

**--UNAPPROVED --**

**MINUTES OF THE  
MARSHALL PLANNING COMMISSION MEETING  
APRIL 15, 2020**

**MEMBERS PRESENT:** Schroeder, Edblom, Lee, Carstens, and Fox

**MEMBERS ABSENT:** Steen and Knieff

**OTHERS PRESENT:** Jason Anderson and Ilya Gutman,

1. The meeting was called to order by Chairman Edblom. He asked for the approval of the minutes of the March 11, 2020, regular meeting of the Marshall Planning Commission. Fox MADE A MOTION, SECOND BY Schroeder, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION.
  
2. Gutman said this is a request by Dan Fosvick of Marshall to install lap siding and wood as exterior finishes at 236 West Main Street. This request is in conjunction with Central Heritage District regulations. Chapter 86 Zoning, Article VI, Division 5 of the City Ordinance describes requirements that all projects involving exterior construction or renovation have to comply with. These requirements are different from, and in addition to, other zoning conditions that the Planning Commission usually deals with. The emphasis is on the appearance which is pretty subjective. The Central Heritage District Exterior Construction Standards also describe the procedures for reviews. If the project complies with the Standards, the Zoning Administrator or the Building Official will approve the project. The projects that deviate from, or contradict, the Standards, will have to be reviewed by the Planning Commission. However, this procedure is different from variances or conditional use permits since there is no need for a public hearing, so the process is less formal. The Planning Commission's decision is final, and the City Council approval is not necessary. The ordinance list several permitted exterior finishes, but lap siding and wood are not listed. It allows the Planning Commission to approve other finishes. Staff has no opinion. Lee said the improvements that Fosvick has made in the past have been great to Main Street and what he is proposing I feel will just enhance the look on downtown. Schroeder added it will look much better. Fox state that he agrees. A MOTION WAS MADE BY Fox, SECOND BY Lee to approve the request. Edblom asked what it was that sticks out on the top of the building. Gutman explained it is an existing extension. Edblom questioned what is in there. Gutman explained that he does not know but it currently exists, and it has been there for a while. ALL VOTED IN FAVOR.
  
3. Anderson explained that the City of Marshall is working to resolve drainage concerns in the vicinity of the area of the proposed plat. To accommodate the construction of a normally dry ponding area and affiliated stormwater piping improvements, the City has reached out to Buffalo Ridge Concrete to discuss the acquisition of some land. This plat is required to identify property to be used for a future stormwater basin (Outlot A) while also creating proper access to city right of way as required by city ordinance. Staff recommends a motion to recommend approval of the preliminary plat of Buffalo Ridge Concrete Addition to the City Council, subject to utility companies review and recommendations. Ben Hardin, from Century Link is available. Hardin said that his only question is the railroad property. Anderson advised that as far as he knows they have no facility's back there. There is an alley that is 18 feet wide that is platted that has extensive utilities in that alley. There is going to be a large pipe 42 inches wide that will drain that area. That may affect utilities however that will be discussed later during construction. John Bornhoft, with Buffalo Ridge Concrete, he said that the city reached out to them and that they are in support of this. A MOTION WAS MADE BY Schroeder, SECOND BY Fox to recommend approval as

**--UNAPPROVED --**

recommended by staff. ALL VOTED IN FAVOR.

4. Since there was no old business, A MOTION WAS MADE BY Lee, SECOND BY Fox to adjourn the meeting. ALL VOTED IN FAVOR. Chairman Edblom declared the meeting adjourned.

Respectfully submitted,  
Chris DeVos, Recording Secretary