

**MINUTES OF THE  
MARSHALL PLANNING COMMISSION MEETING  
MAY 10, 2023**

**MEMBERS PRESENT:** Pieper, Doom, Stoneberg, Lee and Muchlinski

**MEMBERS ABSENT:** Deutz

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

1. The meeting was called to order by Chairperson Lee. She asked for the approval of the minutes of the April 12, 2023, regular meeting of the Marshall Planning Commission. Doom MADE A MOTION, SECOND BY Stoneberg, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION.
  
2. Gutman explained this is a request by First Premier Bank (property owner), of Sioux Falls, SD to rezone property at 1420 East College Drive from B-4 Shopping Center Business District to B-3 General Business District for future development that includes a use permitted in B-3 district but not in B-4 district. Since the mall is not functioning as a mall anymore, staff believe that B-4 zoning district has become obsolete and suggest rezoning the other properties around the mall to B-3 as well at this time. All properties around the mall are currently zoned B-3 general business. This area was granted a PUD in 2015, but it was never acted upon, so this rezoning nullifies the existing PUD. The new Comprehensive Plan shows this entire area as Neighborhood Mix use with intent to allow for both commercial and residential uses and B-3 General business allows both. Doom asked if this includes the entire mall area and all the asphalt area. Gutman said yes, the mall and parking lot in front. The City is adding the old Kmart area. Muchlinski MADE A MOTION, SECOND BY Stoneberg to close the public hearing. ALL VOTED IN FAVOR OF THE MOTION. Doom asked if it is one motion for both requests. Gutman informed that is correct. Doom MADE A MOTION, SECOND BY Muchlinski to recommend to City Council as recommended by staff.
  
3. Gutman said This is a request by MN State Armory Building Commission to rezone their property 1103 Michigan Road from A Agricultural District to I-2 General Industrial District for potential development. City staff suggest that all adjacent lots located south of Michigan Road be also similarly rezoned for future development. The new Comprehensive Plan shows this entire area as industrial land use. The adjacent lots south of proposed rezoning are all zoned I-2 General Industrial District. Muchlinski asked if there is a plan for the property. Bill Westerberg with Widseth, of Baxter, MN, said the National Guard wants some parking to store some of their vehicles. Pieper asked if the parking lot would be gravel. Westerberg said at this time he believes it will be gravel. Doom said that tonight we are not here to vote on the use; that we are here to vote on the rezone and if it follows the Comprehensive Plan and makes sense. Muchlinski MADE A MOTION, SECOND BY Stoneberg to close the public hearing. ALL VOTED IN FAVOR OF THE MOTION. Doom MADE A MOTION, SECOND BY Pieper to recommend to City Council as recommended by staff.
  
4. Gutman advised that the proposed revision is minor and is related to self-storage warehouses or mini storages, defined as units or compartments under 500 SF rented to individuals for storage of personal property on a monthly basis. This use is conditional in a B-3 General Business District. This is an old provision and assumed buildings with rows of individual garage-like units with outside access and drives between buildings. However, the new type of such units was introduced relatively recently – conditioned indoor units with access from the inside of a building, which means a totally different appearance: instead of a row of connected garages it looks like a regular

building with main entrance and typical parking area. To reflect this new reality, and facilitate future city development, staff suggest making buildings with indoor units a permitted use, while leaving mini storages with outside access a conditional use. Muchlinski MADE A MOTION, SECOND BY Stoneberg to recommend to City Council as recommended by staff.

5. Chairperson Lee asked for nominations for 2023/2024 officers. Doom nominated Lee for Chairperson, seconded by Muchlinski. ALL VOTED IN FAVOR. Muchlinski nominated Muchlinski for Vice Chairperson; seconded by Pieper. ALL VOTED IN FAVOR.
6. In other business Doom asked why Walmart could have all of those pods with just a chain link fence. Gutman explained that they are temporary for use only during construction. Doom asked to make a recommendation at the next PIT meeting to encourage trucks to go around on the bypass instead of down Main Street (Highway 68). He understands that we can't force them because Main Street is a State Highway, but like Brookings, SD, they have signs posted that state "Truck Bypass" which would encourage them to use the bypass. We have the bypass for a reason. Anderson said that at the next meeting he will bring it up.
7. A MOTION WAS MADE BY Stoneberg, SECOND BY Pieper to adjourn the meeting. ALL VOTED IN FAVOR. Chairperson Lee declared the meeting adjourned.

Respectfully submitted,  
Chris DeVos, Recording Secretary