

CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Jason Anderson
Meeting Date:	Tuesday, July 14, 2026
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Powell Kuecker Addition - 1) Approval of Preliminary Plat; 2) Consider Resolution Adopting the Final 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. A public hearing was held on the preliminary plat at the Planning Commission meeting on 06/10/2026. Following the closing of the hearing, RUNCHEY MADE A MOTION, SECOND BY PIEPER, to close the public hearing. ALL VOTED IN FAVOR. PIEPER MADE A MOTION, SECOND BY RUNCHEY to recommend approval of the preliminary plat of Powell Kuecker Addition to the City Council, subject to utility companies review and recommendations. VOTING FOR: LEE, PIEPER, RUNCHEY, DOOM, JOHNSON. ABSTAINED: MALECEK. THE MOTION PASSED 5:0:1. Attached please find a copy of the Final Plat, Final Plat Checklist and Resolution Approving the Final Plat of Powell Kuecker Addition.
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:	No alternative actions recommended.
Recommendations:	Recommendation No. 1 that the Council approve the Preliminary Plat of Powell Kuecker Addition. Recommendation No. 2 that the Council adopt RESOLUTION NUMBER 26-XXX, which is the Resolution Approving the Final Plat of Powell Kuecker Addition.

RESOLUTION 26-_____

RESOLUTION APPROVING THE FINAL PLAT OF POWELL KUECKER ADDITION

WHEREAS, Scott Kuecker has filed with the Common Council, a Preliminary Plat identified as Powell Kuecker Addition situated in the City of Marshall, County of Lyon, State of Minnesota, described as follows, to-wit:

**POWELL KUECKER ADDITION
BLOCK ONE LOTS 1-2**

more particularly described as attached Exhibit A; and

WHEREAS, the Final Plat of Powell Kuecker Addition was presented to the Common Council on July 14, 2026.

NOW THEREFORE BE IT FURTHER RESOLVED, that said Final Plat of Powell Kuecker Addition has been duly found to be in conformity with Chapter 66 of the Code of Ordinances and State Statutes.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Common Council hereby authorizes and directs the City Clerk to certify his approval on the plat.

NOW THEREFORE BE IT FURTHER RESOLVED THAT this resolution shall become void 90 days after adoption and fulfillment of all contingencies of approval, if any, unless the plat is filed for record within such time.

Passed and adopted by the Common Council this 14th day of July, 2026.

ATTEST:

City Clerk

Mayor of the City of Marshall, MN

This Instrument Drafted By:
Jason R. Anderson, P.E.
Director of Public Works/City Engineer

EXHIBIT A

All that part of the Northwest Quarter of Section 33, Township 112 North, Range 41 West, City of Marshall, Lyon County Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence South 00 degrees 00 minutes 00 seconds East, assumed bearing, along the west line of said Northwest Quarter a distance of 1077.00 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds East a distance of 300.00 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 7.00 feet; thence North 88 degrees 43 minutes 17 seconds West a distance of 300.07 feet, to a point on the west line of said Northwest Quarter; thence South 00 degrees 00 minutes 00 seconds East, along said west line, a distance of 13.70 feet to the point of beginning.

Said tract of land is subject to any existing highways, roadways, or easements.

AND

All that part of the NW1 /4 of Section 33, Township 112, Range 41, lying West of the R/W of the Willmar and Sioux Falls Railway Company described as follows:

Commencing at a point 1317 feet south of the northwest corner of the said NW1/4 of Section 33 and running thence North along said section line, a distance of 240 feet; thence East at right angles, a distance of 300 feet; thence South at right angles, distance of 240 feet; thence West at right angles, a distance of 300 feet to the point of beginning: EXCEPTING highways and easements for telephone and electric power lines.