



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, January 8, 2019
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Commerce Industrial Park Second Addition – Approval of Preliminary Plat.
Background Information:	<p>The final plat of Commerce Industrial Park was adopted by the City Council in 2016. Since that time the property has been designed and constructed in accordance with plans and specifications provided by Bolton & Menk, Inc.</p> <p>The development plans included the construction of the connection of Michigan Road/Pacific Avenue and T.H. 68, the construction of Michigan Road, installation of utilities on Michigan Road, and construction of stormwater detention and treatment ponds for the entire site except for a small area on the northwest corner of the subdivision.</p> <p>After this construction has been completed, it was desired to replat the area indicating developable properties and outlots where the stormwater drainage and detention and treatment areas were located.</p> <p>Attached please find a copy of the preliminary plat of Commerce Industrial Park Second Addition.</p> <p>Attached please find a copy of the Engineer's Report of Preliminary Plat Review. Copies of the proposed subdivision have been sent to the local utility companies for their review and comments. No adverse comments have been received.</p> <p>At the Planning Commission meeting on December 12, 2018, Fox made a motion, seconded by Knieff to recommend approval of the preliminary plat to the City Council and to call for public hearing to be held on January 8, 2019. All voted in favor. The preliminary plat was introduced at the City Council meeting on December 18, 2018.</p> <p>A draft preliminary plat was submitted to both the Office of the Lyon County Recorder and the City Attorney. The final plat has resolved the issues and concerns related to the replat of Commerce Industrial Park. As the State of Minnesota has some financial interest in the development of the property from the Business Development Public Infrastructure (BDPI) grant from DEED, the City Attorney will propose a consent to plat document to be signed by DEED and/or the MMB (see attached memo from City Attorney).</p>
Fiscal Impact:	The applicant will be billed for all direct costs relating to the platting process.
Alternative/ Variations:	No alternative actions recommended.
Recommendations:	<p>Recommendation # 2</p> <p>that the Council approve the Preliminary Plat of Commerce Industrial Park Second Addition.</p>