

**Planning Commission Meeting
Bridgewater Township
Official Minutes
Wednesday, March 25, 2015**

- ❖ John Klockeman called the meeting to order at 7:00pm. Members present were John Klockeman, Jim Rossow, Jeff Stremcha, Jim Braun, Carolyn Braun, Kathleen Doran-Norton, Gary Ebling, and John Holden.
- ❖ The Pledge of Allegiance was recited.
- ❖ Jeff Stremcha made a motion to approve the agenda, Jim Rossow seconded, all approved.
- ❖ Jeff Stremcha made a motion to approve the minutes from February 25, 2014, Jim Rossow seconded, all approved with changes.
- ❖ *Open Forum* –
 - A resident received a letter from San Francisco regarding solar farms – resident requested that we looking creating a solar ordinance.
 - A question was raised regarding set backs in rural residential areas – an inquiry will need to be made to check the township set backs versus the county.
 - A request was made to look into the size of buildings allowed as greater size buildings contribute to flooding issues.
 - Open forum was closed at 7:17pm
- ❖ *Public Hearings* –
 - Great Day Farm Foundation – Conditional Use and Variance.
 - Jim Braun reviewed the description and parameters of location and potential uses.
 - Greg Closser reviewed the program they are creating. He also spoke regarding the issue of licensing.
 - A discussion was held regarding potential issues:
 - Parking lot size and striping
 - 40 acre requirement
 - Screen from neighbor and road
 - Recreational event center subject to rural event center conditions
 - Emergency access maintained
 - Some method to organize parking – 15 stalls
 - Parking signage consistent with state regulations
 - Maximum 4 events per year at 150 people
 - All other events maximum occupancy of 50
 - Students are accompanied by a care taker age 18 or older at all times
 - Jeff Stremcha made a motion to approve subject to conditions mentioned, Jim Rossow seconded and all approved.
- ❖ Planning and Zoning Commission break for meeting of the Board of Supervisors – 7:30pm
- ❖ Reconvene meeting at 7:45pm.
- ❖ *Old Business:*
 - *Discussion of the RCOD status.* –
 - A suggestion was made to have Steve Pahs, Eric Schrader along with land owners attend a meeting on April 18 to discuss buffers.
 - A request was made to Carolyn Braun to create a summary or FAQ sheet on the RCOD.
 - Kathleen Doran-Norton will make a chart showing who is being affected and to what degree.

- A suggestion was made to present to public based on which zone affects them.
- A work session to take place on April 18 with Eric Schrader, Steve Pahs, and affected land owners
 - Gary Ebling will create an outline for the meeting
 - Kathleen Doran-Norton will check if Steve Pahs, Eric Schrader, and other will be available for the meeting and send out notice.
 - April 18 9am, Bridgewater Town Hall, Rice Creek informational meeting.
 - Internally review draft fact sheet on April 29.

❖ *New Business*

➤ *Solar Ordinance Discussion – Interim Use Permit*

- Rice County will add solar arrays as CUP.
- Discussed next steps on how to create an ordinance – ordinance to include:
 - Structure
 - Access
 - Removal at end of life
 - Maintenance
 - Height limitations
 - Bond

❖ *Miscellaneous:*

- None.

❖ *Adjournment*

- Meeting was adjourned at 9:13pm; Jim Rossow made a motion to adjourn, Jeff Stremcha seconded and all approved.
- Next meeting will take place Wednesday, April 29, at 7:00 pm.

Respectfully Submitted,

Frances Boehning
Bridgewater Township Clerk.