



**CITY OF MARSHALL**  
**Planning Commission**  
**Agenda**  
**Wednesday, August 21, 2024 at 5:30 PM**  
**344 W. Main St, City Hall**

**APPROVAL OF AGENDA**

**PUBLIC HEARING**

1. Preliminary Plat of Stone Meadow

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**Disclaimer: These agendas have been prepared to provide information regarding an upcoming meeting of the Common Council of the City of Marshall. This document does not claim to be complete and is subject to change.**



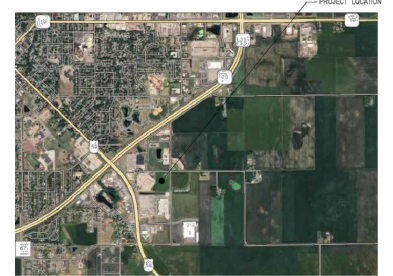
**PLANNING COMMISSION**  
**08/21/2024**  
**AGENDA ITEM REPORT**

<b>Presenter:</b>	Jason Anderson
<b>Meeting Date:</b>	Wednesday, August 21, 2024
<b>Category:</b>	PUBLIC HEARING
<b>Type:</b>	ACTION
<b>Subject:</b>	Preliminary Plat of Stone Meadow
<b>Background Information:</b>	<p>Attached please find a copy of the preliminary plat of Stone Meadow.</p> <p>The existing land is identified as Outlot B of J-C Boyer Addition. The property owner desires to plat this property into three separate parcels for the purpose of constructing three apartment buildings, 36 units in each building.</p> <p>Attached please find a copy of the Engineer’s Report of Preliminary Plat Review. A copy of the proposed subdivision has been sent to the local utility companies for their review and comments.</p>
<b>Fiscal Impact:</b>	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.
<b>Alternative/ Variations:</b>	Any additional requirements recommended by the Planning Commission.
<b>Recommendations:</b>	<p><u>Recommendation No. 1</u> Close public hearing.</p> <p><u>Recommendation No. 2</u> Recommend approval of the preliminary plat of Stone Meadow to the City Council, subject to utility companies review and recommendations.</p>

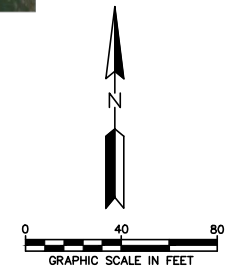
# PRELIMINARY PLAT OF STONE MEADOW MARSHALL, MN

PROPERTY INFORMATION		
PLAT NAME	Stone Meadow	PID
OWNER	Paul & Joanne Stoneberg	27-420005-0
Legal Description	Outlot B, J-C Boyer Add in City of Marshall, Lyon County, MN	
TOTAL PROPERTY AREA	8.45 AC	
Clarice Avenue	0.52 AC	
NET AREA	7.93 AC	
LOT 1	3.47 AC	
LOT 2	2.53 AC	
LOT 3	1.93 AC	

ZONING		
EXISTING ZONING	B-3 General Business	
PROPOSED ZONING	B-3 General Business	
SETBACKS		
B-3 DISTRICT		
LOT 1	FRONT YARD - CLARICE AV & SUSAN	25'
	REAR YARD - WEST SIDE	25'
	SIDE YARD - SOUTH SIDE	10'
LOT 2	FRONT YARD - SUSAN DR & NORTH S	25'
	REAR YARD - SOUTH SIDE	25'
	SIDE YARD - EAST & WEST SIDE	10'
LOT 3	FRONT YARD - CLARICE Av	25'
	REAR YARD - SOUTH SIDE	25'
	SIDE YARD - NORTH & SOUTH SIDE	10'

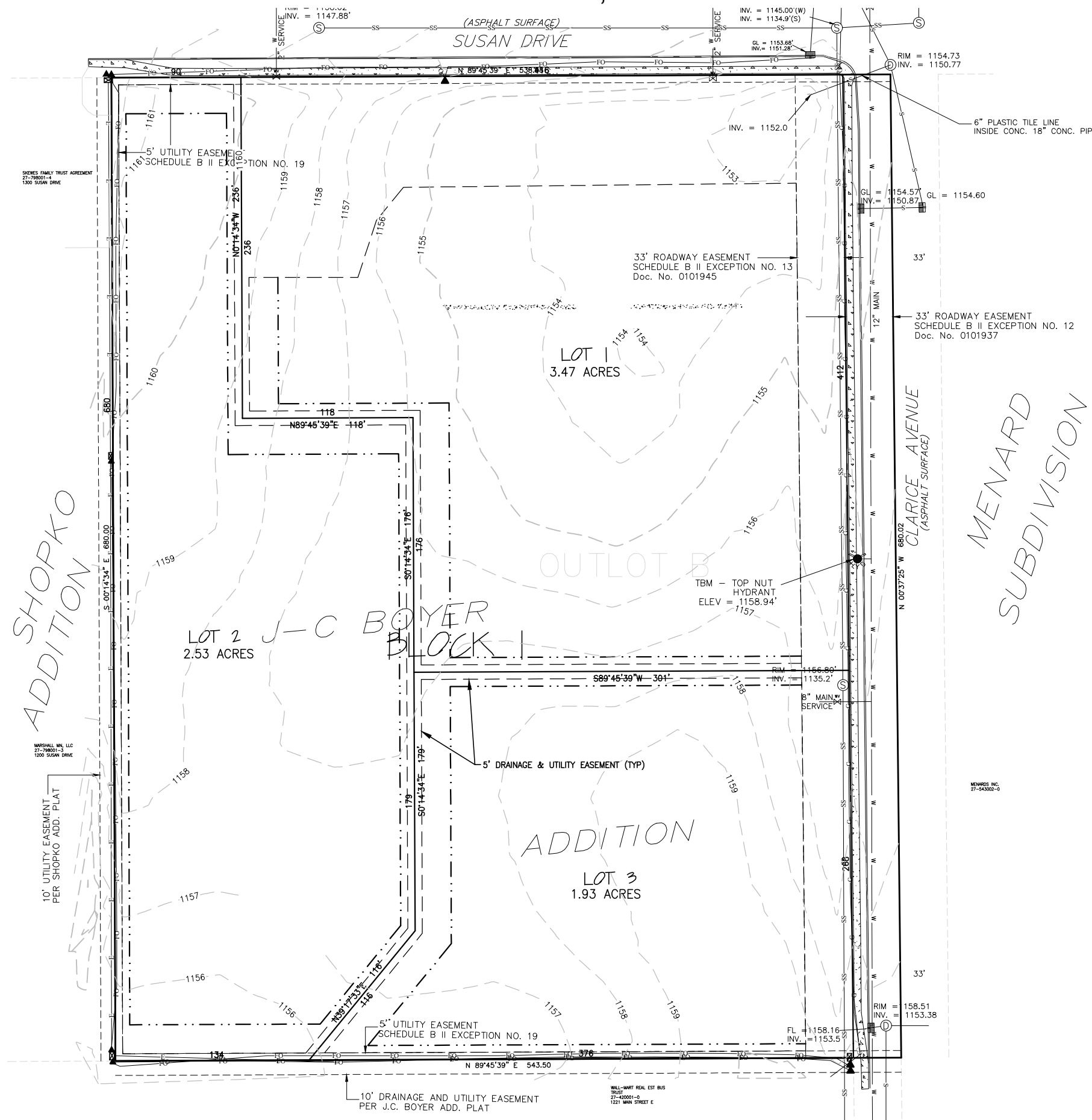


LOCATION MAP



### LEGEND

- These standard symbols will be found in the drawing.
- MONUMENTS FOUND
  - MONUMENTS SET - 5/8" IRON W/SEAL #43844
  - BROKEN SCALE
  - ⊕ FIRE HYDRANT
  - ⊖ SANITARY SEWER MANHOLE
  - ⊕ STORM DRAIN MANHOLE
  - ⊖ CATCH BASIN
  - ⊖ WATER VALVE
  - ⊖ ELECTRICAL TRANSFORMER
  - ▲ UTILITY PEDESTAL
  - BURIED ELECTRIC
  - BURIED NATURAL GAS LINE
  - STORM SEWER
  - SS SANITARY SEWER
  - FO BURIED FIBER OPTIC
  - WATER LINE
  - ASPHALT SURFACE
  - CONCRETE SURFACE
  - DRAINAGE & UTILITY EASEMENT LINE
  - SETBACK LINE



Item 1.

**ENGINEER'S REPORT  
 PRELIMINARY PLAT REVIEW**

Subdivision Name: Stone Meadow

Legal Description: Outlot B, J-C Boyer Addition

Owner's Name: Paul & Joanne Stoneberg

Surveyor: Marty Campion-Campion Engineering Services, Inc. Reg. No. \_\_\_\_\_

<b>Sec. 66-54. Information required. (1) Preliminary subdivision plat.</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
a.	Scale 1" = 100' or larger	X			
b.	Subdivision and owner names	X			
c.	Legal description and location sketch	X			
d.	Date, scale and north arrow	X			
e.	Acreage	X			
f.	Zoning classification	X			
g.	Contours	X			
h.	Boundary line bearings and distances	X			
i.	Easement	X			
j.	Street names, elevations and grades	X			

Sec. 66-54. Information required. (1) Preliminary subdivision plat.		Yes	No	N/A	Comments
k.	Utilities	X			
l.	Lot lines, numbers and dimensions	X			
m.	Park land	X			Park Land fees apply.
n.	Setbacks	X			
o.	Natural drainageways	X			
p.	Other related information			X	
q.	Covenants and restrictions	X			Property owner is aware and has been communicating w/Wal-Mart.
r.	Improvement plans and financing			X	
s.	Future platting			X	
t.	Variance request			X	
u.	Floodway and flood zone designations			X	
v.	Certificates of approval			X	

Sec. 66-54. Information required. (2) Other preliminary plans.		Yes	No	N/A	Comments
a.	Drainage and grading plans 1. Existing and proposed drainage.	X			
	2. Drainage flow facility.	X			
b.	Utility plans	X			

**CITY ENGINEER'S RECOMMENDATIONS:**

**DATE RECEIVED:** 08/07/2024

**DATE REVIEWED:** 08/14/2024

**PLANNING COMMISSION REVIEW DATE:** August 21 2024

  
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 Jason R. Anderson, P.E.

Director of Public Works/Planning & Zoning Administrator