

City of Medora

Minutes of Regular Meeting

5/19/2026

(Subject to Council review and approval)

Consent Agenda

The meeting was called to order at 6:00pm by Chairman Jim Bridger. Zoning board members present were Karen Putnam, Ella-Jo Corneil, John Tczap, and Zoning Board Administrator Jessica Walz. Zoning Board member Doug Ellison was absent.

- Minutes from April 21, 2026

The minutes from the regular meeting on April 21, 2026, were presented for approval. Corneil moved to approve the minutes from April 21, 2026; Putnam seconded. Motion passed unanimously.

Old Business

- **2026-18- Revised**
NAME: L'Amour Bistro, LLC
LOCATION: 215 4th St
PROPOSAL: Signage

Shannon Halvorson presented her application to the board for signage for L'Amour Bistro. Mrs. Halvorson responded to questions from the board. Tczap made a motion to approve the application as submitted, Corneil seconded. Motion passed unanimously.

New Business

- **NO 2026-24**
NAME: MBC Properties, LLC — Kyle Skachenko
LOCATION: 3576 East River Rd. S
PROPOSAL: Metal Roof for 4 Cabins

Corneil made a motion to approve the application as submitted, Tczap seconded. Motion passed unanimously.

- **NO 2026-25**
NAME: The Dufour Collaborative
LOCATION: Multiple Locations
PROPOSAL: Signage

Elizabeth Makkai (The Dufour Collaborative) presented her application to the board via Zoom for Signage. Mrs. Makkai responded to questions from the board. Corneil made a motion to approve the signage, with the exception that the City Council must review and approve the locations; Tczap seconded. The motion passed unanimously.

- **NO 2026-26**
NAME: The Dufour Collaborative
LOCATION: 14675 I-94 Loop West
PROPOSAL: Signage

Elizabeth Makkai (The Dufour Collaborative) presented her application to the board via Zoom for Signage. Mrs. Makkai responded to questions from the board. Corneil made a motion to approve the application as submitted; Putnam seconded. Motion passed unanimously.

- **NO 2026-27**
NAME: The Dufour Collaborative
LOCATION: 251 Main Street
PROPOSAL: Temporary Tent

Elizabeth Makkai (The Dufour Collaborative) presented her application to the board via Zoom for a temporary tent. Mrs. Makkai responded to questions from the board. Corneil made a motion to move the application to City Council for further action; Tczap seconded. Motion passed unanimously.

- **NO 2026-28**
NAME: The Dufour Collaborative
LOCATION: Multiple Locations
PROPOSAL: Dumpsters and Porta Pottys

Elizabeth Makkai (The Dufour Collaborative) presented her application to the board via Zoom for dumpsters and porta pottys. Mrs. Makkai responded to questions from the board. Putnam made a motion to move to City Council for further action; Corneil seconded. Motion passed unanimously.

- **2026-29**
NAME: Theodore Roosevelt Presidential Library - Zach Mathern
LOCATION: Château Site 27-140-102
PROPOSAL: Directional Signage

Zach Mathern, representing the Theodore Roosevelt Presidential Library, presented a signage application and responded to questions from the Board. Tczap made a motion to approve the application, contingent upon the removal of Hotel 1883, Medora Campground, and Pitchfork Fondue from the sign; Putnam seconded. The motion passed unanimously.

- **NO 2026-30 Phase 1**
NAME: TRMF
LOCATION: Section S1/2 Sect 22 Township T140N Range R102W
PROPOSAL: Plat of West Medora Development to split area into lots

Clarence Sitter (Theodore Roosevelt Medora Foundation) and Steve Burian (Burian & Associates) requested a lot split for the Plat of West Medora Development, and responded to questions from the board. Putnam made a motion to move the application to City Council for further action; Tczap seconded. Motion passed unanimously.

- **NO 2026-31**
NAME: Hannah Freiboth
LOCATION: 425 Broadway
PROPOSAL: Signage for New Building

Hannah Freiboth and Rebecca Kasian presented an application to the board for signage and responded to questions from the board. Corneil made a motion to approve the application as submitted; Tczap seconded. Motion passed unanimously.

Miscellaneous

Announcements

- **Deadline for Zoning - Friday, June 5, 2026 @ 12:00pm**
- **Zoning Meeting — Tuesday, June 16, 2026 @ 6:00pm**

Adjourn

Corneil made a motion to adjourn at 6:45pm; Tczap seconded. Motion passed unanimously.

Attest: _____ Derwin Zuroff, Mayor

Attest: _____ Ivy Maus, City Auditor