

--UNAPPROVED --

**MINUTES OF THE
MARSHALL PLANNING COMMISSION MEETING
APRIL 10, 2019**

MEMBERS PRESENT: Fox, Ruud, Knieff, Steen, Edblom, Lee and Carstens

MEMBERS ABSENT: Ilya Gutman, Jason Anderson and Glenn Bayerkohler

OTHERS PRESENT:

1. The meeting was called to order by Chairman Edblom. He asked for the approval of the minutes of the March 28, 2019, special meeting of the Marshall Planning Commission. Steen MADE A MOTION, SECOND BY Fox, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION.
2. Gutman said this is a request by James Carr, Marshall, MN to rezone properties at 701, 703, 705, 800, 801, 802, 803, 804, 805, 806, 807, 900, 901, 902, 903, 904 and 905 Andrew Street from R-1 One Family Residential District to R-2 One to Four Family Residential District. To permit construction of tri-plex structures, as the owner desires, they must be rezoned to an R-2 One to Four Family Residential District. The adjacent land south of the zoning area is zoned R-2 One to Four Family Residential District. Staff recommends a motion to recommend approval to the City Council of the request to rezone 701, 703, 705, 800, 801, 802, 803, 804, 805, 806, 807, 900, 901, 902, 903, 904 and 905 Andrew Street from R-1 One Family Residential District to R-2 One to Four Family Residential District. Mike Schmidt, 703 Elaine Avenue, said that it appears that lots along Donald Street are all zoned R-2 One to Four Family and that is not developed so why do we want to rezone others. Carr said it is the progression of building in that direction. Schmidt said when the apartment complex was built on 4th Street, it was said at that time that the rest of this area would all be single family dwellings and that was assured. Carr said he did not own the land at that time. Schmidt said that doesn't make a difference; that is what was said that it would all be single family and now it is going to change. Carr said things change. Marshall used to be a working-class community and now Marshall is pushing business away and refuses to help businesses. Schmidt asked if building multifamily dwellings along that street will help that? Carr said people are aging in place. They want to buy a condo, get the snow removal done, the lawn work done, and right now Marshall has very few of these. If you want to see what is planned, go down Windstar Street; they have a couple of them there. Schmidt asked if they will be exactly like the white buildings. Fox said no, they are tan on the 900 block of Windstar. It would be like the tri-plex that is being built now. Carr said that he would take two lots and put a tri-plex in there. So, on one side where you have 7 single family lots, there might be 10 houses instead of 7 houses. Schmidt asked if Carr wants both sides of Andrew rezoned. Carr confirmed yes. Greg Labat, 705 Elaine Avenue, asked about parking on the street. He said in the winter time it is terrible over there. You get a car that is plowed around, and it sits there for a day or a day and half and there is only one lane traffic. Fox said it shouldn't be an issue; the tri-plex's will all have double car garage with driveway. Schmidt asked about a park in this area. At the time the apartment was going in, they said this would be a park. Fox said he doesn't know anything about that. Anderson said there is no park planned for that area at this point and time. Schmidt said the park was supposed to go in the Southwest corner. Anderson said that wasn't in the final plat. Gutman said it is in the comprehensive plan, but it is shown where it is already R-2 so it is not where we are rezoning. Anderson said there is no park in this development and there is not one scheduled to be in there currently. Susan Krenz, 1300 Cheryl Avenue, said that it seems to her there is a market for single family homes and there is a need in town. So, if these are already slotted to be single family, why not leave it. The other area is already

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zoned for R-2 so leave it the way it is, and one can still put tri-plex's just a little farther out. Anderson clarified that it is zoned R-1 but in an R-1 one can build up to a duplex in its current state; one can build a single family and up to a duplex and in an R-2 one can build a single family and up to a four-plex. Krenz said the letter said single family. Anderson said the duplex is by conditional use. Gutman said that is correct: you would have to have a Conditional Use Permit to have a duplex, but it is possible. Carr said you could have two units per lot so in 2 lots you could have four units. We are taking two lots and making 3 units. Schmidt asked what that means by conditional use. Anderson explained the process to obtain a Conditional Use Permit. Schmidt said it means you wouldn't be able to buy one of those lots and put up a duplex without getting permission. Anderson said that is correct. Schmidt asked if these units will be income based. Carr said no. Fox said these will be too high end for income based. He said the approximate cost is \$265,000 to \$275,000 per unit so they are upper end. Marie Sample, 1302 Cheryl Avenue, said we have 2 lots out there at the corner lot and the one behind us and when our neighbors moved out they were selling in the price range \$275,000 to \$300,000 or a little over; they are hard to find here in Marshall, so they looked at the house and they bought it. It was not on the market very long so why can't we keep those as single-family homes along Andrew Street; they are filling up rather quickly. There is a need for that in town, so we should maintain that at least for that block. Fox said there is a stronger demand right now for these tri-plex units. Sample said as soon as new houses go up on Elizabeth Street, they are sold just that fast. Anderson said that is important but we, as the Planning Commission and the City, are here to consider and evaluate whether it meets the City's Comprehensive Plan and good zoning practice. It is ultimately up to the private sector and developers to determine how they want to use the land within the zoning. Edblom said it is fair to say that over time the City has tried to work duplex and tri-plex in with single family development to make it work and you can look around the City and see that it does work. Krenz said she can see the point, but you already have a row lined up and you can leave Andrew as single family. Carr said that in talking to the realtor, they think it is easier to sell this plan. Schmidt asked if it is the sale of the units that is driving this. Fox said yes. Krenz said we should look at the good for the whole community that is there and not just the seller of the units. Carr said the good of the community is to put housing on the streets, and get the taxes the housing generates to better the City than to have nothing there. Krenz said these houses are being sold as quick as they are built too. Carr said they are not sold as easy as what people are saying they are. We build those spec houses when we sell them. Anyone can do it, but no one is doing it. Schmidt asked if this is the final say. Edblom advised it will go to the City Council for final decision. Carr said if your concerned about what they will look like, look at the ones on Windstar; it might ease the concerns. Edblom asked if the property on Windstar was Carr's. Carr confirmed yes. Lee MADE A MOTION, SECOND BY Steen, to close the public hearing. Fox abstained MOTION PASSED. Carstens said he lives at one of the 4 plex's on Windstar Street and it is a nice area. Carstens MADE A MOTION, SECOND BY Steen to recommend to City Council an approval as recommend by staff. Fox abstained. MOTION PASSED.

3. A MOTION WAS MADE BY Carstens, SECOND BY Lee to adjourn the meeting. ALL VOTED IN FAVOR. Chairman Edblom declared the meeting adjourned.

Respectfully submitted,
Chris DeVos, Recording Secretary