

Recommendations for the January 29, 2025, Meeting

1. The Planning Commission recommends to the Village Board that approval of the change of zone from Agriculture District to Commercial for the new Fire Station be granted on the northeast corner of West Bluff Road and 112th.
2. The Planning Commission recommends to the Village Board that the building permit for Don & Deb Pekarek be tabled until more information is available concerning the covenant and engineered drawing.
3. The Planning Commission recommends to the Village Board approving the fireworks application for B & J Fireworks.
4. The Planning Commission recommends to the Village Board approving the fireworks application for Terry & Nadine Link.

Nadine Link, Secretary

January 29, 2025

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

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

Visitors present: Dave Schaefer and his builder, Kathy Christensen, Larry Hudkins, Victor Rybak, Jon & Audry Mohr, Rob Journey, Logan Petersen.

New Business #1 - Resignation letters from Adam Benischek and Jon Mohr, effective January 1, 2025. The Commission would like to thank Adam and Jon for their volunteer hours put in on the planning commission.

New Business #2 - Recognition of new members, Nadine Link & Shelby Sidel, Village Board appointed Shelby Sidel and Nadine Link to the Malcolm Planning Commission effective January 8, 2025.

Election of Officers:

Ritze made a motion to appoint Evan Gunn for Chairman, Streeter seconded the motion. With no other nominations, the vote was called and recorded as follows: AYE: Ritze, Streeter, Link, Sidel; NAY: None. Motion carried 4-0. Members absent: Cotton, Teten. Members abstain: Gunn.

Streeter made a motion to appoint Jared Ritze as Vice Chairman, Gunn seconded the motion. With no other nominations, the vote was called and recorded as follows: AYE: Gunn Streeter, Link, Sidel; NAY: None. Motion carried 4-0. Members absent: Cotton, Teten. Members abstain: Ritze.

Ritze made a motion to appoint Nadine Link as Secretary, Streeter seconded the motion. With no other nominations, the vote was called and recorded as follows: AYE: Ritze, Streeter, Gunn Sidel; NAY: None. Motion carried 4-0. Members absent: Cotton, Teten. Members abstain: Link.

The minutes of the September 25, 2024, meeting was reviewed. Due to not having enough members that were present at the September meeting, the approval of the meetings will be tabled until the February 26, 2025, meeting.

VISITOR PERIOD:

1. Dave Schaefer – was present to discuss a possible subdivision off East Street. No applications were received so no recommendations were made.

The **PUBLIC HEARING** was opened at 7:33 p.m. to hear comments and concerns regarding the change of zone from Agriculture District to commercial District at 112th & W. Bluff Road for the new Fire Station. With no comments or visitors, the Public Hearing was closed at 7:35 p.m.

Ritze made a motion to recommend to the Village Board to approve the change of zone from Agriculture District to Commercial for the new Fire Station, Gunn seconded the motion. Ritze called for the vote recorded as follows: AYE: Gunn, Ritze, Streeter, Link, Sidel; NAY: None. Motion carried 5-0. Members absent: Cotton, Teten.

2. Kathy Christensen – was present to discuss a possible subdivision north of her current home on north Exeter Street. After further discussion, Christensen's did present a Preliminary Plat application which will be on the Planning Commission's February 26, 2025, agenda

UNFINISHED BUSINESS: - None

NEW BUSINESS:

1. 250 W. 1st Street – Don Pekarek new house review

Jon Mohr was present to discuss the building permit application for a new home to be located on the corner of W. 1st Street and Harriet Circle. His concerns and comments:

- Mr. Mohr was granted the first right of refusal to purchase that property when he purchased his home, since then the Mohr's have given up their right to first right of refusal to the property: Also Mr. Mohr was the chairman of the Planning Commission and has resigned from the Planning Commission as well.
- Mr. Mohr states that the covenants say that a prefab house cannot be brought into that area; that it must be a 5,500 square foot livable area and must have engineer drawings. Since the Village Board or Planning Commission does not enforce covenants, this is a situation between the homeowners of the covenant and Mr. Pekarek who would like to bring in the new prefab home.
- Mr. Mohr would also like to be on record that all the other homes on Harriet Circle do comply with the 25' setback that is stated in the covenants and Village Codes.

After further review of the Planning Commission, their concerns are:

- The covenant issues need to be resolved with documentation presented to the Planning Commission
 - Engineered drawings need to be submitted for more accurate measurements of the lot width; square footage of the home and garage and placement of the home and garage on the lot - not hand drawings.
 - They also have concerns with the driveway being too close to the curve going out of the circle
2. Dave Schaefer – potential townhouses – Dave showed us potential ideas for area on East Street, no applications were submitted.
 3. Kathy & Henrik Christensen – potential development of subdivision, a Preliminary Plat application was submitted. This item will be on the February 26, 2025, agenda.
 4. Fireworks applications from Nancy Borgen, Brad Andelt (B & J Fireworks) and Nadine Link – after further review of the applications: Streeter made a motion to approve the fireworks application for B & J Fireworks, Ritze seconded the motion. Ritze called for the vote recorded as follows: AYE: Gunn, Ritze, Streeter, Link, Sidel. Motion carried 5-0. Members absent: Cotton, Teten.

Streeter made a motion to approve the fireworks application for Terry & Nadine Link, Ritze seconded the motion. Ritze called for the vote recorded as follows: AYE: Gunn, Ritze, Streeter, Sidel. Motion carried 4-0; Members absent: Cotton, Teten. Members abstain: Link.

With no further business, Ritze moved to adjourn at 8:35 p.m. Streeter seconded the motion. Ritze called for the vote recorded as follows: AYE: Ritze, Gunn, Streeter, Sidel, Link. Motion carried 5-0; Members absent: Cotton, Teten.

Nadine Link, Secretary