PLAN COMMISSION MEETING MINUTES
of OCTOBER 20, 2025 at 7 PM

Members Present: Mike Calewarts, Melissa Trepanier, Pete Dewar, Brad Rymer, David Schlies, Keith Brunner, Bill Hafs, Zoning Administrator, Michelle Wallerius, Clerk.

Meeting called to order by Mike Calewarts at 7:00 p.m.

1. Approve Minutes of May 20, 2025: Motion by Melissa Trepanier and seconded by David Schlies to approve Minutes. MC

2. Rezoning request from Banowetz to rezone (Lot 1) approximately 4.63 acres from parcel ND-521-1 from Ag-1 to Ag-R to create a separate parcel for the existing home. This parcel is located at 6024 Irish Rd, Denmark. Remaining land to be revert back to ND-521 or it will be a separate parcel. Jill Banowetz present. Property can no longer be divided and will remain Ag-1 which is consistent with current use. Discussion Dewayne property is currently non-conforming and if land was deeded back to parent parcel, it would then conform with 500 feet of frontage. Approval of future CSM could address that. Motion by Pete Dewar and seconded by Melissa Trepanier to rezone parcel ND-521-1 to Ag-R. MC

3. Non-conforming use permit for Gehrke family for parcel ND-373-2 for a new residence to be constructed on 20.01 acres located at County Hwy NN with less than 500 feet of frontage pursuant to the Town of New Denmark Code from September 1974 – August 1985. Bill Hafs notes this parcel is grandfathered as buildable under 1974-1985 ordinance. Road frontage - 500 feet with Ag-1 zoning and parcel does not conform to that; but intent was to create a buildable parcel as it was created in March of 1980. Atty. Sickel highlights ordinance addressing non-conforming parcel. Pete Dewar mentions we have many non-conforming lots in the town. Motion by Melissa Trepanier and seconded by Dave Schlies to approve non-conforming use permit for road frontage for parcel ND-373-2. MC

4. Rezoning request from Belgioioso Cheese to rezone remaining portion of ND-394 from Ag-1 to L-1 for the addition of a loading dock. This parcel is located at 5911 County Road NN, Denmark. Request for a Conditional Use permit to demo existing residence and add a temporary residence on the L-1 zoning as it relates to the business located at 5911 County Road NN. Building an addition to existing plant and removal of old farm house. Residence on site to be replaced by temporary residence for rabbi to utilize which is needed during the cheese making process. Zoning split with L-1 and Ag-1 which cuts the parcel in half. CUP is for temporary residence under L-1 zoning, which could fall under lodges / office of labor employees or subcontractor. Keith Brunner questions overview of zoning and interpretation on the zoning map. Bill Hafs states with L-1 zoning field can still be utilized for agricultural purposes. Motion by Melissa Trepanier

and seconded by Dave Schlies to approve rezoning to L-1 for entire parcel and approve conditional use permit for temporary residence with L-1 zoning and approve demo permit. Motion carried.

5. Rezoning request from Mark Hardy to rezone parcel ND-436 (.40 acres) from Ag-1 to B-1. This parcel is located on North Avenue, Denmark. Discussion of parcel ND-436 which is .40 acres and currently zoned Ag-1 with accessory building. Property borders the Village of Denmark and would need Village review. Neighboring parcels consist of L-1 zoning for a salvage yard, Ag, power plant. Mike Calewarts questions current building permit issues and it being red flagged for living quarters. Mark Hardy states that is resolved. Review of business uses and conditional uses with B-1 zoning. Living quarters only permitted with B-1 zoning with a conditional use permit. Keith Brunner questions status of current building. Discussion if zoning is appropriate due to location, etc. not current building or structure. Parcel is non-conforming with Ag-1 zoning due to size. B-1 size would conform. Pete Dewar questions type of business he is looking to establish. Mark Hardy uncertain at this time. Brad Rymer highlights Village of Denmark future growth plan for this area and noted as residential. Motion by Melissa Trepanier to rezone parcel Nd-436 to B-1. Seconded by Pete Dewar. Motion carried. Applicant to submit request to Village for extra-territorial review.

6. No other business. Motion by Keith Brunner and seconded by Melissa Trepanier to adjourn at 7:45 pm. MC