Denmark Township Planning Commission Meeting
Interstate Truck Driving School 12570 127th St S CUP
September 15, 2025

Planning Commission Members Present: Mike Kelz, Steve Radke, Natalia Keene, Roger Lang, Dawn Johnson
Ex-officio: Pete Flock
Absent: None
Staff Present: Attorney Gilchrist (Town Law Center), Planner Lindquist (WSB)
Board Members: None

7:00 PM Chair Mike Kelz opened Public Hearing:

Interstate Truck Driving School, 12570 127th St S, PID:06.026.20.42.0006
Planner summarizes the applicant's request for a conditional use permit to operate a truck driving practice range on a parcel where Brockman Trucking is currently located. This is a separate use from the existing trucking operation, which had a prior conditional use permit. Instructors and Students would come to site to practice backing semitrucks and trailers at idle speed. It is unclear on the number of students, traffic or number of trucks.

Staff recommend approval with the 8 conditions listed in staff report.

Bill Collins of Interstate Truck Driving School provides details on their proposed operation, including having 5 practice ranges to accommodate state regulations, students primarily coming in their own vehicles, and instructors occasionally leaving the site with a truck to meet students elsewhere.

Public Comment:
John Ross, 12652 Pt Douglas Dr S, addressed the condition regarding screening and the current CUP condition not being met. He also inquired about the number of backup lanes that are being proposed.

Sandy Uecker, 12561 Pt Douglas Dr S, stated concern with the noise of trucks beeping constantly and increase in traffic. Expressed that she doesn't want it.

Paula Ruble, 12701 127t St S, stated concern with screening, the added noise and beeping, and inquired about the length of a CUP.

Casey Kohn, 12639 Pt Douglas Dr S, inquired about the number of trucks entering and exiting the lot, the additional noise and he works second shift, so he sleeps during the day. He also inquired about the parcels not being combined and how the current company can operate. C Kohn inquired about the days and hours of operation.

Steve Uecker, 12561 Pt Douglas Dr S, inquired about the number and type of trucks used to move trailers.

Jennifer Kuyava, 12709 127th St S, inquired about a study on traffic, more screening, and concerns with fumes/air quality.

Pete Ruble, 12701 127th St S, inquired about having only 5 lanes and no backup beepers written in the permit.

B Collins responded to the public comments, promising to be a good neighbor, noting their trucks will be quieter than the existing trailer storage operations, and explaining their need for the large practice area to comply with state regulations. He would like to operate on Saturday's to accommodate his students schedules.

7:39PM Public Comment Closed. Written comment period will remain open for 10 days. Written comments must be submitted to the Town Clerk. Planning Commission meeting opened.

The Planning Commission discusses potential conditions to mitigate impacts, such as limiting the number of practice lanes, prohibiting backup alarms, increasing screening, and restricting hours of operation, including potentially limiting Saturday hours.

Motion R Lang /2nd D Johnson to recommend approval of the Interstate Truck Driving School Conditional Use Permit with the following conditions: no more than 5 practice lanes, no backup alarms, no additional lighting, hours of 8am-5pm Monday-Friday and 10am-2pm Saturdays, and consideration of additional

screening. Voting Yes- M Kelz, S Radke, N Keene. D Johnson, R Lang. Voting No-None. Abstaining- None. Motion Carried 5-0-0.

Approval of Minutes:
Motion M Kelz/2nd R Lang to approve minutes for 8/18/2025 Planning Commission Meeting. Voting Yes- M Kelz, S Radke, N Keene, R Lang, D Johnson. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

Other Business:
Draft Accessory Structure Ordinance Discussion Continued:
Attorney highlighted the proposed changes the Board made which were laid out in the memo provided.

Planning Commission discussed these changes and recommend the following:

- Not breaking out accessory structure regulations by zoning district
- Agreed to increase temporary structure allowance from 30 days to 12 months for residential, 60 days for commercial
- Greenhouses should be treated same as other accessory structures
- Increased sidewall height limit to 16 feet approved

Consensus for the attorney to update the draft ordinance language to reflect the discussion.

9:12 PM Motion M Kelz/2nd N Keene to adjourn. Voting Yes- M Kelz, S Radke, N Keene, D Johnson, R Lang. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

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Jessica Maurer Denmark Clerk/Treasurer