

June 25, 2025

The Malcolm Planning Commission meeting was called to order at 7:00 p.m. Members present: Trevor Cotton; Lecia Teten; Sandy Streeter; Evan Gunn, Jared Ritze Nadine Link and Shelby Sidel. Members absent: None.

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

The minutes of the April 30, 2025, meeting were reviewed. Teten moved to approve the minutes, seconded by Streeter. AYE: Teten; Streeter; Gunn; Ritze; Sidel. Motion carried 5-0; Members abstain: Cotton and Link.

VISITOR PERIOD:

Lacy Smith was present to ask about building permit codes whether the Village uses the Malcolm Codes or City of Lincoln Codes. She submitted a complaint that the Certificate of Occupancy was approved before the inspections were completed to the Board and has not heard anything about the complaint. Since this item was not on the agenda, it will be tabled until it appears on the next agenda.

Jay Babb was present to ask about subdividing his land. Mr. Babb's property is already annexed into the Village limits, therefore, the Planning Commission advised Mr. Babb to review the codes for subdividing and review Chapter 12 for building a new residential home. Since this item was not on the agenda, it will be tabled until it appears on the next agenda.

Doug Alms was present to ask about:

Chip Sealing the downtown roads – this item is a Board matter not a Planning Commission.

Nuisance property and cars: asked if the Malcolm maintenance guys can watch for nuisance property and nuisance cars

Talked about Nepotism –regarding the maintenance guy and his dad as the chairman; the Village Clerk and her husband being the board member handling the IT for the Village.

Malcolm Fire Department: No materials were submitted at this meeting.

11346 W. Buff Road – possible rezoning for a residential development; this property is outside of the Village limits, per the Malcolm Code ag property must have 13 acres to be divided. Planning Commission referred them to the Malcolm Municipal Code, Chapter 11 and 12.

530 Malcolm Road – Ryan Maxson was present and submitted a building permit and plans for a new slab residential home to be located at 530 Malcolm Road After review of the permit and plans, Streeter made a motion to approve the building permit contingent on the size of the culvert that needs to be placed in the front of the property, Sidel seconded the motion. Chairman called for the vote: AYE: Cotton; Teten; Streeter; Gunn; Ritze; Link; Sidel. NAY – None; Motion carried 7-0; Members absent: None.

250 W. 1st Street – Don Pekerak was present and submitted a new building permit for a residential home to be located at 250 W. 1st Street. Due to lack of square footage of the home, Don will need to revisit with engineers to resize the home. No action was taken on this matter.

Tower Hall Future Development: A use permit was submitted by David Schaefer for Willow Hill Group to use the building to build railcar doors for Kawaski. A building permit was submitted by David Schaefer to install a new overhead door on the south side of the building. The building is in the process of being purchased by the owners of the business Cotton made a recommendation to the board to approve the building permit contingent on the building inspector's review. Ritze seconded the motion. Chairman called for the vote recorded as follows: AYE: Cotton; Teten: Streeter; Gunn; Ritze; Link; Sidel. NAY – None; Motion carried 7-0; Members absent: None.

Use Permit – Streeter made Recommendation to the board to approve the Use Permit for Willow Hill Group - Cotton seconded the motion. The Chairman called for the vote, recorded as follows: AYE: Cotton; Teten: Streeter; Gunn; Ritze; Link; Sidel. NAY – None; Motion carried 7-0; Members absent: None.

With no further business, Ritze moved to adjourn at 8:23 p.m. Teten seconded the motion. Chairman Gunn called for the vote recorded as follows; AYE: Cotton, Teten, Streeter, Gunn, Ritze, Link, Sidel. Motion carried 7-0; Members absent: None

Nadine Link, Secretary