

--UNAPPROVED --

**MINUTES OF THE
MARSHALL PLANNING COMMISSION MEETING
SEPTEMBER 22, 2021**

MEMBERS PRESENT: Lee, Fox, and Muchlinski

MEMBERS ABSENT: Schroeder and Knieff

OTHERS PRESENT: Ilya Gutman, Jason Anderson, Dennis Simpson, and Don Edblom

1. The meeting was called to order by Chairperson Lee. She asked for the approval of the minutes of the September 8, 2021, regular meeting of the Marshall Planning Commission. Muchlinski MADE A MOTION, SECOND BY Fox, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION.

2. Anderson explained this property is listed for sale by owner Sandra Mosch. To help facilitate a property sale, the owner wishes to move an existing lot line to better reflect intended parcel locations. City Ordinance Sec. 66-31 Plat required states, “Whenever any subdivision of land is proposed, before any contract is made for the transfer of any part of such land, and before any permit for the erection of any structure in such proposed subdivision shall be granted, the subdivider, owner or an authorized agent shall apply for and secure approval of such proposed subdivision plat in accordance with the procedures set forth in this chapter.” As defined by Sec. 66-1 Definitions, *subdivision* means the division of any parcel of land thereto shown as a unit or as contiguous units of record to which this chapter is applicable for the purpose of transfer of ownership or building development, whether future or immediate, or any division of land involving a new street or road regardless of parcel size or the number of parcels. Because the land requested to be subdivided is not currently platted, City staff has requested that the property owner plat the property. Staff recommends a motion to recommend approval of the preliminary plat of Mosch Addition to the City Council, subject to utility companies review and recommendations. This is the land that was Doug’s Auto Salvage. It has been for sale for a while and the city is interested in lot 1 and school is interested in lot 2. The lot lines need to be defined which involved the platting. The easements have been added around the boundary for utility use as needed. Muchlinski asked what the current zoning is and proposed future use. Anderson explained it is currently zoned I-2 General Industrial. The city will probably be using it for cold storage, which is a good location and all around a good fit. The school is going to use it for vocational educational; the other part will be maintenance. This will require a Conditional Use Permit. Fox asked why the City Attorney is here. Simpson said he came to make sure the sale moves forward. Muchlinski MADE A MOTION, SECOND BY Fox to recommend to City Council as requested subject to review and recommendations of local utility companies. ALL VOTED IN FAVOR OF THE MOTION.

3. Lee asked for updates on the comprehensive plan. Gutman informed that SRF came last week and spent the day here to get a feel of what is going on. They met with staff, departments and then had a meeting with the task force, trying to get a feel of where the city should go. At the end, the mayor gave them a tour. We are just in the very beginning. The next meeting with the task force has not been scheduled yet and there are no major moves or developments at this moment. Anderson said this was an introductory meeting. In the future we can add the minutes from the task force to the Planning Commission packet. Gutman said by the next meeting we will have an updated schedule where the Planning Commission will be formally involved. Muchlinski said it sounds like we are on the right track

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4. In other business Lee said we want to recruit some new members to get a full commission. Tomorrow she will reach out to USBank, Grandview and the Chamber.
5. A MOTION WAS MADE BY Muchlinski, SECOND BY Fox to adjourn the meeting. ALL VOTED IN FAVOR. Chairperson Lee declared the meeting adjourned.

Respectfully submitted,
Chris DeVos, Recording Secretary