

**MINUTES OF THE
MARSHALL PLANNING COMMISSION MEETING
October 8, 2025**

MEMBERS PRESENT: Lee, Pieper, Doom, Muchlinski, Stoneberg
MEMBERS ABSENT: Runchey
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 September 10, 2025, regular meeting of the Marshall Planning Commission. DOOM MADE A MOTION, SECOND BY STONEBERG to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION. MOTION PASSED 5:0.

New Business

Terminating a variance adjustment permit for a reduced side yard setback at 304 East Marshall Street.

Ilya shared on November 14, 2023, the Marshall City Council granted a variance adjustment permit to Denise Strosahl for a reduced side yard setback for an addition. Ilya stated the property owner had not commenced the work or submitted plans for a building permit for a building addition for over a period of one year, instead choosing to do interior remodeling. An email explaining the time limitation and extension procedure was sent to the owner, but no response or request for extension was received. Ilya informed Marshall City Code, Chapter 86, Article II, Division 1, Section 86-29 Variances states that “Whenever within one-year after granting a variance the work as permitted by the variance shall not have been commenced, then the variance shall become null and void unless a request for extension of time in which to complete the work has been granted. The extension shall be requested in writing and filed with the zoning administrator at least 30 days before the expiration of the original variance.” MUCHLINSKI MADE A MOTION, SECOND BY DOOM to recommend to the City Council a termination of the variance granted to Denise Strosahl for a reduced side yard setback. ALL VOTED IN FAVOR. MOTION PASSED 5:0

Terminating a variance adjustment permit for a reduced rear yard setback at 501 Village Drive.

Ilya shared on April 9, 2019, the Marshall City Council granted a variance adjustment permit to L2A LLC to allow for a reduction of the required rear yard from 25% of the lot depth, or about 100 feet, to 30 feet. Ilya stated the property owner had not commenced the work or submitted plans for a building permit for a building for over a period of one year. The current owner was notified of the variance invalidity, but no request for extension was received. Ilya informed Marshall City Code, Chapter 86, Article II, Division 1, Section 86-29 Variances states that “Whenever within one-year after granting a variance the work as permitted by the variance shall not have been commenced, then the variance shall become null and void unless a request for extension of time in which to complete the work has been granted. The extension shall be requested in writing and filed with the zoning administrator at least 30 days before the expiration of the original variance.” PIEPER MADE A MOTION, SECOND BY STONEBERG to recommend to the City Council a termination of the variance granted to L2A LLC for a reduced rear yard setback. ALL VOTED IN FAVOR. MOTION PASSED 5:0

Other Business

No other business.

Adjourn

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

Respectfully submitted,
Karla Ellis, Recording Secretary