

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
Bridgewater Township Government Center
Thursday, August 31, 2017
Official Minutes

- ❖ John Klockeman called the meeting to order at 7:00
- ❖ Members present were John Klockeman, Larry Alderks, Ray Larson, Kurt Schrader, Jeff Johnson, Bruce Morlan, Jim Braun, Carolyn Braun, Frances Boehning, Gary Ebling, and Kathleen Doran-Norton.
- ❖ Ray Larson made a motion to approve the agenda, Bruce Morlan seconded, all approved.
- ❖ Larry Alderks made a motion to approve both of the minutes of July 27, 2017, Jeff Johnson seconded, all approved.

- ❖ Open Forum: Teresa Swenson would like to develop 13.2 acres of agricultural land into a housing development. The development would be divided into ½ acre lots. The area is currently zoned agricultural and would need to be rezoned to allow cluster housing. Ms. Swenson will need to follow up with development plans and a formal zoning change request.

Bill Szydlo reviewed the difficulties in obtaining internet service along Falk Trail. He would like more information regarding the possibility of erecting an antenna on his property to receive cell service from Northfield WIFI. Information will be mailed to him.

- ❖ Public Hearings:
 - Continuation of David Baerg Variance Request
 - Ray Larson made a motion to deny the variance due to the absence of additional information requested and the absence of David Baerg at the meeting, Kurt Schrader seconded, all approved.
- ❖ New Business
 - Begin review of Town Code – Chapters 1 and 2
 - Carolyn Braun requested that members review and let her know of any errors or changes needed.
 - Remaining chapters will follow in the coming months.
 - Discuss possible changes to Property Maintenance Code; rental licensing (Town Property Maintenance and sample rental licensing attached)
 - Carolyn Braun will bring samples of a stricter code to the next meeting.
 - The following will be reviewed during next month's meeting
 - Bridgewater needs a stricter property maintenance ordinance.
 - Discuss the need for licensing of rental units and maintenance code for them.

❖ Old Business

- Discussion of ag-related uses (County definitions of ag businesses attached)
 - Carolyn Braun reviewed Rice County's definitions of ag-businesses
 - Carolyn Braun will check to see how much (percent) of business is needed to meet the definition of "primary use is agriculture".

- Comprehensive Plan Update
 - A question was directed to the Supervisors regarding how extensive the Comp Plan should be
 - Kathleen Doran-Norton responded with a question of what does the Planning Commission feel is missing from the executive summary?.
 - Gary Ebling added that he would like to executive summary to be kept at a minimalist level.
 - The Supervisors agreed that they would like to see the Comp Plan kept to a short executive summary level.
 - John Klockeman responded to the Supervisors that the Comp Plan is used as a guiding principle for the ordinances and a more detailed Comp Plan makes it easier to set ordinance.
 - The Planning Commission will review the current Comp Plan and determine what is missing; i.e. implementation, short term goals, possibly remove annexation section.
 - Kathleen Doran-Norton suggested finishing the town code first then the comp plan and finally reviewing the town code for anything that came up during the revision of the comp plan.
 - As the Planning Commission is reviewing the town code, items for the comp plan should be highlighted.
 - All Commissioners should review the current comp plan prior to the next meeting.

❖ Miscellaneous

- Update/Information
 - Gary Ebling has ordered more executive chairs for the town hall.

- SMC
 - The concern is that we do not have a final reclamation plan for the gravel site.
 - Jim Braun spoke with Terry Redmond regarding the wash outs that need to be repaired after the pond freezes.
 - The fence is being repaired and or replaced.
 - Terry Redmond reviewed what is open in the Dundas wash plant. They currently have two cells open. They are closing one cell as they open the next one. Part of the old cell will become an extension of the pond.
 - There is concern regarding the drop off to the lake and if the county is OK with this.

- Projects or reviews in progress.

- The application for the solar garden still needs two letters of credit. Jim Braun is checking to see if they are done.
- EOR has not yet approved the landscape plan.
- Permits should be ready to issue soon.
- Projector/laptop/tvs for meetings – cost analysis attached.
 - Larry Alderks reviewed the options for a projector or TV for the town hall.
 - Recommendation to the board
 - Bruce Morlan made a motion to discuss options and recommendations, Ray Larson seconded, all approved.
 - Discuss was held regarding TVs versus projectors.
 - A request was made to have Larry Alderks look into a 72” Smart TV with WiFi capability and a lap top computer.
- ARD PC actions
 - Preliminary plat proposal was postponed on the DeMann property.
 - On August 8, Jim Braun provided lot split paperwork to John McCarthy.
- ❖ Adjournment – Larry Alderks made a motion to adjourn at 9:33pm, Kurt Schrader seconded, all approved. Next meeting will take place on September 28, 2017, at 7pm.