

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
Bridgewater Township Government Center
Thursday, May 2, 2019
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 and Carolyn Braun. Supervisors present were Gary Ebling and John Holden. John McCarthy of Dundas was also present.
- ❖ Bruce Morlan made a motion to approve the agenda, Ray Larson seconded, all approved.
- ❖ Jeff Johnson made a motion to approve the minutes of March 28, 2019, Larry Alderks seconded, all approved.

- ❖ Open Forum: None. Closed at 7:07 pm.

- ❖ Public Hearings:
 - Risdall/Norgaard – CUP for Rural Event Center
 - Application was removed per applicant’s request.
 - Swenke-Ims. Construction – Renewal of CUP for Mining
 - Jim Braun reviewed the staff report. The applicant, Doug Ims, would like to renew the Quame mining permit in the old Quame pit. The current plan is to mine for sand. Jim Braun also reviewed the 2013 resolution for the old C.U.P.
 - The original survey drawing included an additional three acres that fall within the ARD area. That section would need to go before the Dundas Planning Commission.
 - Kraig Quame commented regarding why the area is divided between two zoning districts.
 - Jim Braun noted that the C.U.P would only cover the pit area.
 - Dallas Dennison (neighbor to the east) questioned why they can pile the concrete and grind it within 800 feet of his house. This has been happening for the last 15 years. It has created excessive amounts of dust and noise.
 - Mike Mitchell (neighbor to the west) noted that the dust and noise created were excessive and destroying the atmosphere of the area.
 - Roger Fliegel (neighbor to the east) noted the excess dust and noise created by the mining.
 - Roger Yanik (Steam and Gas property) stated that the Steam & Gas committee had voted to shut down the access road to the Quame Pit. They have been

receiving letters from the neighbors regarding the excess noise and dust. They are ready to close the road as of now.

- Jim Rossow (neighbor on the east side of Hwy 3) addressed the traffic concerns regarding the trucks slowly entering Hwy 3. The trucks are impeding the movement of traffic and may cause an accident. There is also the issue of excess dust.
- Dallas Dennison remarked that he has tried to talk to Kraig Quame regarding the dust many times over the years. At times, he can not see Hwy 3 through the dust.
- Mike Mitchell questioned how the pit would be accessed if the road through the Steam & Gas site were closed.
- Jim Braun replied that if the property were to become land locked, the Township Supervisors could look at creating a cartway through the Steam & Gas site or an easement elsewhere. Jim Braun noted that the land could be taken through eminent domain.
- Kraig Quame stated that there had been compensation to the Steam & Gas site for the use of the road over the years.
 - Roger Yanik replied that there had been no communication for the last several years.
- John McCarthy showed the Planning Commissioners the map of the ARD area showing the property in the domain of the Dundas Planning Commission.
- The Public Hearing was closed at 7:51 pm.

- John Klockeman noted that if the access road were closed, that the hearing could be tabled until it is resolved.

- Bruce Morlan made a motion to table the application for the Swenke/Ims C.U.P., Ray Larson seconded.
 - A request was made for the parties involved to communicate regarding access to the site.
 - The Planning Commissioners would like the following information:
 - If legal access does not exist does it stop the 60-day clock.
 - Larry Alderks requested clarification on the Dundas Annexation line and who will be address that portion of it.
 - Larry Alderks asked that if dust is a major issue – how will Ims address this.
 - Kurt Schrader questioned what dust and noise abatements could be added to the C.U.P.

- Ims stated that hours of operation could be added along with dust control measures. He expects to crush for about 5-6 days once or twice a year.
 - Quame added that Rice County had hours of operation on the original permit.
 - The Planning Commission approved tableing the hearing until May 23, 2019.
- Jacobson I.U.P – home occupation – towing and limited auto repair.
 - Jim Braun reviewed the staff report including past work with DeGroot and Johnson. Per state statute, the business cannot have more than 25 unlicensed cars on the property.
 - Jesse Jacobson is planning to put up a shop with additional tow trucks. His current business model is to tow, impound, and recover cars.
 - He works with West Side Auto to sell cars through their location.
 - Vehicles are repaired at another location.
 - He estimates that there are 35-40 cars currently on the property.
 - Mr. Jacobson would like to move the business more to towing.
 - He absolutely does not sell vehicles from his property and does not have a dealer's license.
 - He has lived there for about 4 ½ years.
 - A question was asked to explain impounding:
 - Per Mr. Jacobson, impounding would be done via contract with a place and he would be taking vehicles that were either abandoned or not adhering to the rules. Impounded cars can be held for 45 days.
 - The public hearing was closed at 8:30 pm
 - Jeff Johnson made a motion to approve the application, Bruce Morlan seconded.
 - Per state statute, no more than 25 unlicensed vehicles could be held on the property.
 - A suggestion was made to request no more than 25 vehicles total.
 - A question was asked why Jesse Jacobson did not come before the board sooner:
 - Mr. Jacobson stated that until 20 month ago, he did not own the property. Also, there were communication problems with Jim Braun.
 - Jim Braun noted that if the I.U.P were not met the permit could be pulled.
 - Also, a condition could be added that the permit would need to be renewed yearly until such time as the owner showed that he would remain compliant. There would also be quarterly inspections.
 - The suggestion to add the condition of 25 total vehicles (not including his personal vehicles) was reiterated.

- Kurt Schrader noted that the property should be kept neat. No stacking tires and other such items around.
 - Jesse Jacobson noted that he will mow regularly and try to keep it nice looking. He will also remedy the boarder with Deb Salaba. The field area will be filled in and fenced to hold the cars.
- Larry Alderks questioned the need for signage.
 - Carolyn Braun stated that a sign would need to follow the ordinance for signs.
- The conditions for I.U.P were reviewed:
 - 25 vehicles allowed in a fenced area (not including personal vehicles)
 - 2 customer vehicles
 - Follow sign ordinance
 - No vehicles on the west side
 - As the road is a county road, Mr. Jacobson would need to apply to the county for a driveway permit.
 - No visible parts piles or debris.
 - Area kept neat and orderly
 - No vehicle sales.
 - No crushing
 - No parts pulling for sale
 - No storage
- Jesse Jacobson noted that he is looking at getting a dealer's license to be able to access the DMV database to be able to send certified letters to the vehicle's owners.
- The Planning Commission voted to approve the I.U.P for Jesse Jacobson unanimously.

❖ Old Business: None

❖ New Business: None

❖ Miscellaneous: - Compliance Updates

- Jim Braun reviewed that he is working to continue to get the homeowners to clean up their properties now that spring has arrived.
 - The Swenson property has been brought up to code.
 - There are a few properties that have buildings falling down that he will continue to monitor.
- Possible Public Hearings for the May P.C. Meeting
 - Jim Braun noted that there may be four public hearing for the next meeting:
 - Mealpaus pit
 - Sheehy Variance

- Solar Garden expansion at the Prawer farm
- C.U.P for Ims at the Quame pit

❖ Adjourn – Ray Larson made a motion to adjourn at 9:15 pm, Bruce Morlan seconded, all approved.