



**CITY OF MARSHALL**  
**Planning Commission**  
**A g e n d a**  
**Wednesday, March 13, 2024 at 5:30 PM**  
**City Hall, Council Chambers**

**APPROVAL OF AGENDA**

- [1.](#) Approval of the Agenda

**APPROVAL OF MINUTES**

- [2.](#) Approval of the Minutes

**NEW BUSINESS**

- [3.](#) Conduct a Public Hearing for a Variance Adjustment Permit for a reduced front yard setback at 608 Adobe Road

**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.

**AGENDA**  
**MEETING OF THE MARSHALL PLANNING COMMISSION**  
**WEDNESDAY, MARCH 13, 2024**  
**COUNCIL CHAMBERS – CITY HALL**  
**5:30 P.M.**

- 1) *Call to Order*
- 2) *Consider the approval of the minutes of the February 14, 2024, regular meeting of the Marshall Planning Commission.*
- 3) *Conduct a Public Hearing for a Variance Adjustment Permit for a reduced front yard setback at 608 Adobe Road.*
- 4) *Other Business*
- 5) *Adjourn*

**MINUTES OF THE  
MARSHALL PLANNING COMMISSION MEETING  
February 14, 2024**

**MEMBERS PRESENT:** Lee, Pieper, Deutz, Agboola,  
**MEMBERS ABSENT:** Stoneberg, Muchlinski, Doom  
**OTHERS PRESENT:** Jason Anderson, Amanda Schroeder, Ilya Gutman

**1. Call to Order.**

The meeting was called to order by Chairperson Lee.

**2. Approval of the Minutes.**

Lee asked for the approval of the minutes of the November 8, 2023, regular meeting of the Marshall Planning Commission. DEUTZ MADE A MOTION, SECOND BY PIEPER, to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION.

**3. Public Hearing on the Preliminary Plat of Channel Parkway Addition.**

Jason shared that City staff and EDA staff have been working with the SWWC regarding locating a new office space on the land on the corner of Channel Parkway and London Road across from Border States. The location is City owned land, the plan is to have it platted and then eventually get it transferred to the Cooperative. Cliff Carmody, Executive Director of SWWC, explained they are an Educational Service Agency that has been currently located in the mall since 1989. They also have a Ready Clinic located on Main Street that serves as an Early Childhood program for children with Autism and Behavioral Disorders. The Channel Parkway site would primarily be used for office space and training space. Cliff mentioned that they are collaborating with SMSU to move the learning center located in Belview to Marshall at the SMSU Campus in the old Social Science Building that will start this Fall. PIEPER MADE A MOTION, SECOND BY DEUTZ, to close the public hearing. ALL VOTED IN FAVOR. PIEPER MADE A MOTION, SECOND BY AGBOOLA, to recommend approval of the preliminary plat of Channel Parkway Addition to the City Council, subject to utility companies review and recommendations. ALL VOTED IN FAVOR.

**4. Other Business.**

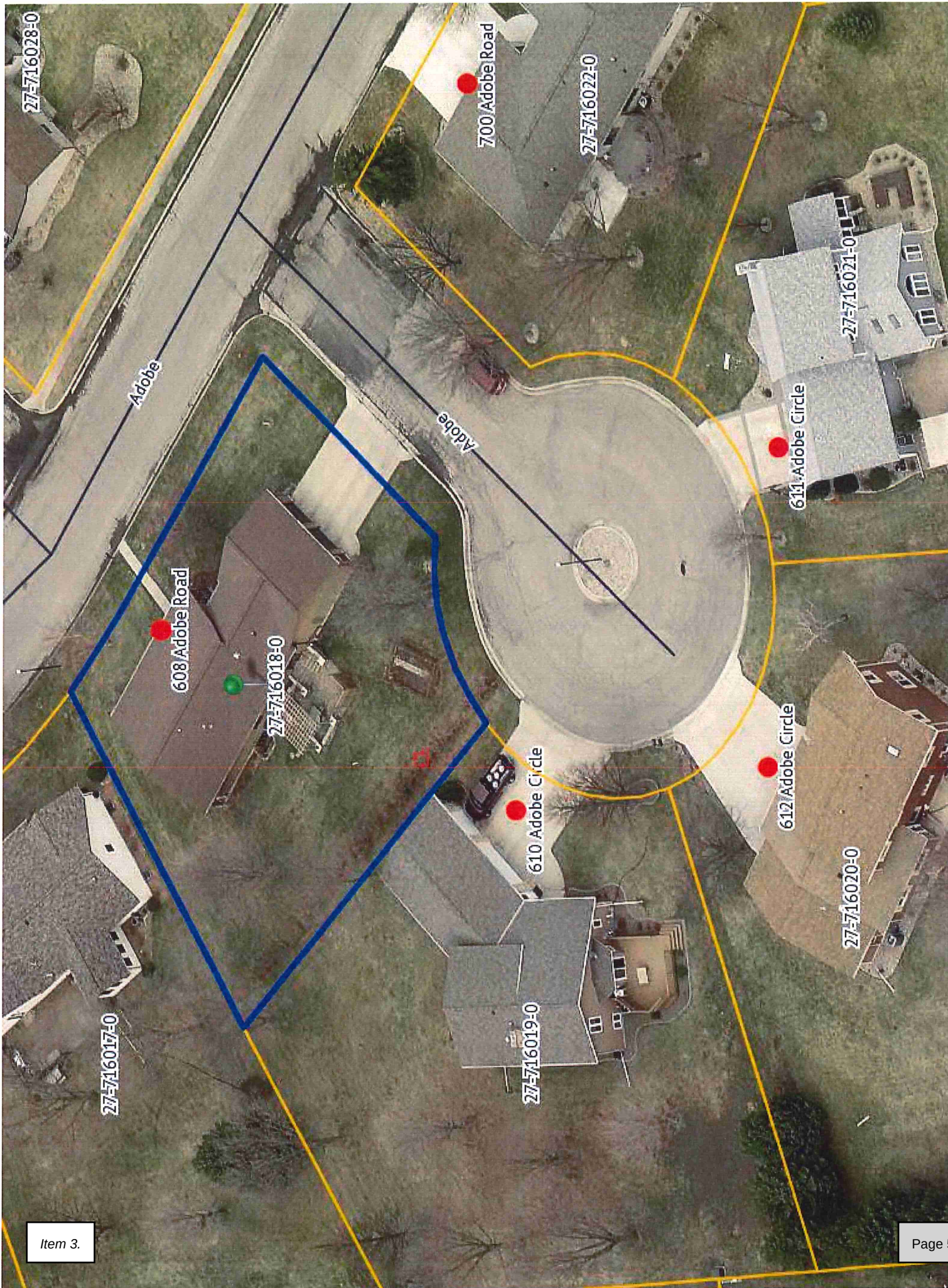
Since there was no other business, A MOTION WAS MADE BY DEUTZ, SECOND BY AGBOOLA, to adjourn the meeting. ALL VOTED IN FAVOR. Chairman Lee declared the meeting adjourned.

Respectfully submitted,  
Karla Ellis, Recording Secretary

# CITY OF MARSHALL AGENDA ITEM REPORT PC 3/13/24

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| <b>Presenter:</b>               | Ilya Gutman                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Meeting Date:</b>            | Wednesday, March 13, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Category:</b>                | PUBLIC HEARING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Type:</b>                    | ACTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Subject:</b>                 | Conduct a Public Hearing for a Variance Adjustment Permit for a reduced front yard setback at 608 Adobe Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Background Information:</b>  | <p>This is a request from the property owner to construct a 20-foot garage addition to an existing garage, which will result in only about 12-foot front setback, or a reduction of about 50% from required. Constructing a 14-foot-wide addition will provide an almost 17-foot setback to the garage corner, an about 30% reduction. Required setback is 25 feet on all public streets, including circles.</p> <p>By State Statutes and City Ordinance, granting of a variance may be permitted only if the request meets the “practical difficulties” test, which requires that proposed use is reasonable, that the problem is caused by conditions that are unique to this property, and that granting the variance will not change the character of the area.</p> <p>Upon review, city staff believes that the argument could be made that this proposal generally meets first and third parts of the test: Extending garage is a reasonable idea and, since only a corner of the proposed addition will stick into required front yard, the character of the area will not change; however, there seems to be nothing unique in this property.</p> <p>The variance regulations and procedures are found in Section 86-29. A property aerial photo and a drawing are attached for reference.</p> |
| <b>Fiscal Impact:</b>           | None known.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Alternative/ Variations:</b> | Recommend approval to the City Council of the request by Randy VanLeeuwe for a Variance Adjustment Permit for a reduced front yard setback to 16 feet in lieu of required 25 feet with the condition that the new garage addition is 14 feet wide.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Recommendations:</b>         | <p>Close public hearing.</p> <p>Recommend denial to the City Council of the request by Randy VanLeeuwe for a Variance Adjustment Permit for a reduced front yard setback.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |





27-716028-0

700 Adobe Road

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611 Adobe Circle

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608 Adobe Road

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