

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
Bridgewater Township Government Center
Thursday, December 27, 2018
Official Minutes

- ❖ John Klockeman called the meeting to order at 7:00
- ❖ Members present were John Klockeman, Bruce Morlan, Ray Larson, Larry Alderks, Jeff Johnson, Kurt Schrader, Frances Boehning, and Jim Braun. Supervisors present were Glen Castore, Gary Ebling, and John Holden.
- ❖ Bruce Morlan made a motion to approve the agenda, Jeff Johnson seconded, all approved.
- ❖ Larry Alderks made a motion to approve the minutes of November 29, 2018, Bruce Morlan seconded, all approved.

- ❖ Open Forum: None.

- ❖ Public Hearings: Conditional Use Permit Request – Fireside Properties
 - Hearing opened at 7:05 pm.
 - Jim Braun reviewed the history of the Fireside Orchard and the current staff findings.
 - The public hearing was closed at 7:16 pm.
 - John Klockeman asked if the Orchard had a current car capacity?
 - Todd Harvey replied that the current capacity is 100 cars. There is the possibility of overflow parking further down the hill.
 - A question was asked about current restroom facilities. Mr. Harvey replied that the new restrooms would be ADA compliant and that a new septic system would be installed.
 - John Klockeman suggested that sometime in the future, the Commissioners may wish to review the definition of “adequate” in the ordinance.
 - Kurt Schrader requested to be recused as he will be the electrician on the Fireside Orchard project.
 - Larry Alderks made a motion to approve the Conditional Use Permit with conditions listed by staff as stated, Ray Larson seconded, all approved.

- ❖ Old Business: None

- ❖ New Business:
 - Report on Dundas Planning Commission:
 - Bruce Morlan reviewed the Dundas Planning Commission meeting held on December 20, 2018.

❖ Miscellaneous:

- Information on a proposal to expand the Praver Solar Farm.
 - Evan Carlson from Innovative Power Systems attended as a representative for the owner of the land to the west of the current Praver Solar Farm. They were the builders of the current site and would like to add on additional solar power to the west. The new site would look like the original and will be separated by a fence. The reason for the addition is that the Dundas sub-station has capacity.
 - A discussion was held regarding how the lines would get to the sub-station.
 - This project would be 1 MW on an 8-acre site.
 - The company currently has an application in to Excel for permission.
 - Evan Carlson will work with Jim Braun regarding submission of an official application.
 - The concern regarding this project include:
 - Set back from the creek.
 - Solar set back from the existing site.
 - Concern regarding the north side of 100th street if the lines are to be buried. There is the possibility that the road will be re-built and the ditch lowered.
 - EOR was the township engineer that assisted in the original solar garden.

- ❖ Adjourn – Bruce Morlan made a motion to adjourn at 8:25 pm, Larry Alderks seconded, all approved.