

**Planning Commission Meeting
Bridgewater Township
Official Minutes
Wednesday, August 26, 2015**

- ❖ John Klockeman called the meeting to order at 7:00pm. Members present were John Klockeman, Jeff Stremcha, Bruce Morlan, Jim Braun, Kathleen Doran-Norton, Ray Larson, and Frances Boehning.
- ❖ The Pledge of Allegiance was recited.
- ❖ Bruce Morlan made a motion to approve the agenda, Jeff Stremcha seconded, all approved.
- ❖ Jeff Stremcha made a motion to approve the minutes from July 29, 2015, Bruce Morlan seconded, all approved.
- ❖ Open Forum – Stephanie Henrickson spoke about recent legislation.

- ❖ Public Hearing for Rice Creek Overlay District
 - Public Hearing was opened and closed at 7:08pm – no one from the public was present
 - Amending the Zoning Ordinance to establish standards for the Rice Creek Overlay District –
 - Discussion was held to review changes made to the prior draft.
 - On section 4 C. – add number 7 – Prohibit solar arrays within zone 1.
 - On section 4 C. - #3 remove “within the watershed” at the end of the sentence.
 - On section 4 G – missing letter “H”, change remaining letter to correct this.
 - On section 4 A 6 – change to read “Subpart J of this Article.”
 - Jeff Stremcha made a motion to approve the Ordinance, Bruce Morlan seconded, all approved.

- ❖ Public Hearing for Front Yard Setbacks
 - Public Hearing was open and closed at 7:36 – no one from the public was present
 - Amending the Zoning Ordinance regarding front yard setbacks from a township road.
 - Discussion was held to review changes made to the prior draft.
 - Revise sentence C to begin - “On platted streets within a subdivision, the minimum “
 - Bruce Morlan made a motion to approve the Ordinance, Jeff Stremcha seconded, all approved.

- ❖ Old Business
 - Community Solar Gardens
 - Jim Braun reviewed the new applications.
 - To Residential Solar Energy Systems – add “unless otherwise prohibited” to #2.
 - Place # 4,5,6,7,8 under a heading of “free standing”
 - To Commercial Solar Energy Systems
 - To #6 change to “ Are Only allowed in the agricultural district.”
 - Remove #3.
 - To General Standards – add definition of “decommissioning”
 - If decommissioned, can we revoke a C.U.P? – Question directed to Carolyn Braun.
 - The question was asked “can we transfer an Interim Use Permit from one property owner to a new property owner?”
 - To General Standards #3 and #5 – can we add something about requiring proof that the system is working?

 - Maximize size for accessory structures
 - On item #5a change to read “less than two acres” and #5b change to read “to less than five acres”.

❖ Miscellaneous

- Discussion was held on chemicals farmers are currently using and if it is possible to regulate new chemicals.
- Discussion was held on Bonds and T.E.P.P permits for SMC. – Jim Braun is working on bringing them into compliance.

❖ *Adjournment – Jeff Stremcha made a motion to adjourn at 8:50pm, Bruce Morlan seconded, all approved.*

Respectfully Submitted,

Frances Boehning
Bridgewater Township Clerk.