Denmark Township Planning Commission Meeting
Point Douglas Properties Subdivision &
Hastings Veterinary Clinic CUP
May 18, 2026

Planning Commission Members Present: Roger Lang, Dawn Johnson, Steve Radke, Mike Kelz, Natalia Keene (7:07pm)
Ex-officio: Pete Flock
Absent: None
Staff Present: Attorney Gilchrist (Town Law Center) via Teams, Planner Lindquist (WSB)
Board Members: None

7:00 PM Chair Mike Kelz opened Public Hearing:

Point Douglas Properties Subdivision & Hastings Veterinary Clinic CUP: PID 06.026.20.32.0008
Planner gave a detailed overview of the two main requests: a major subdivision and a conditional use permit (CUP) for a veterinary clinic on a newly created lot. She explains the subdivision includes two buildable lots, three outlots, and a right-of-way for a future extension of Mary Avenue to create a looped road connection. She notes compliance with zoning requirements, except for outlots B and C, which must be combined with neighboring properties. For the CUP, she describes the proposed 8,000-square-foot veterinary clinic, including parking, building design, landscaping, and site layout. She emphasizes compatibility with the residential character, absence of outdoor boarding, and use of natural vegetation. She also addresses environmental considerations related to the Mississippi River Corridor and recommends approval of both requests with conditions.

Diane Brown, applicant, stated the need for a new, modern facility due to outgrowing their current building. She provided the clinic's operations, including hours (weekday business hours), expected traffic, and services. They clarify details about the outdoor animal examination areas as limited, controlled spaces—not for boarding—and emphasize efforts to minimize impact on neighbors, including careful lighting design and site layout.

Public Comment:
Lisa Henderson, 12200 Point Douglas Dr S, inquired about lighting, hours, and traffic impact.

Bryan Murphy, 12080 129th St Ct S, concerned with lighting and screening due to bedroom windows facing the site. Applicants expressed they are willing to do what it takes to be good neighbors.

Scott Esler, 12083 129th St Ct S, a nearby property owner and developer speaks in support of the project, noting involvement in planning and commitment to protecting neighborhood property values. He explains efforts to create buffers, manage lighting, and integrate landscaping that reflects the area's historical character. He also supports adding larger trees and maintaining separation between the clinic and nearby homes to reduce noise and visual impact.

7:26PM 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.

Commission members express support for the project, highlighting that it fits zoning requirements and does not require rezoning. They emphasize the importance of additional trees and screening to address neighbor concerns. Discussion also clarifies the handling of outlots B and C, ensuring they will be combined with adjacent properties.

Motion M Kelz/2nd D Johnson to forward to board with recommendation of approval of the Major Subdivision with the conditions . Voting Yes- M Kelz, S Radke, D Johnson, R Lang, N Keene. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

Motion R Lang/2nd M Kelz to forward to board with recommendation of approval of the Conditional Use Permit for the Hastings Vet Clinic with conditions. Voting Yes- M Kelz, S Radke, D Johnson, R Lang, N Keene. Voting No-None. Abstaining- None. Motion Carried 5-0-0.

Approval of Minutes:
Motion R Lang/2nd S Radke to approve minutes for 4/20/2026 Planning Commission Meeting. Voting Yes- R Lang, D Johnson, S Radke, M Kelz, N Keene. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

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Other Business:
Planning Commission briefly discussed the role of chair and consensus to keep M Kelz as chair.

7:34 PM Motion M Kelz/2nd S Radke to adjourn. Voting Yes- S Radke, D Johnson, R Lang, M Kelz, N Keene. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

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Jessica Maurer Denmark Clerk/Treasurer