

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
Bridgewater Township Government Center
Thursday, March 29, 2018
Official Minutes

- ❖ John Klockeman called the meeting to order at 7:00
- ❖ Members present were John Klockeman, Bruce Morlan, Larry Alderks, Ray Larson, Kurt Schrader, Jeff Johnson, Frances Boehning, John Holden, Glen Castore, Gary Ebling, and Jim Braun.
- ❖ Bruce Morlan made a motion to approve the agenda, Jeff Johnson seconded, all approved.
- ❖ Bruce Morlan made a motion to approve the minutes of February 22, 2018, Jeff Johnson seconded, all approved.

- ❖ Open Forum: Glen Castore reviewed the 10 year strategic plan and the three Board of Supervisors goals for this year. He noted that a possible sub-committee may be formed to explore these goals.

- ❖ Public Hearings
 - Don Fogelberg – Variance for side yard setback.
 - The hearing was opened at 7:10pm and closed after 7:17pm following a short explanation by Jim Braun.
 - Jim Braun noted that it was a past Rice County zoning decision that created the set back that was less than standard.
 - Jim Braun made the recommendation that the Planning Commission approve the variance.
 - Bruce Morlan made a motion to approve the variance to allow construction of an addition on the house that meets the current house set back, Jeff Johnson seconded the motion, all approved.
 - Bridgewater Township/G.A. Carlson Farms LLC - Conditional Use Permit
 - The hearing was opened and closed at 7:24pm.
 - Jim Braun reviewed the need to have a Conditional Use Permit to allow soil from the Central Pond site to be excavated and placed on the G.A. Carlson Farm site. While the project is already completed, Jim Braun noted that this was needed to show that the township approved the movement of soil.
 - Bruce Morlan made a motion to approve the C.U.P. for Bridgewater Township/G.A. Carlson Farms, Ray Larson seconded, a roll call vote was requested:

- John Klockeman – Yes
- Ray Larson – Yes
- Jeff Johnson – Yes
- Kurt Schrader – Yes
- Frances Boehning – Yes
- Bruce Morlan – No
- Larry Alderks – No
- Larry Alderks and Bruce Morlan requested further legal opinion on this matter.

❖ Old Business

- Commercial Industrial area in Comus junction area.
 - Jim Braun reviewed that every house in the area would be non-conforming if the area were rezoned.
 - Per Rice County, overlay districts are not allowed.
 - It was also noted that Rice County does not allow gravel pits or houses in industrial areas.
 - Industrial districts are only allowed in the Urban Reserve.
 - Discussion points from a past meeting with Koktavy were reviewed.
 - Larry Alderks expressed interest in pursuing a change to commercial only if it is in the best interest of the township.
 - Per John Klockeman, the township would need a policy shift in the comp plan and involvement from the public in a discussion to continue moving forward with looking at the options of ag versus industrial vs commercial.
 - Per Jim Braun, industrial areas need to be in the urban reserve as they need sewer and water.
 - Light commercial may be an option as it does not need public sewer and water.
 - A review of the comp plan will need to be done to see what fits and what would need to change.
 - Glen Castore reviewed the time line for the 10 year strategic plan.
 - John Klockeman suggested additional joint meetings with the Board of Supervisors; John Holden suggested during the Thursday Planning Commission meetings.
- Codification – The Board of Supervisors requested that this be completed. In addition to the Codification, work will need to begin on the Comp Plan.

❖ New Business.

- Discuss information received from Century Link/Pearce Services
 - Jim Braun reviewed recent information received regarding a bill in the legislature that will allow expanded WIFI coverage in townships.
- Update on new office procedures
 - Jim Braun reviewed the new on-line permit applications that will be available soon.

❖ Miscellaneous

- Findings on Southern Minnesota Construction/Dundas Wash Plant .
 - SMC sent in a copy of the continuation bond.
 - Jim Braun reviewed the equipment area (via Beacon) of the wash plant versus the actual pits and the area being restored.
 - Jim Braun spoke with OMG and they will replace the gate at the road and repair the fence.
- Compliance Actions
 - Jim Braun reviewed the recent compliance letters that were sent and the follow up that will occur.

❖ Adjournment – Ray Larson made a motion to adjourn at 8:46pm, Kurt Schrader seconded, all approved.