

March 26, 2025

The Malcolm Planning Commission meeting was called to order at 7:00 p.m. Members present; Lecia Teten, Sandy Streeter, Evan Gunn, Trever Cotton, Shelby Sidel, Nadine Link. Members absent: Jared Ritze.

It was noted that the Open Meetings Law is posted and located on the west wall of the Village Hall.

Visitors: Ashley Oborny, Ryan Maxson, Ben & Mel VanEperon, Shad Pekarek, Paul Reynolds, Randy Wobig, Jon & Audrey Mohr and Rob Journey.

The minutes of the February 26, 2025, meeting were reviewed. Streeter moved to approve the minutes, seconded by Cotton. Motion carried by AYE: Teten, Streeter, Gunn, Cotton Sidel. NAY: None; Motion carried 5-0; Members absent: Ritze; Members abstain; Link.

Ben & Mel VanEperon with No Coast Custom and Rod Shop were present to discuss the purchase of the old Tower Hall building and install a Restoration Center with a painting shop inside. They will submit a Conditional Use Permit and building permit at the April 30<sup>th</sup> Planning Commission Meeting.

#### Visitor Period

- (1) Randy Wobig – 9515 NW 112<sup>th</sup> New storage buildings – Randy submitted a building permit for two more buildings which will make 8 storage units on his property. Randy also submitted topographical plans showing no increase to the slopes and that the water run off will remain the same.
- (2) Ryan Maxson – 530 Malcolm Road – Ryan presented paperwork from his attorney regarding the covenant relating to his property at 530 Malcolm Road. He also presented a variance to be submitted with his building permit that he submitted on May 29, 2024 for a townhome.
- (3) Don Pekarek – 250 W. 1<sup>st</sup> Street – Paul Reynolds and Shad Pekarek were present to submit a new drawing for a module home to be placed at 250 W. 1<sup>st</sup> Street. Paul and Shad were unaware of the covenants placed on that lot, and the letter that was sent to Don Pekarek from the Village Attorney stating what was needed to move forward with this project. They will visit with Don Pekarek and possibly resubmit later.

#### Unfinished Business – None

#### New Business

- (1) Randy Wobig – Building permit for more storage units at 9515 NW 112<sup>th</sup> – After further discussion, Streeter made a motion to recommend approval to the board for the building permit submitted for two more storage units, with plumbing hookups, contingent on getting a plumbing inspection along with the regular inspections required. Cotton seconded the motion. Motion carried by AYE: Teten, Streeter, Gunn, Cotton Sidel, Link. NAY: None; Motion carried 6-0; Members absent: Ritze.
- (2) Clipper Bar and Grill – Use Permit – after further review of the Use Permit, Cotton recommends to the Board to approve the Use Permit for Clipper Bar and Grill contingent on further clarification

on parts of the use permit. Sidel seconded the motion. Chairman Gunn called for the vote recorded as follows: AYE: Teten, Streeter, Gunn, Cotton, Sidel, Link. NAY: None; Motion carried 6-0; Members absent: Ritze.

- (1) Moudry – Building Permit – After further review of the building permit submitted by Beach Construction to add a bathroom to the basement of the home located at 320 Elk Creek Road owned by Garret & Erica Moudry, Streeter made a recommendation to the Board to approve the permit contingent on the building inspectors review. Teten seconded the motion. Chairman Gunn called for the vote recorded as follows: AYE: Teten, Streeter, Gunn, Sidel, Link. NAY: None; Motion carried 5-0; Members absent: Ritze; Abstain, Cotton.
- (2) 530 Malcolm Road – Teten made a recommendation to the board to continue with the recommendation for the building permit that was submitted to the Board at their June 5, 2024. The Planning Commission is also recommending to the board approval of the variance for the southeast corner setback due to the shape of the lot. Sidel seconded the motion. Chairman Gunn called for the vote recorded as follows: AYE: Teten, Streeter, Gunn, Cotton, Sidel, Link. NAY: None; Motion carried 6-0; Members absent: Ritze.

With no further business, Cotton moved to adjourn at 9:00 p.m. Streeter seconded the motion. Chairman Gunn called for the vote recorded as follows: AYE: Teten, Streeter, Gunn, Cotton, Sidel, Link. NAY: None; Motion carried 6-0; Members absent: Ritze.

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Nadine Link, Secretary

Recommendations to the Village Board  
March 26, 2025

The Malcolm Planning Commission recommends to the Board approval of the building permit for Randy Wobig for two new storage buildings at 9515 NW 112 with plumbing hook ups, no plumbing hookups were installed in the first 6 buildings.

The Malcolm Planning Commission recommends to the Board approval of the Use Permit for the Clipper Bar and Grill contingent on further clarification of parts of the permit

The Malcolm Planning Commission recommends to the Board approval of the building permit for a new bathroom room in the basement at 320 Elk Creek Road contingent on the building inspector's review

The Malcolm Planning Commission recommends to the Board approval of the building permit that was submitted to the Board on June 5, 2024, for a townhome to be built at 530 Malcolm Road. The Planning Commission is also recommending approval of a variance for the southeast corner setback due to the shape of the lot.

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Nadine Link, Secretary