# BRIDGEWATER TOWNSHIP
# PLANNING COMMISSION MEETING
## *Bridgewater Township Government Center*
## *Thursday, July 25, 2018*
## *Official Minutes*

- John Klockeman called the meeting to order at 7:00
- Members present were John Klockeman, Ray Larson, Larry Alderks, Jeff Johnson, Kurt Schrader, Frances Boehning, Bruce Morlan, and Jim & Carolyn Braun. Supervisors present were Gary Ebling, and John Holden. Guests were Even Carlson (IPS), EOR (Paula), and EVS (Lee)
- Bruce Morlan made a motion to approve the agenda with addition to the Miscellaneous section, Jeff Johnson seconded, all approved.
- Bruce Morlan made a motion to approve the minutes of June 27, 2019, Jeff Johnson seconded the motion, all approved.

- Open Forum: Closed at 7:05.

- Public Hearings:

  - IPS Community Solar – Conditional Use Permit – Carolyn Braun
    - Even Carlson reviewed the history of the project.
      - The project will be 1 MW and while not hooked up to the neighboring project, it will look contiguous.
      - The projected life of the solar panels was reviewed.
      - The proposed landscaping was reviewed.
      - EVS (Lee) reviewed the engineering of the project.
    - Paula from EOR reviewed the engineering for the project as a representative for Bridgewater Township.
      - Protective standards were adhered to as Rice Creek is a trout stream.
      - This includes increased erosion control standards.
      - She reviewed how the determination of the thermal output was achieved and the requirements.
        - The results of the thermal testing were reviewed.
      - EOR suggested that infiltration of the runoff would be better, but this depends on the soil types founds on site.
      - If sandy soil exists, then infiltration should be used. The infiltration will include a tile line to prevent overflow.
      - The erosion control fence will have breaks to allow water though to prevent blowouts.

- EOR reviewed the standards and other design changes between plan 1 and 2.
    - In plan 2, the two drain tiles connect and enter the stream area at one point.
    - The pond layout in plan 2 is outside of the set back and placed at a high point on the property.
    - The single discharge point is negotiable and additional discharge points could be added.
    - EOR noted that the second plan still needs to be reviewed.
- Jim Braun reviewed the driveway and noted that culvert will need to be added under the driveway.
    - Gary Ebling suggested that EVS talk to Mike Groth regarding the driveway and culvert.

- The public hearing was opened at 7:58 pm.
    - John Holden asked how noxious weeds would be handled. Even Carlson explained the maintenance plan that calls for mowing and for spraying if necessary.
    - EOR noted that IPS would be following the pollinator pledge laid out by the state. The plantings will be pollinator friendly. EOR asked that the maintenance plan be reviewed and maintained.
- The public hearing was closed at 8:10 pm.
    - John Klockeman asked if the Commissioners had any questions.
        - Kurt Schrader asked if the pond is a moving target to placement and construction.
            - EVS responded that the final placement and design will be determined by the type of soils found during construction. The requirements will be followed.
        - Ray Larson noted that this solar garden will not generally affect any neighbors due to there only being two homes in the area and no direct site to the solar garden.
- Bruce Morlan made a motion to approve the Conditional Use Permit with the conditions 1-13 as stated, Jeff Johnson seconded the motion, all approved.

❖ Old Business: None

❖ New Business:

- Update on Incorporation Discussions
    - Gary Ebling reviewed recent letters in the Northfield News from David Ludesher along with a letter from Ludesher to the cities of Dundas and Northfield.
    - The current tax situation was reviewed.

        - Possible upcoming meetings with local farmers and neighborhoods was reviewed.
        - Mr. Ebling discussed possible future road systems.
    - Update on Comprehensive Plan Discussions
        - Larry Alderks suggested breaking into groups to focus on putting together an outline for the different sections.
        - Carolyn Braun noted that a meeting/work session will be needed.
            - A September 14th work session has been scheduled.

- Miscellaneous:
    - Discussion on approved compliances
        - Jim Braun reviewed the list of properties that are out of compliance.
            - Direction from the Board of Supervisors was reviewed.

    - Northfield Wastewater Treatment
        - Bruce Morlan reviewed that Northfield had a report in 2016 that stated the Northfield Waste water treatment facility will exceed capacity in 10-15 years.

- Adjourn – Bruce Morlan made a motion to adjourn the meeting at 9:00 pm, Jeff Johnson seconded, all approved.