

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
7:00 p.m. Bridgewater Township Government Center
Wednesday, August 31, 2016
Official Minutes

- ❖ John Klockeman called the meeting to order at 7:00pm. Members present were John Klockeman, Bruce Morlan, Jim Braun, Ray Larson, Larry Alderks, Kurt Schrader, Jeff Johnson and Frances Boehning. Kathleen Doran-Norton was present also.
- ❖ Bruce Morlan made a motion to approve the agenda, Ray Larson seconded, all approved.
- ❖ Ray Larson made a motion to approve the minutes from June 29, 2016, Bruce Morlan seconded, all approved.
- ❖ The Open Forum was opened and closed as there were no comments.
- ❖ Public Hearing – None

- ❖ New Business –
 - CUP request for Community Solar Garden – Dundas Holdings, LLC and Kenneth and Bonita Prawer
 - Jim Braun reviewed the staff report
 - Jeff Paulson from Paulson Law Office reviewed how residents will benefit from the solar garden. He also reviewed the sale of the project from PRC to ReneSola Energy in May. And how this project could be an economic development tool.
 - Bruce Morlan requested that a review be conducted every five years regarding the salvage and demo costs of the project.
 - John Klockeman requested that the documentation be completed as it is difficult to properly discuss the project with information missing.
 - Jeff Paulson responded that he could have the survey and other missing information done quickly.
 - Jim Braun reviewed the findings by EVS and EOR
 - Final drawings are still needed
 - Per EVS, they will need three weeks to complete the final drawing.
 - Larry Alderks requested clarification on the bond for decommissioning and storm water management.
 - EVS clarified how the storm water trenches would work.
 - Per Jeff Paulson, ReneSola will control the land to protect the storm water system and meet the 25% impervious surface.
 - Larry Alderks requested information on how long it would take to repair the site after a severe storm.
 - Per Jim Braun, this is covered under the decommissioning clause and the nuisance ordinance.
 - John Klockeman requested a copy of the letter from the soil and water district regarding the type 2 wetland on the project site.

- The Public Hearing was closed at 8:14pm (this hearing was continued from the June meeting).
- Additional conditions were recommended by the Planning and Zoning Commission:
 - Final drawings showing boundaries and storm water management from EVS will be due prior to the Board of Supervisors meeting on September 14, 2016.
 - A legal description of the property will be given to the Zoning Administrator.
 - A copy of the application and approval from Rice County Soil and Water Conservation District will be provided.
 - EOR will confirm that the project meets the 25% impervious surface rule.
 - A review will be conducted every five years regarding the decommissioning expense versus the bond security.
 - EOR will provide final recommendation following information received from EVS.
 - These conditions are in addition to the 20 conditions noted in the Staff Report
- Larry Alderks made a motion to approve the C.U.P. with the 20 conditions recommended by Staff and the additional 6 recommended by the Commissioners, Bruce Morlan seconded, all approved.

❖ Old Business:

- Ordinance standards for distances between driveways (review requested at May meeting)
 - Not discussed
- Standards for asphalt plants – discussion
 - Jim Braun asked what type of asphalt plant is the township looking at? A request was made to look into what our current standard is and if we really need to add anything.

❖ Miscellaneous

- Hollinger House
 - Jim Braun gave an update on the condition of the house and plans to inspect it prior to the resident moving back in.
- Trailer house
 - A residential trailer home was cited as not fit for human habitation until it is fixed.
- Dundas Wash Plant
 - Jim Braun provided an update that they did close down a cell and plan to fill the old Johnson pit from the Milwaukee pit.
- Commission Materials

- A request was made to send out Planning Commission materials no later than Friday evening prior to the meeting.
 - Noted that businesses need to send the Planning Administrator complete files via PDF files or regular mail.
 - Application standards and timeframes needs to be added to next month's agenda.
 - A new Vice Chair is needed for the Commission.
 - This will be discussed at the September meeting.
- ❖ Adjournment – next meeting will take place on September 28, 2016. – Bruce Morlan made a motion to adjourn at 9:55pm, Jeff Johnson seconded, all approved.