

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
Bridgewater Township Government Center
Thursday, September 24, 2020
Official Minutes

- ❖ John Klockeman called the meeting to order at 7:00
- ❖ Members present were Larry Alderks, Frances Boehning, Bruce Morlan, Jeff Johnson, Kurt Schrader, Ray Larson, John Klockeman, and Cindy Nash. Supervisors present were Kathleen Kopseng, Glen Castore, Thomas Hart, and Andy Ebling.
- ❖ Guests present were Henry Bull, Jim Bull, Sharon Kilanowski, Mike Breckenridge, and Nate Watters and Tracy Jonkman.
- ❖ Bruce Morlan made a motion to approve the agenda, Jeff Johnson seconded, all approved.
- ❖ Bruce Morlan made a motion to approve the minutes of August 27, 2020, Jeff Johnson seconded, all approved.
- ❖ The Open Forum was opened and closed at 7:05 pm.

- ❖ The discussion regarding the Conditional Use Permit for Resolution 2020-06 Agricultural Business C.U.P. for Keepsake Cidery was opened:
 - Cindy Nash reviewed the staff report and language changes suggested.
 - John Klockeman reviewed the parameters of the discussion and the request by the Supervisors to review certain sections of the permit. The public comments session was then opened.
 - Nate Watters reviewed that the attendance limit of 150 was based on the number of parking spaces being 75. He provided an improved map showing that there was space for 91 cars on site and requested that the attendance limit be increased to 180 at a minimum. He also noted that discussions with the neighbor were ongoing and that a headlight barrier would be constructed. A request was made to approve shifting construction of the barrier further onto the Keepsake property instead of directly on the property line. The neighbor gave approval for the construction of the barrier on Keepsake property. The Commission also gave approval for this change.
 - Sharon Kilanowski noted that she has purchased the property prior to Keepsake being established. At the time of purchase, the area had very little traffic and was peaceful. The traffic has increased considerably and she does not feel that she can tolerate any additional people or cars in the area. It was also her opinion that Keepsake had not followed the conditions in the current interim use permit.
 - Mike Breckenridge was the original owner of Sharon's house. He stated that in his opinion the noise and traffic are too much for the residents in the area.
 - Henry Bull is concerned regarding the level of traffic fronting his property on 135th Street. He felt that Keepsake has overstepped the bounds with the amount of the traffic and dust on the road. Keepsake was supposed to be an agricultural business. Mr. Bull did not feel that they were maintaining an agricultural business.
 - Tracy Jonkman requested that the road counters be checked and the traffic counts be reported. She explained that even though "no parking" signs had been placed; cars

continued to park there. She also noted that except for special events, music was only offered on Saturday's from 4-6 pm. It was the goal of Keepsake to support other local farmers and businesses. They continue to grow their own apples for cider.

- The public comment session was closed at 7:35 pm.
 - The Planning Commissioners discussed the proposed resolution.
 - Jeff Johnson noted the difficulties for residents when businesses unexpectedly come in next door.
 - Bruce Morlan reviewed that it is not the fault of the business if they experience unexpected growth.
 - Condition # 6 was amended to state that signs would comply with the current ordinance.
 - Condition # 10 was amended to add in "storage barrels, abandoned containers".
 - Larry Alderks made a motion to approve Resolution 2020-06 for the Conditional Use Permit for the Agricultural Business at Keepsake Cidery with the conditional changes as noted and maximum attendance at 150 people, Bruce Morlan seconded, all approved.
- ❖ The discussion regarding the Conditional Use Permit for Resolution 2020-07 Agricultural Tourism C.U.P. for Keepsake Cidery was opened:
- Cindy Nash reviewed the staff report and language changes suggested.
 - Condition # 8 was changed to be approved by jurisdiction with authority.
 - John Klockeman reviewed the notes from the Board of Supervisors regarding the reason for sending the C.U.P back to the Planning Commission.
 - Nate Watters stated that contrary to his comments at the Board of Supervisors meeting, he was satisfied with six (6) events during the year and two (2) weddings.
 - Sharon Kilanowski noted that in the 2017 I.U.P no weddings were allowed. She felt it was not fair to ask for more now. She stated that she had compromised a lot and would not compromise further.
 - Mike Breckenridge asked for clarification that an "event" could be two (2) days (Per John Klockeman, yes an event can last two days). Mr. Breckenridge stated that 12 days a year with 250 people in attendance was too much.
 - Glen Castore noted that there is not a State Code that requires storm shelters, and there is not a requirement for one in the Township Ordinance.
 - Public comment was closed.
 - The Planning Commissioners discussed the proposed resolution:
 - Bruce Morlan reviewed that if 600 cars per day were expected, the road should be paved.
 - Larry Alderks made a motion to approve Resolution 2020-07 with the following changes:
 - Condition # 3 would have the same hours (9 am to 9 pm) for both events and regular business.
 - Condition # 5 would maintain events to six (6) per year with two (2) weddings.
 - Condition # 6 would change the outside music to ending at 8:00 pm.
 - Condition # 8 would change to requiring a storm preparedness plan.
 - Ray Larson seconded.
 - Frances Boehning suggested a friendly amendment to move condition # 3 to hold event hours from 8:00 am to 9:00 pm. Jeff Johnson seconded.

- Roll Call vote: Kurt Schrader – Nay; Ray Larson – Nay; Larry Alderks – Nay; Jeff Johnson – Yes; John Klockeman – Yes; Bruce Morlan – Yes; Frances Boehning – Yes.
 - Larry Alderks withdrew his motion.
 - Kurt Schrader made a motion to approve Resolution 2020-07 with the following changes:
 - Condition # 3 would be maintained as written.
 - Condition # 5 would maintain events to six (6) per year with two (2) weddings.
 - Condition # 6 would change the outside music to ending at 8:00 pm.
 - Condition # 8 would change to requiring a storm preparedness plan.
 - Bruce Morlan seconded, All approved.

- ❖ The discussion regarding Ordinance 2020-04 Agricultural Tourism was opened:
 - Cindy Nash reviewed the staff report and language changes suggested.
 - The Commissioners felt that any business would need to be conducted on a contiguous parcel to the owner’s residence.
 - A discussion regarding the I.U.Ps under the ordinance was held:
 - A discussion was held regarding the necessity of setting an acreage size in the ordinance. It was settled that for an I.U.P, the minimum acreage size would be 10+ acres.
 - Condition # 5 under I.U.P was modified to state that a non-ag celebratory event would not exceed 250-person attendance while maximum capacity for general business is 150 people.
 - Condition # 6 was amended to add that no parking would be allowed on the driveway or right of ways.
 - Condition # 13 was amended to add that the dust control would be applied by the township and billed to the property owner.
 - A discussion regarding the C.U.Ps under the ordinance was held:
 - Condition # 6 was amended to state “improved parking surface”.
 - Condition # 10 was amended to state “the presence of and maximum number of vendors”.
 - Condition # 15 would match the condition under the I.U.P.
 - Frances Boehning made a motion to approve Ordinance 2020-04 Agricultural Tourism with changes as reviewed, Kurt Schrader seconded, all approved.

- ❖ The discussion regarding the Solar Moratorium was held.
 - Bruce Morlan would like the ordinance modified to add acres as the limiting factor instead of megawatts.
 - The prohibited areas for solar development in the township were briefly discussed.
 - Larry Alderks noted that one reason for the moratorium was to clarify the tax implications to the township.
 - The discussion will be continued until next month.

- ❖ New Business:
 - Cindy Nash reviewed the best method to contact her.

- Office phone: 763-473-0569
 - Cell: 612-702-3845
 - Email: cnash@collaborative-planning.com

 - Larry Alderks requested that variance and C.U.P/I.U.P. applications be reported to the Planning Commission.
 - Bruce Morlan requested that a checklist be created for residents to help them understand the C.U.P and I.U.P process.
 - Larry Alderks requested that feedback from the Board of Supervisors be reported to the Planning Commission.
 - Bruce Morlan made a motion to commend Jim and Carolyn Braun for their past service to the township and the number of times they went above and beyond in helping the township to establish their own planning and zoning and assisting with moving the township forward, Larry Alderks seconded, all approved.
- ❖ The next Bridgewater Township Planning Commission will be held on Thursday, October 29th, 7:00 pm.
- ❖ Adjourn