

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
Bridgewater Township Government Center
Wednesday, August 1, 2018
Official Minutes

- ❖ John Klockeman called the meeting to order at 7:00
- ❖ Members present were John Klockeman, Bruce Morlan, Kurt Schrader, Ray Larson, Frances Boehning, John Holden, Carolyn Braun, and Jim Braun.
- ❖ Guests present were Gary Ebling, Glen Castore.
- ❖ Bruce Morlan made a motion to approve the agenda, Kurt Schrader seconded, all approved.
- ❖ Bruce Morlan made a motion to approve the minutes of June 28, 2018, Ray Larson seconded, all approved.

- ❖ Open Forum: None.

- ❖ Public Hearings: None.

- ❖ Old Business
 - Non-Agricultural Structures regulations.
 - There are currently regulations in the ordinance. Jim Braun reviewed these regulations, the Planning Commission agreed not to make any changes.

- ❖ New Business
 - Discussions on Cluster Housing.
 - Carolyn Braun reviewed Rice County's request for input on cluster housing.
 - Mrs. Braun noted that cluster housing is currently divided into minor clusters and golf course clusters.
 - It was suggested that "golf course" be removed from the description and be replaced with "park". The County may want to consider having clusters pay a park fee and the LGU place the park in a more suitable public area.
 - John Klockeman questioned why clusters must be placed in the Ag district. Is there any explanation by the county?
 - Other Commissioners questioned by only shared sewer was mentioned in the current regulations, but not shared water.
 - Minor Cluster Housing specific comments
 - Should minor clusters have shared water?

- The Commissioners requested that receiving areas be established based on CER values.
 - Major Cluster Housing specific comments
 - Remove the requirement to include a golf course.
 - Why are multifamily homes not included in the major clusters?
 - A request was made to include diversified homes through zoning
 - Including twin homes
 - Need homes at all income levels
 - A general agreement was reached that receiving areas need to be created for cluster houses.
 - A request was made to suggest that Rice County look into capping the number of units in a cluster.
 - In order to increase diversification in housing, a request was made to have density options for clusters.
 - Setting Work Sessions
 - A work session was set for Saturday, August 25, at 9:00am.
 - Campground Question
 - Carolyn Braun will add in camping information to the codification.
 - A public hearing will be held after the Board of Supervisors review.
 - Schedule for Code Review
 - Carolyn Braun reviewed the timeline for completing the codification.
- ❖ Miscellaneous:
 - Up-coming Public Hearings:
 - Quame Pit Hearing – Swenke Ims Construction will be coming in for a C.U.P to use the pit for the next five years. Swenke Ims will pay for the C.U.P and the bond.
 - 40th Street Towing – A resident interested in opening a towing service will be coming in for an I.U.P.
 - Code Compliance Items and Updates
 - The Hollinger place issue has been given to Peter Tiede to resolve.
 - Jim Braun will meet with the resident of the house on Cty Rd 1 to determine what the plans are for the property.
 - Jim Braun will meeting with the owner of the Timberlane house on Friday, August 3, to determine next steps for this property.
- ❖ Adjourn – Bruce Morlan made a motion to adjourn at 9:05pm, Ray Larson seconded, all approved.