

**BRIDGEWATER TOWNSHIP**  
**PLANNING COMMISSION WORK SESSION**  
*Bridgewater Township Government Center/Teleconference*  
*Saturday, May 9, 2020*  
*Official Minutes*

- ❖ John Klockeman called the meeting to order at 9:00 am
- ❖ Members present were John Klockeman, Ray Larson, Frances Boehning, Bruce Morlan, Kurt Schrader, and Jim & Carolyn Braun. Supervisors present Gary Ebling and Kathleen Kopseng.
- ❖ Ordinance Review:
  - Town Code Review
    - Carolyn Braun reviewed the current land use chart.
      - The line item Solar in Residential should be changed to “P” instead of “I”.
      - A question was asked about the sale of vehicles in a resident’s yard. Following a discussion, it was decided that this should only be permitted in the ag district.
    - Rural Event Centers.
      - Jim Braun reviewed the definition of event.
        - The county determines events based on size, type of road, and location.
        - A discussion was held regarding different conditions
        - An event was determined to be something that was advertised as a special event, not regular business.
        - A winery standard should be created and use a C.U.P.
        - A suggestion was made that the Township match Rice County in regards to language for ag tourism versus rural event centers.
        - Major categories in ag tourism could include; winery, small event, and large event.
      - Carolyn Braun will look into where a Farmer’s Market would fall.
    - Ag Related Accessory Uses
      - A question was asked about the fuel storage language
        - Carolyn and Jim Braun will look into how much fuel storage is allowed under Rice County.
    - Commercial Recreation
      - Golf Courses
        - Carolyn Braun will check if we have standards currently for this and look the water and crop standards as they relate to golf courses.

- Small Scale Stables
      - It was noted that Bridgewater Township has some small-scale stables. This should be included in the ordinance.
    - Civic – This category was reviewed by Carolyn Braun.
  - Commercial/Industrial
    - Kathleen Kopseng noted that a moratorium was placed on solar gardens in the township. Do we have to allow them, what is the next steps?
      - Jim Braun replied that Carolyn Braun had given some information to the Supervisors that will be reviewed.
    - Bed & Breakfasts
      - Carolyn Braun will ask if Rice County allows B&Bs in the rural residential areas.
  - Public Services
    - Changes were discussed and noted by Carolyn Braun.
  - Language Question
    - John Klockeman asked if we should use the same naming convention used by Rice County under the Agricultural categories. Carolyn Braun reviewed and will remove the word “related” from the titles to better match Rice County.
  - Cluster Housing
    - Bruce Morlan and Larry Alderks will be looking into Cluster Housing and discuss at a future meeting.
    - Gary Ebling reviewed the past discussions regarding cluster housing as it related to incorporation.
    - John Klockeman requested that Carolyn Braun talk to Rice County regarding larger cluster housing in the township.
  - Solar Moratorium
    - John Klockeman noted that a moratorium was set on solar gardens in the township. He asked when should the Commission begin discussions on revised standards for solar.
  - Rural Event Centers
    - Carolyn Braun will revise the standard for rural event centers before the next discussion.
  - Mining
    - John Klockeman inquired into the possibility of a discussion about creating a park around the old Milwaukee mining pit.
      - Jim Braun noted that a provision could be added in a sub-division ordinance to create a park fund through a fee on new homes.
      - John Klockeman reminded the group that the Milwaukee pit site could be contaminated by the old Hoover dump Superfund site.
      - Gary Ebling noted that the township is looking for ways to get old mining site reclaimed in a nice manner.

- A short discussion was held regarding the danger of the former wash site pit along 145<sup>th</sup> street due to the sharp drop off and deep pit.

❖ Miscellaneous:

- May Planning Commission

- The next Planning Commission will be held on May 28<sup>th</sup>, at 7:00 pm, at both the town hall and via teleconference. The standards for the winery will be discussed along with Keepsake Cidery C.U.P.

❖ Adjourn