

**PLAN COMMISSION MEETING
TUESDAY, DECEMBER 17, 2024
4:30 P.M., DENMARK VILLAGE HALL
100 N WALL STREET**

Call to order

Chairperson Selner called the meeting to order at 4:31 p.m.

Roll Call

Present: Dale Schlies, Robert Sekora, Joan Roberts, Tim Schroeder, Susan Selner

Absent: Mary Jo Bielinski

Other staff present: Clerk Treasurer Sherri Konkol, Deputy Clerk Treasurer Charlie Wanish,
Zoning Administrator Jeffrey Sanders

Approval of Minutes from September 17, 2024

Schlies/Sekora moved to approve the minutes from September 17, 2024 as presented. Motion carried.

Review of CSM for Bank First – no approval needed by Plan Commission

There were no comments from the Plan Commission on the CSM for Bank First

Discussion/action on a submittal on an Application for Site Plan Review for VD-738, located at 700 Feucht Road in the Village of Denmark proposing to pave an existing gravel parking lot as a condition of compliance with requirements of a site plan approved by the Plan Commission in 2020. The current use of VD-738 is machine shop/storage

Sanders shared the owner proposes to pave an existing gravel parking lot as a condition of compliance with the requirements of a site plan approved by the Plan Commission in 2020. Sanders also stated VD-738 hosts Wetlands and associated Potential Environmentally Sensitive Areas – DNR wet land area and a Shoreland Zoning Area

Gary Anderson representing his company G Anderson Industries, stated he added machines and one employee, and plans on paving the parking lot to include 5 parking spaces and 1 handicap space – there are usually 2 cars parked there during the day

Sanders went through his Report in Review of the Site Plan Application

Schlies/Sekora moved to approve the Application for Site Plan Review for VD-738, located at 700 Feucht Road in the Village of Denmark proposing to pave an existing gravel parking lot as a condition of compliance with requirements of a site plan approved by the Plan Commission in 2020, as presented contingent upon the conditions listed in the Zoning Administrator report including:

A. *Submittal of amended Site Plan Showing:*

- 1. Width of proposed parking stalls**
- 2. Traffic flow entering, within, and exiting site**
- 3. All parking lots and driving areas paved with concrete or asphalt**

**4. Parking lot relocated to side yard/ or rear yard
And all other conditions listed B-N in the report. Motion carried.**

Discussion/action on submittal of an Application for Site Plan Review for VD-ND697, located at 6163 Kvitek Road in the Village of Denmark proposing to pave an existing gravel parking lot as a condition of compliance with requirements of a site plan approved by Plan Commission in 2019, and install a fence

Sanders shared the owner proposes to pave an existing gravel parking lot as a condition of compliance with requirements of a site plan approved by the Plan Commission in 2019 and install a fence. Sanders explained by law, the review and approval of the proposed paving project must occur under the zoning ordinance in place at the time the 2019 site plan was approved. The fence was not a part of the 2019 site plan submittal and will be reviewed under the standards of the current zoning ordinance.

Greg Thompson, representing his company Bones Welding and Fabrication LLC, stated he plans to put 19,000 square feet of concrete in the front of his property to include a driveway and parking area and put a fence up around the property to keep it looking visually aesthetic.

Sanders went through his Report in Review of the Site Plan Application

Sanders shared the Site Plan Application may not be approved until the Village Board issues a Conditional Use Permit to VD-ND697. Sanders stated upon issuance of a Conditional Use Permit, he recommends approval of the proposed site plan contingent upon the conditions listed in the Zoning Administrator's Report in Review of the Site Plan including:

- A. Compliance with landscaping requirement of 2019 site plan, entailing the planting of no fewer than 50 salt-tolerant cedar varieties appropriate to the site
- B. Submittal of amended Site Plan showing:
 - 1. Dimensions of proposed parking spaces
 - 2. Wheel guards, bumper guards, or continuous curbing at parking area perimeters
 - 3. Wheel stop or similar device at end of each parking stall located on perimeter of parking area
 - 4. Safe and accessible pedestrian way from proposed parking spaces to Principal Structure

And all other conditions listed C-M on in the Zoning Administrator's report

Schlies/Schroeder moved to accept the application for Site Plan Review for VD-ND697, located at 6163 Kvitek Road in the Village of Denmark proposing to pave an existing gravel parking lot as a condition of compliance with requirements of a site plan approved by Plan Commission in 2019, and install a fence contingent upon the Village Board issuing a Conditional Use Permit and all other conditions listed in the Zoning Administrator's report. Motion carried.

ADJOURN

Roberts/Sekora moved to adjourn at 6:58 p.m. Motion Carried

Minutes submitted by Sherri Konkol, Village Clerk-Treasurer