The meeting was called to order by Chairperson Lee.

**2. Approval of the Minutes.**

Lee asked for the approval of the minutes of the April 10, 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 7:0

**Consider the request of Brad Meulebroeck for exterior finishes not listed in the ordinance at 300 West Main Street. This building is located within Central Heritage District.**

Gutman informed this request is for a building located on the corner of Third Street and Main Street. Gutman shared this request relates to the Central Heritage District, and the request applies to the appearance only. The ordinance was established in 2011 in order to keep Central Heritage District's character from the past. There are several materials listed in the ordinance that are permitted, such as Brick, Stucco, EIFS, Stone, or Precast Concrete. Gutman informed the material requested to be used is similar to wood. Duetz asked if there is an ordinance related to color pallet. Anderson replied yes, it is earth tones. Muchlinski asked if this type of material has been used anywhere else in Marshall. Gutman stated that it has been used in Downtown, but not for the entire building as shown in the picture. Lee stated her only concern is to have it be used on the entire building. Lee suggested to use a small amount of brick along the bottom and this wood material along the top. Brad Meulebroeck, the owner of 300 West Main Street, stated that he would take down the tile that is currently on the building due to the tiles falling off and being a hazard. Brad stated that Block 11 could be utilized as an example for the use of this wood material. Duetz asked what the cost will be for this project. Brad stated he is unsure not knowing what is behind the tile. DOOM MADE A MOTION, SECOND BY PIEPER to approve the request because LP wood board and batten siding meets the intent and purpose of the Heritage District Exterior Construction standards. ALL VOTED IN FAVOR. MOTION PASSED 7:0

**Preliminary Plat of Lockwood Second Addition**

Anderson shared the property owner is proposing a replat to make one large lot. Anderson informed with a proposed building addition going over an existing lot line that would be non-conforming with the ordinance. Anderson stated that there are no concerns or issues with this request and will continue to work with the surveyor and property owner to complete the final plat. Muchlinski asked if the location is all zoned the same. Anderson affirmed that it is all General Business. MUCHLINSKI MADE A MOTION, SECOND BY STONEBERG, to close the public hearing. All VOTED IN FAVOR. AGBOOLA MADE A MOTION SECOND BY PIEPER to recommend approval of the preliminary plat of Lockwood Second Addition to the City Council, subject to utility companies review and recommendations. ALL VOTED IN FAVOR. MOTION PASSED 7:0

**Preliminary Plat of Peachy Subdivision**

Anderson shared property owner Troy Deutz is looking to subdivide parcels. Anderson informed this location is an unplatted area and the ordinance does not allow subdividing of unplatted parcels. The property owner is planning to plat both of the parcels into the same subdivision and create two pieces of land. Anderson stated the existing buildings on this site are being in the process of being demolished for future opportunity. Anderson stated that there are no issues or concerns with this request and will continue to work with the surveyor and property owner to complete the final plat. STONEBERG MADE A MOTION, second by DUETZ, to close the public hearing. All VOTED IN FAVOR. DOOM MADE A MOTION, SECOND BY DEUTZ to recommend approval of the preliminary plat of Peachy Subdivision to the City Council, subject to utility companies review and recommendations. ALL VOTED IN FAVOR. MOTION PASSED 7:0

~~–UNAPPROVED–~~

**3. Other Business**

Chairperson Lee asked for nominations for 2024/2025 officers. Lee indicated Robert's Rules of Order states you do not need a second nomination. DOOM nominated Cathy Lee for Chairperson. ALL VOTED IN FAVOR. LEE nominated Larry Doom for Vice Chairperson. ALL VOTED IN FAVOR. MOTION PASSED 7:0. Since there was no other business, A MOTION WAS MADE BY DOOM, SECOND BY PIEPER, to adjourn the meeting. ALL VOTED IN FAVOR. MOTION PASSED 7:0 Chairperson Lee declared the meeting adjourned.

Respectfully submitted,  
Karla Ellis, Recording Secretary