Denmark Township Memorandum

To:	Denmark Township Planning Commission
Copies:	Troy Gilchrist, Town Attorney Cara Geheren, PE, Town Engineer
From:	Kim Lindquist, Denmark Township Planning Consultant
Date:	September 5, 2025
WSB Project No.	022620-000, Phase 06
Requests:	**Conditional Use Permit for operation of a truck driving practice range at 12570 127th Street South.**

Applicant/Owner	Interstate Truck Driving School
Project Location:	12570 127th Street South
Existing Land Use / Zoning:	Truck/Trailer Storage/CI-Commercial Industrial
Surrounding Land	North – CI-Commercial Industrial East – CI-Commercial Industrial South – A-2 Agricultural West – CI-Commercial Industrial
Comprehensive Plan:	The Denmark Township (2040) Comprehensive Plan guides this property as Rural Commercial/Industrial.
Deadline for Agency Action:	Application Date: August 11 2025 60 Days: October 10, 2025 120 Days: December 9, 2025

REQUESTED ACTION

The applicant, Interstate Truck Driving School, requests a conditional use permit to operate a truck driver training range at the property addressed 12570 127th St. Student drivers will practice trailer backing skills under the supervision of an Interstate Truck Driving School instructor. The applicant states that the testing is required for students to successfully pass their Certified Drivers' License (CDL) road test while meeting Industry Standards. The driving standards are required by Federal Motor Carrier Safety Regulations and Minnesota Department of Public Safety Regulations.

The applicant has included aerials of the existing site along US-10 and 127th St. South and the plans for the truck practice range. The site consists of two connected parcels. Both parcels are currently used for truck and trailer storage. The practice range would be located on the southeastern parcel of the site. The proposed site would include five dedicated parking ranges for truck drivers to practice truck backing. Each practice range will be approximately 260' x 40'. An existing building sits to the east of the proposed backing aisles. Portable toilets will be located at the northwestern corner of the existing building. Truck trailer parking will be located immediately

adjacent to the building, with a section reserved for student employee parking at the southeastern corner of the parcel.

The trucks on site will operate exclusively at idle speed – which will help mitigate dust. Students will be supervised at all times by an Interstate staff member. Training activities will only occur during daylight hours. A maximum of twelve trailers will be parked on the site at any one time however, instructors will pick up and drop off trailers to use for off-site, on-road training. The applicant anticipates that the proposed training range would create an additional 10 visits to and from the site per day in addition to the students.

The property owner, Brockman Land LLC, currently has a Conditional Use Permit allowing a trailer, equipment storage, and maintenance business on the property. The approval was considered under the Transportation/Motor Freight Terminal use. They currently use the southeast portion of the site for trailer storage which will appear similar under the new use. The other portion of the site, to the northwest, will function as it currently is and is not proposed for any use by the driving school.

STAFF REVIEW

The property owner, Brockman Land LLC, currently uses the approximate 11-acre site for trailer, equipment storage, and maintenance. The applicant, Interstate Truck Driving School, has a main campus located off-site at 33 Wentworth Ave Suite #120, West St. Paul. The applicant intends to use the southeastern section of the 12570 125th St. South as a training range for truck and trailer backing practice.

The applicant indicates that the training range use is similar to the existing Brockman truck and trailer use. The applicant was advised to apply for a separate CUP for the practice range as it is a similar, but not the same, use as the current site land use. The existing CUP designates the existing trailer, equipment, and maintenance use of Brockman Land LLC as a Transportation/Motor Freight Terminal. As the Commission and Board are aware, the ordinance allows the Town to find that substantially similar uses may be allowed with a conditional use permit. Staff believes this proposal is similar and supports the proposed use on the site.

The site is accessible by a driveway that connects US-10 to the northwest parcel and to the southeast parcel. The applicant expects that up to ten site visits will be created by driving school staff picking up and dropping off stored trailers. The applicant has not provided information about the number of students anticipated coming to the site. The site is designated for commercial use so traffic generation to the site is reasonable. The applicant should provide information about the total anticipated traffic, which is a combination of the students, instructors and the retrieval and return of stored trailers for the on-road teaching.

The applicant has not proposed any property improvements since the existing site will remain unchanged. Prior approvals included stormwater requirements; with no additional hard surfacing, the stormwater requirements remain unchanged. Because the site will visually appear almost identical to the existing condition, and because stormwater issues were addressed previously, staff is not requiring additional site modifications.

<u>Conditional Use Permit Standards</u>

As set forth in Chapter 1 Section 10.3 of the development code, the Planning Commission shall consider the following criteria when deciding to grant a Conditional Use Permit:

1. The impact of the proposed use on the health, safety and general welfare of the occupants of the surrounding lands.

2. Existing and anticipated traffic conditions, including parking facilities on adjacent streets and lands.
3. The effect of the proposed use on utility and school capacities.
4. The effect of the proposed use on property values and scenic views in the surrounding area.
5. The effect of the proposed use on the Comprehensive Plan.
6. The ability of the proposed use to meet the standards of the Development Code.
7. The effects of the proposed use on groundwater, surface water and air quality.
8. That the proposed use is allowed with a Conditional Use Permit in the designated zoning district in which it is proposed.

Zoning ordinance Chapter 2 Section 2.45 Transportation/Motor Freight Terminal, lists three performance standards for Transportation/Motor Freight Terminals. Because the proposed use is most akin to motor freight terminal, staff is providing the standards for the Commission and Board review.

1. The facility shall be used for office purposes and storing and transferring of goods to and from vehicles only. On-site maintenance of vehicles and fueling of vehicles may be approved as part of the Conditional Use Permit.
2. All outside storage of vehicles/trailers shall be screened from view from the road by berms, trees, fencing or combination thereof.
3. All structures and outside storage of vehicles/trailers shall meet required setbacks.

Staff believes that the application can meet the general CUP standards and the performance standards for Motor Freight Terminals, which conditions. The site is already operating in that capacity and therefore future operations must continue to be compliant. A recommended condition of approval also requires compliance with prior conditions for the Brockman CUP.

CUP DISCUSSION

As noted, the applicant will not make any changes to the existing site. The applicant finds the current use of the site as a transportation/motor freight terminal to be a highly compatible use with the proposed truck practice range. The 2021 CUP allows the property owner to build an approximately 7,200 square foot building for the space, storage, and vehicle maintenance on the southeastern parcel of the property – where the proposed practice driving range will be located. The applicant has not provided any plans showing how the property owner's future building will be integrated onto the site per the 2021 CUP. The applicant should clarify whether the property owner intends to build the new building as outlined in the 2021 CUP.



The existing earthen berms and trees and that surround the property along US-10 and 127th St. South sufficiently screen the existing trailers and trucks from the public view. The berms and trees will be similarly used to block the proposed practice backing ranges from the public view. It should be noted that there are no residential uses immediately adjacent to the proposed site.

The proposed practice range will have a similar use time with “daylight hours.” However, the applicant does not specify the specific hours that the backing range will be utilized. The applicant does not specify how many students will be on site in addition to the instructor at any one time. The applicant should provide a finalized parking plan to the Zoning Administrator that will accommodate the maximum number of visitors during peak hours.

PLANNING CONSIDERATIONS

The southeastern parcel is capable of hosting the proposed driving backup ranges for Interstate Truck Driving School. The site already hosts a similar truck/trailer storage use on the property. The applicant has indicated that the existing trailers from the southeastern property will be moved to accommodate the space necessary for the new truck practice ranges. The proposed industrial-trucking use will have little impact on the site’s current industrial-trucking use. The General CUP standards and the Commercial-Industrial standards can be met.

It is unclear whether the property owner would be installing the approved building on the site with the proposed driving school use. It would seem that one or the other could be accommodated, and this approval should note the potential delay in installing the building.

There are a few conditions of approval which are proposed for the proposed conditional use permit. One other item of note is that the two parcels were required to be combined with prior approval. This has not been accomplished and should be prior to introduction of the driving school on the property.

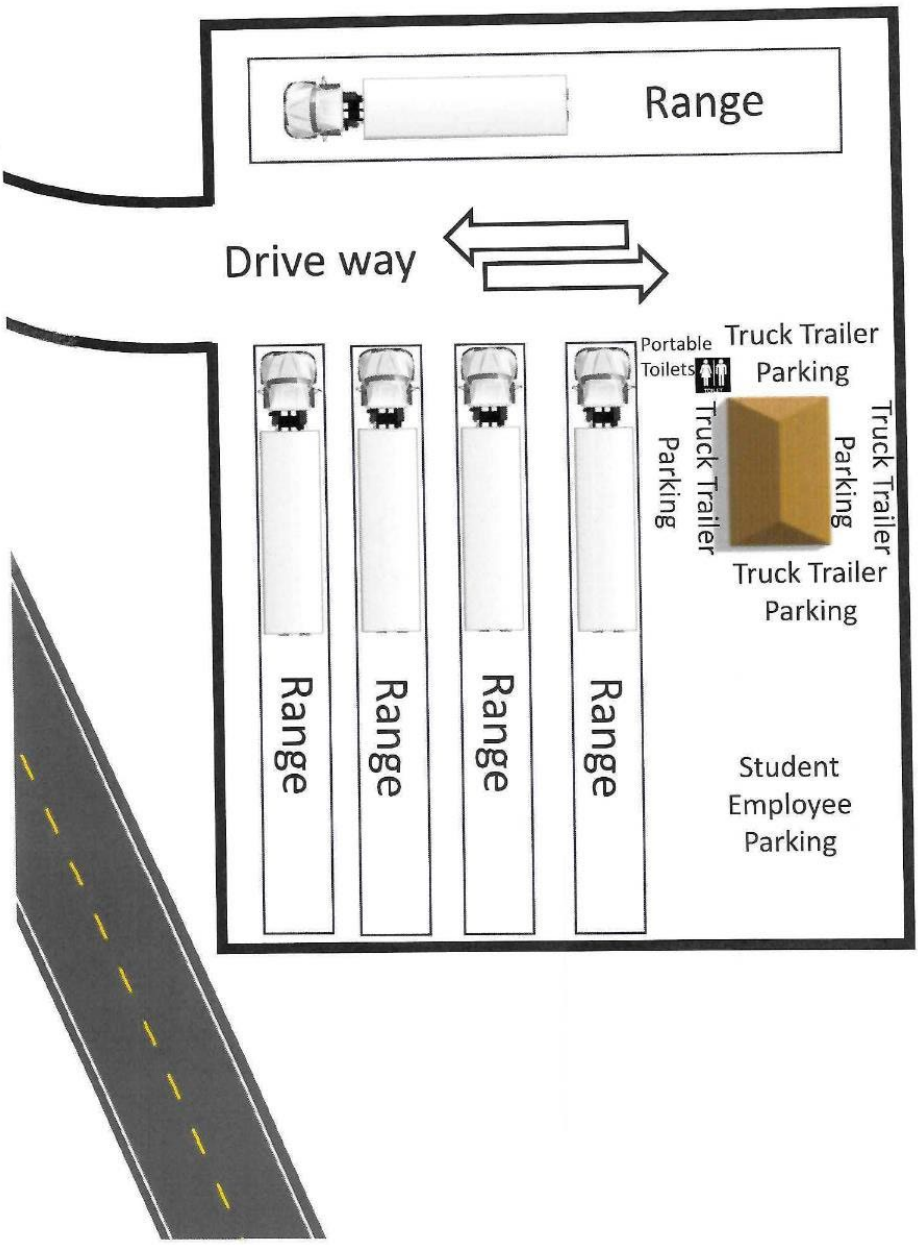
RECOMMENDATION
Staff is recommending approval of the Conditional Use Permit **to use the site for Interstate Truck Driving School for a practice driving range to allow truck and trailer backing practice, s**ubject to the following recommended conditions:

1. The site shall maintain the 2021 CUP setback requirements – requiring no vehicles and equipment closer than 20 feet to the side lot lines.
2. The applicant must provide written notice from Brockman Land LLC that the 7,200 sq. ft. building will not be built on the southeastern parcel as long as the driving school is operating on the site.
3. The operation must comply with all applicable Minnesota Pollution Control Agency regulations.
4. Exterior storage of trailers must maintain existing screening to views from US-10 and 127th St South.
5. All fees and escrow amounts must be paid to fully reimburse the Town for its costs to process and act on the application.
6. The conditions of this CUP shall run with the property and shall not in any way be affected by the subsequent sale, lease or other change from current ownership of the property and all references to Applicant herein shall include all heirs and assigns.
7. Submission and approval of a final parking plan and an estimate of anticipated daily traffic.
8. The applicant and property owner comply with Resolution 2021-06 which requires that the two parcels which comprise the site must be combined into one single property identification number with the County so they cannot be separated without Town consent. Proof of the combination is required prior to initiation of the driving school on the site.

Attachments:

Exhibit A: Application

Exhibit B: 2021 CUP


Range
Drive way
Portable Toilets
Truck Trailer Parking
Truck Trailer Parking
Truck Trailer Parking
Truck Trailer Parking
Truck Trailer Parking
Range
Range
Range
Range
Student Employee Parking