

Denmark Township Planning Commission Meeting  
St Croix Knoll Stable Lot combination, Conditional Use Permit, Road Vacation  
Public Hearing  
March 20, 2017

Planning Commission members present: Bob Barr, Mike Kelz, Roger Lang  
Ex-officio Kathy Higgins  
Absent: Charlie Grote, Steve Radke  
Others Present: Attorney Troy Gilchrist, Planner Eric Maass

7:05 PM Chair Barr opened Public Hearing

Jeff & Jill Leyde Applicants. Todd & Mary Kelm property owners. Request is for St Croix Knoll 2<sup>nd</sup> Addition Minor Subdivision, Road Vacation and Conditional Use Permit for horse boarding.

Applicants Jill & Jeff Leyde are proposing to put land back together that was previously subdivided (combine 3 parcels to create a 20 acre parcel), vacate the public road, build a horse boarding facility and indoor riding arena, and build a house for parents. Parents own the 3 parcels to be combined, Leyde's own one 5 acre parcel. Home to go on Lot 1. Planning to have 25 maximum horses, may not build all horse stalls right away. There will be a lounge/viewing room for parents to observe. Planning to build both barn and new home at the same time. Haven't fully decided how to handle manure storage, either on site or have someone pick it up. Applicants didn't receive copy of staff report.

Planner Maass reviewed staff report regarding proposal. Reviewed conditions. Road right of way will become a shared driveway. Regarding the CUP request, the applicants are proposing a 19,000 square foot building. If the building is deemed an agricultural building, there is no size limit. If it is not deemed an agricultural building there is a 4000 square foot size limitation. Both a site plan and a manure management plan are required. Discussion re: accessory structure being too close to public right of way and in front of the proposed home. Gilchrist addressed ag building vs. non ag building. Laws have recently changed. State statute provides for an exemption for agricultural buildings. Applicants not interested in completing project if the building is limited in size to 4000 sq ft. Classification of land is Ag Non Homestead. Conditional Use Permit would allow more horses to be on the property. A parking plan would be needed. Applicant states that a maximum of 10 parking spaces are planned. Attorney asked if horse shows are planned. If so, the number of horse shows would need to be included in the CUP. Applicant was asked to provide specific information about any horse shows that might be proposed

Public Comment:

- Jean Stratton asked about pasture and expressed concern about the land. Applicant stated that the horses will be on a dry lot most of the time, and that not a lot of horses will be in the pasture area all day. Resident expressed concern about manure and how it will be handled. Mr. Stratton concerned about the smell of composted manure. Applicants will have a manure mgmt plan prepared in time for the town board meeting.
- Laura Barr concerned about number of horses and the manure smell, inquired about lighting and hours of operation, and whether riding lessons would be indoors or outdoors. Concerned about lighting as they can see lights from Afton Alps. Applicant states that no outdoor lighting is planned unless it's required. Attorney stated that if lighting is planned, applicants would need to provide a lighting plan.
- Karen Herman: Clarification of what is on agenda for tonight? Plat, CUP, Road Vacation? Believes it is too early to deal with the CUP. Concern expressed about size of the building, proposed home location and accessory structure being located in front of the proposed home.
- Resident raised question about trailer parking and where it would be located. Applicant hasn't addressed trailer parking.
- John Strohfus: Was surprised to see the size of the livestock/boarding operation in relationship to the lot size. Believes that manure management is a concern. Because the operation is going

into a residential neighborhood believes that manure management, trailer parking and screening all need to be considered.

Questions raised about whether or not SWWD review is indicated. Planner to check with engineer. Discussion regarding placing barn on the north side of the road. Applicant discussed the requirement for a 300 foot setback from County park. 300 feet from the park boundary goes all the way to the road (108th St).

**8:05 PM** Public Hearing closed. Written comment period will remain open for 10 days. Written comments must be submitted to the Town Clerk. Planning Commission meeting opened.

Discussion regarding information still being needed (manure management plan, trailer parking, site plan, etc.). Planning Commission members believe that neighboring residents need more information and that there are too many outstanding issues. Believe that it would be in the applicant's best interest to provide the additional information.

**Motion Barr/2nd Lang to table the St. Croix Knoll stable application for a Minor Subdivision and Conditional Use Permit until the 4/17/17 Planning Commission meeting to allow the applicants additional time to provide further information. With all present voting Yes, Motion Carried 3-0.**

**Motion Lang/2nd Kelz to approve minutes of 2/23/2017 Planning Commission/Ordinance Amendment Regarding Minor Subdivision Platting.**  
**With all present voting Yes, Motion Carried 3-0.**

**8:10 PM Motion Kelz/2nd Lang to adjourn. With all present voting Yes, Motion Carried 3-0.**

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Kathleen A Higgins  
Planning Commission Ex-Officio