

January 25, 2023

The Malcolm Planning Commission meeting was called to order at 7:00 p.m. Members present: Adam Benischek, Trevor Cotton, Evan Gunn, Jared Ritze, and Sandy Streeter. Members Absent: Jon Mohr, Lecia Teten.

It was noted that the Open Meetings Law is posted and located on the wall as you enter the Village Hall.

The minutes of the December 28, 2022, meeting were reviewed. Streeter moved to approve the minutes, seconded by Ritze. Benischek called for the vote recorded as follows: AYE: Benischek, Ritze, Streeter. NAY: None. Motion carried 3-0; Members absent: Mohr, Teten; Members Abstain: Cotton, Gunn

Visitor Period:

1. Chadd & Cassandra Draper:
  - a. Inquiring about plans to build a ~3,200 sf day care center on Malcolm Road
  - b. The lots are currently zoned residential and would need to be changed to commercial.
  - c. Discussion about what side yard would be if changed to commercial zoning.
    - i. Residential zoning at this location was allowed to be reduced from 7'-0" to 5'-0"
    - ii. If changed to commercial the side yard would be 15'-0"
    - iii. Owner would have to apply for a variance to reduce side yard from 15'-0"

Unfinished Business:

1. Welcome to Malcolm Sign
  - a. Table until next meeting
2. More clarification for adding Ag Residential to the Village Codes
  - a. Table until next meeting

New Business:

1. Change of Zone for last two lots on Malcolm Road – from Residential to Commercial. Streeter made motion to recommend to the Village Board to proceed with the process to change the zoning from residential to commercial for the last two lots on Malcolm Road and to amend the Future Land Use Map in the Comprehensive Plan, per the application that was submitted by Larry Hudkins/Chadd and Cassandra Draper, seconded by Cotton. Benischek called for the vote recorded as follows: AYE: Benischek, Cotton, Gunn, Ritze, Streeter. NAY: None. Motion carried 5-0; Members absent: Mohr; Teten.
2. Building permit for daycare on last two lots on Malcolm Road for Daycare
  - a. No Action taken: Building plans will be submitted next month to planning commission for building permit recommendation.
3. Building permit for single family home – 112<sup>th</sup> & West Bluff Road – Rybak Construction. Benischek made motion to the Village Board to approve contingent on Village of Malcolm inspector's review and payment of building permit fee, seconded by Cotton. Benischek called for the vote recorded as follows: AYE: Benischek, Cotton, Gunn, Ritze, Streeter. NAY: None. Motion carried 5-0; Members absent: Mohr; Teten.

With no further business, Benischek moved to adjourn at 8:05 p.m. Cotton seconded the motion. Benischek called for the vote recorded as follows: AYE: Benischek, Cotton, Gunn, Ritze, Streeter. NAY: None. Motion carried 5-0; Members absent: Mohr; Teten.

---

Evan Gunn, Secretary

Recommendations to the Village Board  
January 25, 2023

Recommendation 410 – The Malcolm Planning Commission recommends to the Village Board to proceed with the process with the process to change the zoning from residential to commercial for the last two lots on Malcolm Road and to amend of the Future land Use Map in the Comprehensive Plan per the application that was submitted by Larry Hudkins/Chadd and Cassandra Draper.

Recommendation 411 – The Malcolm Planning Commission recommends to the Village Board to approve Building Permit submitted by Rybak Construction for construction of new single family residence at 112<sup>th</sup> & West Bluff Road, contingent on Village of Malcolm inspector's review and payment of building permit fee.

---

Evan Gunn, Secretary