



CITY OF MARSHALL
AGENDA ITEM REPORT
PLANNING COMMISSION – 06/10/2026

Presenter:	Jason Anderson
Meeting Date:	Wednesday, June 10, 2026
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Powell Kuecker Addition - Public Hearing on Preliminary Plat
Background Information:	Attached please find a copy of the preliminary plat of Powell Kuecker Addition. Also attached is a copy of the Engineer's Report of Preliminary Plat Review. These are two residential lots north of Marshall Animal Clinic. The owner/applicant, Scott Kuecker, is selling the residential property to the north. The purpose of the plat is to move the existing lot line so the residential property includes the existing out-building. Moving a lot line constitutes a split/subdivision of land, and city ordinance does not allow for subdivision of land that is not located in a platted subdivision. Lot 2 will be a standalone parcel. City staff has confirmed that this parcel meets the requirements of a buildable lot. A copy of the proposed subdivision has been sent to the local utility companies for their review and comments, and their comments/requirements, if any, have been addressed and/or incorporated into the plat.
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:	Any additional requirements recommended by the Planning Commission.
Recommendations:	<u>Recommendation No. 1</u> Close public hearing. <u>Recommendation No. 2</u> Recommend approval of the preliminary plat of Powell Kuecker Addition to the City Council, subject to utility companies review and recommendations.