

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
Bridgewater Township Government Center
Thursday, January 30, 2020
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. Supervisor present was Glen Castore. Cindy Nash was also present.
- ❖ Bruce Morlan made a motion to approve the agenda with additions to the new business section, Jeff Johnson seconded, all approved.
- ❖ Larry Alderks made a motion to approve the minutes of November 20, 2019, Bruce Morlan seconded the motion, all approved.
- ❖ Open Forum: None, closed at 7:05 pm.
- ❖ Public Hearings: None
- ❖ Old Business: None
- ❖ New Business:
 - Introduction of Cindy Nash, Project Planner/Comprehensive Plan
 - Glen Castore reviewed that Cindy Nash will work on the Township Comprehensive Plan while Carolyn Braun will complete the revisions needed on the Town Code/Ordinances. Jim Braun will continue as Zoning Administrator.
 - Cindy Nash reviewed her background in planning and the other municipalities that she works with.
 - Thank you to Carolyn Braun. The Planning Commission noted their gratitude for all of the work that Jim and Carolyn Braun have done over the years. They are a great asset to the Township and have created a foundation for continued growth. The Planning Commission would not have made the progress that we have without their hard work.
 - 2020 Planning Commission work plan
 - Carolyn Braun reviewed the proposed work plan to revise the current ordinances and town code. It was decided that each topic would have a point person who would be responsible for fully reading through the language and leading the discussion.
 - The work plan and point person are as follows:
 - February – Land Use Chart of Uses – John Klockeman and Larry Alderks
 - March – Solar Regulations – John Klockeman
 - April – Cluster Development Standards – Larry Alderks, Bruce Morlan
 - May – CER Regulations – Jeff Johnson, Ray Larson, Kurt Schrader
 - June – Variance Regulations – John Klockeman

- Review of standards for itemized uses – Frances Boehning
- Property Maintenance-regulations for weeds – Jeff Johnson, Ray Larson
- ROW regulations-road plan – Jim Braun, Frances Boehning
- Nonconforming use regulations – Larry Alderks, Kurt Schrader
- Subdivision regulations – Larry Alderks, Bruce Morlan
- Business License discussion will be added to April. – Carolyn Braun was going to look into Rice County requirements regarding businesses being licensed.
- Citizens Report on Water – Bruce Morlan reviewed the work being done to create a committee to address the three major types of water – surface, potable, sewer. He will be looking for representatives from the townships, Dundas, and Northfield. He is looking to create a numbers-based documentation on the current state of the water and future projections.

❖ Miscellaneous:

- Solar Discussion
 - Bruce Morlan noted that solar brings in less in taxes than ag land. Bruce Morlan made a motion to suggest that the Board of Supervisors place a moratorium on solar to allow time to research the monetary viability and future of solar versus agriculture, Larry Alderks seconded.
 - John Klockeman asked if there is calendar timeframe that solar companies are trying to adhere to? Carolyn Braun replied that there may be, but she was not aware of what it was.
 - Cindy Nash added that broad reasons would be needed for an interim ordinance created by the Board of Supervisors for a moratorium.
 - John Klockeman questioned if it was more important to place a moratorium on solar or if the Commission should just work quickly to solve the issues.
 - Cindy Nash noted that the moratorium can be lifted as soon as the issues are solved. It does not have to run for the entire time allotted.
 - Glen Castore requested that a list of reasons be given to the Board of Supervisors for the moratorium requested. A request was made to have Jim and Carolyn create a list.
 - Reasons to include:
 - Is solar subsidized? – Do they pay less than agriculture?
 - Standards need to be clarified.
 - Solidify the language in the ordinance.
 - Balance of taxes versus income.
 - Viability of land use.
 - Decommissioning standards.
 - Post installation evaluation.
 - A vote was taken on the original motion – all approved.

- Up-coming “Use Permit” notifications.
 - Jim Braun reviewed a recent permit application from Dr. Weitz, who is a veterinarian. The permit was for the addition of an office space off of his garage. Jim Braun noted that Dr. Weitz would be coming in next month for an I.U.P for his business.
 - Mr. Braun noted that he had received a complaint regarding Keepsake Cidery. A large event was held in December that resulted in parking concerns. Nate Watters will be asked to come before the Commission to discuss future events and possible changes to parking and driveway.
 - A question was asked about Jesse Jacobson’s I.U.P and if he was compliant. Jim Braun will notify Mr. Jacobson that he will need to clean up the property.
- February meeting
 - The next meeting will take place on February 27th.
- ❖ Adjourn – Larry Alderks made a motion to adjourn the meeting, Kurt Schrader seconded, all approved.