

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

- ❖ John Klockeman called the meeting to order at 7:00
- ❖ Members present were John Klockeman, Kurt Schrader, Ray Larson, Jeff Johnson, Larry Alderks, Frances Boehning, John Holden, Carolyn Braun, and Jim Braun.
- ❖ Guests present were Gary Ebling and Ed Koktavy.
- ❖ Ray Larson made a motion to approve the agenda, Jeff Johnson seconded, all approved.
- ❖ Ray Larson made a motion to approve the minutes of August 1, 2018, Jeff Johnson seconded, all approved.

- ❖ Open Forum: None.

- ❖ Public Hearings: None.

- ❖ Old Business: None.

- ❖ New Business
 - Industrial areas:
 - Jim Braun reviewed Mr. Koktavy's interest in creating an industrial/commercial zone along the railroad. The area includes land owned by Mr. Koktavy, and the Barness and Hoover families.
 - Mr. Koktavy reviewed the area that he would like rezoned. The area includes land north of Cty Rd 9, east of the railroad, south of Cty Rd 8 and west of Hwy 3.
 - Jim Braun noted that the Hoover property would need to be brown field due to contamination. This information should be included is the land is sold at a future date.
 - Following a discussion of the area, a red line map was created.
 - The Board of Supervisors noted that the township is looking for a new industrial area not related to Ag business. One example would be car distribution via rail line.
 - The Planning Commission stated that a change would need to be made to the current county zoning map to allow this type of industrial area.
 - The Planning Commission would like to see a new type of industrial area allowed that could include mining, Ag related business and commercial also.
 - The current Rice County zoning only allows Highway Commercial and Light Industrial areas. The Township would like to expand beyond this.

- The economic reason for this request is to allow the Township to tap into existing infrastructure and resources. An additional reason would be to allow the expansion of tax base.
 - Cluster Housing:
 - The Rice County Housing Study notes a need for affordable housing and senior housing.
 - The County currently limits clusters to 11 homes. The Planning Commission would like to see an increase in this so that the possibility of affordable housing can be accomplished.
 - The Commission would also like to explore the possibility of multi-family housing and assisted living areas in the Urban Reserve.
 - Areas for cluster housing have been identified during the August 25th, 2018, meeting.
 - The Planning Commission requests flexibility in planning to allow for increased density with the possibility of allowing a density bonus.
- ❖ Miscellaneous:
- Discussion on temporary/portable structures:
 - Jim Braun reviewed the current issue brought forward by Eric Hong regarding a temporary structure on Kai Thorson's property.
 - Jim Braun will gather information from other jurisdictions regarding temporary structures and bring it back to the Planning Commission for discussion.
 - Notification of Hydra Solar Project
 - Jim Braun reviewed the solar garden planned by Hydra Solar Project to be placed on Dennis Brown's property.
 - Update on clean-up actions
 - Jim Braun reviewed the house on Timberlane. The house was given a remodeling permit last year. However, work has not been done and the house is in a state of extreme disrepair. A public meeting will be noticed and held regarding the future of this house.
 - Following a trip around the Township, Jim Braun noted a number of projects that are in process without proper permits. He will be following up on these and talking to the residents.
- ❖ Adjourn – Ray Larson made a motion to adjourn at 8:40pm, Jeff Johnson seconded, all approved.