

**Bridgewater Township Work Session**  
**County of Rice, State of Minnesota**  
**August 25, 2018**  
**Official Minutes**

Call to order at 9:00 am

Roll Call: John Holden, Glen Castore, Gary Ebling, Bruce Morlan, John Klockeman, Jeff Johnson, Larry Alderks, Ray Larson, Nancy Johnson, Josh Little, Cole Lindenfelser, Jim Braun, Carolyn Braun

- Land Use - Housing.
  - A discussion was held regarding current land use in the township.
  - The location and history of the existing housing clusters was reviewed.
  - Nancy Johnson noted that clusters should have enough residents to warrant bus services and a road laid out with emergency and bus vehicles taken into account.
  - A question was posed regarding does the township currently have receiving/landing areas for future cluster housing areas?
    - After review, the following sections were identified as being future areas for rural residential; 13, 14, 05, 23, and 24.
    - Per Carolyn Braun, we can specify in the ordinance that a certain percentage of trees and open land must be maintained in the residential areas.
    - Another area identified for rural residential was along Heath Creek.
  
- Land Use - Commercial
  - It was noted that commercial areas in a township tend to be on a smaller scale.
  - Sections identified as being possible areas for future commercial development include; 02, 15, 16, and 34 on the north end near Hwy 19.
  - Commercial areas would lean more toward office spaces adjacent to the cities. Other options to consider include pop up commercial along the bike trail.
  
- Land Use - Industrial
  - Industrial areas in the township would focus on manufacturing.
  - Current possible future sites would be along the rail line and the old gravel pits.
  - The township would consider allowing land owners adjacent to the rail line and gravel pits to opt-in in the industrial zone.
  - Sections identified as being possible areas for future industrial in the township include: 29, 30, 32 (west of Hwy3), and 31 (east half).
  - Per Bruce Morlan, the township will need to watch out for water and aquifer levels with any future industrial.

Adjourn