



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Jason Anderson
Meeting Date:	Tuesday, May 14, 2024
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Kwik Trip 1273 - 1) Approval of Preliminary Plat; 2) Consider Resolution Adopting the Final Plat
Background Information:	<p>Attached please find a copy of the Preliminary Plat and Final Plat of Kwik Trip 1273.</p> <p>Kwik Trip has purchased and combined numerous parcels at the corner of West Main Street/TH 68 and N US Highway 59 with the intent of building a new gas station and convenience store at this location. The purpose of the plat here is to combine all parcels into one and to ensure that all property issues are addressed prior to building on the site.</p> <p>Attached please find a copy of the Engineer's Report of Preliminary Plat Review and Final Plat Checklist. Copies of the proposed subdivision have been sent to the local utility companies for their review and comments.</p> <p>A public hearing was held on the preliminary plat at the Planning Commission meeting on April 10, 2024. Following discussion, Doom made a motion, second by Muchlinski, to recommend approval of the preliminary plat of Kwik Trip 1273 to the City Council, subject to utility companies review and recommendations. All voted in favor.</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>Recommendation No. 1 that the Council approve the Preliminary Plat of Kwik Trip 1273.</p> <p>Recommendation No. 2 that the Council adopt RESOLUTION 24-054, which is the Resolution Approving the Final Plat of Kwik Trip 1273.</p>

RESOLUTION 24-054

**RESOLUTION APPROVING THE FINAL PLAT OF
KWIK TRIP 1273**

WHEREAS, the developer has filed with the Common Council, a Preliminary Plat identified as Kwik Trip 1273 situated in the City of Marshall, County of Lyon, State of Minnesota, described as follows, to-wit:

KWIK TRIP 1273 BLOCK 1 LOT 1

more particularly described as attached Exhibit A; and

WHEREAS, the Final Plat of Kwik Trip 1273 was presented to the Common Council on May 14, 2024.

NOW THEREFORE BE IT FURTHER RESOLVED, that said Final Plat of Kwik Trip 1273 has been duly found to be in conformity with Chapter 66 of the Code of Ordinances and State Statutes.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Common Council hereby authorizes and directs the City Clerk to certify his approval on the plat.

NOW THEREFORE BE IT FURTHER RESOLVED THAT this resolution shall become void 90 days after adoption and fulfillment of all contingencies of approval, if any, unless the plat is filed for record within such time.

Passed and adopted by the Common Council this 14th day of May, 2024.

ATTEST:

City Clerk

Mayor of the City of Marshall, MN

This Instrument Drafted By: Jason R. Anderson, P.E.; Director of Public Works/City Engineer

EXHIBIT A

That part of the East Half of the Northeast Quarter of Section 5, Township 111 North Range 41 West, Lyon County, Minnesota, described as: Commencing at the northeast corner of said Section 5; thence South 01 degrees 03 minutes 16 seconds East, (Minnesota County Coordinate System - Lyon County Zone - NAD83 - 2011), along the east line of the Northeast Quarter of said Section 5, a distance of 893.23 feet; thence continuing South 01 degrees 03 minutes 16 seconds East, along said east line, a distance of 110.17 feet; thence North 61 degrees 50 minutes 42 seconds West, a distance of 50.50 feet to the point of beginning; thence South 61 degrees 50 minutes 42 seconds East, back along the previously described course, a distance of 50.50 feet to a point on the east line of the Northeast Quarter of said Section 5; thence South 01 degrees 03 minutes 16 seconds East, along said east line, a distance of 70.44 feet; thence South 44 degrees 15 minutes 34 seconds West, a distance of 54.24 feet; thence South 01 degrees 01 minutes 56 seconds East, a distance of 131.56 feet; thence southerly a distance of 363.30 feet along a tangential curve to the right, having a radius of 2251.48 feet, a central angle of 09 degrees 14 minutes 43 seconds; thence South 44 degrees 15 minutes 34 seconds West, a distance of 126.80 feet; thence North 45 degrees 41 minutes 42 seconds West, a distance of 273.00 feet; thence North 44 degrees 15 minutes 34 seconds East, a distance of 204.52 feet; thence North 45 degrees 44 minutes 26 seconds West, a distance of 57.00 feet; thence North 44 degrees 15 minutes 34 seconds East, a distance of 24.00 feet; thence North 45 degrees 44 minutes 26 seconds West, a distance of 98.60 feet to the point of intersection with a line which bears South 44 degrees 15 minutes 34 seconds West from the point of beginning; thence North 44 degrees 15 minutes 34 seconds East, a distance of 355.64 feet to the point of beginning.

AND

That part of the East Half of the Northeast Quarter of Section 5, Township 111 North Range 41 West, Lyon County, Minnesota, described as: Commencing at the northeast corner of said Section 5; thence South 01 degrees 03 minutes 16 seconds East, (Minnesota County Coordinate System - Lyon County Zone - NAD83 - 2011), along the east line of the Northeast Quarter of said Section 5, a distance of 893.23 feet; thence continuing South 01 degrees 03 minutes 16 seconds East, along said east line, a distance of 110.17 feet; thence continuing South 01 degrees 03 minutes 16 seconds East, along said east line, a distance of 70.44 feet; thence South 44 degrees 15 minutes 34 seconds West, a distance of 54.24 feet; thence South 01 degrees 01 minutes 56 seconds East, a distance of 131.56 feet; thence southerly a distance of 363.30 feet along a tangential curve to the right, having a radius of 2251.48 feet, a central angle of 09 degrees 14 minutes 43 seconds; thence South 44 degrees 15 minutes 34 seconds West, a distance of 126.80 feet; thence North 45 degrees 41 minutes 42 seconds West, a distance of 273.00 feet to the point of beginning; thence North 44 degrees 15 minutes 34 seconds East, a distance of 204.52 feet; thence North 45 degrees 44 minutes 26 seconds West, a distance of 57.00 feet; thence North 44 degrees 15 minutes 34 seconds East, a distance of 24.00 feet; thence North 45 degrees 44 minutes 26 seconds West, a distance of 98.60 feet; thence South 44 degrees 15 minutes 34 seconds West, a distance of 228.40 feet; thence South 45 degrees 41 minutes 42 seconds East, a distance of 155.60 feet to the point of beginning.