CITY OF MARSHALL
AGENDA ITEM REPORT

Meeting Date:	Tuesday, September 28, 2021
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Carr Subdivision III - 1) Public Hearing on Preliminary Plat; 2) Approval of Preliminary Plat; 3) Consider Resolution Adopting the Final Plat.
Background Information:	The final plat of Carr Subdivision I was approved by the City Council at its April 4, 2005 meeting. At the June 28, 2010 City Council meeting the plat was altered with the passing of Carr Subdivision II. Carr Subdivision II consisted of a small portion of the southwest corner of Carr Subdivision I which included a portion of MnDOT right-of-way set aside for the future connection of Travis Road to MN 23. After discussions with MnDOT, the City and Developer elected to eliminate the future access point to MN 23 and desired to alter the location of Donald Drive and Travis Road. Now, the developer wishes to combine and split lots to construct townhomes on the south side of Andrew Street in a similar manner to those constructed on the north side. Because one of the lots is in Carr Subdivision I and the other is in Carr Subdivision II, a platting process is required to adjust lot sizes for the construction of townhomes. The area is zoned R-2 where townhomes are a permitted use. City staff has conferred with Marshall Municipal Utilities regarding the placement of a new utility easement with this plat. Attached please find a copy of the Preliminary Plat and 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. The preliminary plat was presented at the Planning Commission meeting on September 8, 2021. Following discussion, Schroeder made a motion, second by Muchlinski to recommend approval to City Council as recommend by staff. Fox abstained from vote. All voted in favor. Attached please find a copy of the Final Plat Checklist for Carr Estates Fifth Addition.
Fiscal Impact:	The applicant will be billed for all direct costs relating to the platting process.
Alternative/ Variations:	No alternative actions recommended.
Recommendation:	Recommendation No. 1 that the Council close the public hearing and approve the Preliminary Plat of Carr Subdivision III. Recommendation No. 2 that the Council adopt RESOLUTION NUMBER 21-XXX, which is the Resolution Approving the Final Plat of Carr Subdivision III.

RESOLUTION NUMBER 21-076

RESOLUTION APPROVING THE FINAL PLAT OF CARR SUBDIVISION III

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

CARR SUBDIVISION III   BLOCK ONE   LOTS 1-5

more particularly described as attached Exhibit A.

WHEREAS, the Final Plat of Carr Estates Fifth Addition was presented to the Common Council on September 28, 2021.

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

NOW THEREFORE BE 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 28th day of September, 2021.

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

Lots 2, 3, 4, 5, 6, and 7 of Block Three in Carr Subdivision I, in the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota.

AND

Lot 3 of Block One in Carr Subdivision II, in the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota.