

**Bridgewater Township Board of Supervisors**  
**County of Rice, State of Minnesota**  
**October 14, 2020**  
**Official Minutes**

Call to order

Pledge of Allegiance

Roll Call: Glen Castore, Kathleen Kopseng, Thomas Hart, Tracy Jonkman, Andy Ebling, Mike Groth, Debbie Salaba,

Introduction of Guests: John Klockeman, Brad Pfahning, Sharon Kilanowski, Nate Watters, Mike Breckenridge, Andrew Deziel

**Approval of Agenda** – Thomas Hart made a motion to approve the agenda, Andy Ebling seconded, all approved.

**Public Comment on Non-Agenda Items** - None

**Approval of Minutes & Claims**

- October Claims - Kathleen Kopseng made a motion to approve the October Claims, Tracy Jonkman seconded, all approved.
- September 9, 2020, Meeting Minutes – Andy Ebling made a motion to approve the minutes, Kathleen Kopseng seconded, all approved.

**Treasurer's Report**

- Treasurer's Report
  - Debbie Salaba reviewed that \$20,000 from Merchants Bank was transferred to Frandsen to cover expenses. An additional \$33,500 was transferred from the Landfill Host Fee to Frandsen Bank. The deposits to the Gary Ebling Disaster Recovery Fund was noted.
  - Bank balances were reviewed.
  - It was noted that the remaining government funds for COVID-19 expenses will be transferred to Rice County by mid-November.

**Clerk's Report**

- Permits and Revenue Report-
  - The Clerk reviewed the permits to date along with two upcoming variances.
  - The invoices that are past due will be resent.

**Planning & Zoning**

- House on 1<sup>st</sup> Timberlane
  - Glen Castore reviewed the steps being taken to obtain the consent agreement from the current owners to demolish the house and move ownership to Habitat for Humanity. Additional information is needed to receive the lien release from the lien holders. Timm's Trucking has provided a demolition quote of \$36,200. Peter Tiede is guiding the agreement that states the demolition fee will be assessed to the property and repaid over the course of five years.
  - Glen Castore made a motion to approve signing the consent agreement and contract with Tim's Trucking for demolition, Kathleen Kopseng seconded, all approved.
- Ordinance 2020-04 Amendment to Ag Tourism
  - The ordinance was introduced and it was reviewed that the Planning Commission had approved and sent it to the Board of Supervisors.
  - Andy Ebling made a motion to approve Ordinance 2020-04 Amendment to Agricultural Tourism, Thomas Hart seconded. Tracy Jonkman noted she will abstain from voting as her business is listed under agricultural tourism. The remaining Supervisors voted unanimously to approve the amendment.

- Resolution 2020-05 Publish Ag Tourism Ordinance
  - Kathleen Kopseng made a motion to approve Resolution 2020-05 publishing the Agricultural Tourism Ordinance in the Northfield News.
- Resolution 2020-06 Keepsake Cidery Ag Business C.U.P
  - Glen Castore reviewed the recent work done on the conditional use permit for Keepsake Cidery. It was noted that the Township is responsible for enforcing permits. Mr. Castore stated that during the discussion for the permit, per state law, no new facts could be introduced. Discussion will be limited to those facts presented during the Planning Commission meetings.
  - Public Comment was opened.
    - Mike Breckenridge (5211 90<sup>th</sup> Street E.) is the original owner of the property next to Keepsake Cidery. He does not feel that the Keepsake property is the correct type of property for this business. There are too many people for the space and they are not able to control the crowds currently coming. There is too much traffic created by Keepsake on what is a dead-end road. Keepsake Cidery has not followed the Interim Use Permit granted in 2017 and should not be allowed a conditional use permit. The business is creating crowded conditions in the Cannon River Wilderness.
    - Sharon Kilanowski (neighbor to Keepsake Cidery) brought the property on a dead-end road with little to no traffic. Keepsake Cidery has grown quickly and now has too many people. Keepsake originally said it would be open only on weekends. She has been able to hear music from Keepsake in her home even with windows closed. The traffic has been driving fast along the road in front of her home and she does not feel safe walking along the driveway anymore. She is concerned that her property has become unsaleable and unsafe for residents.
    - Nate Watters (owner of Keepsake Cidery) Mr. Watters reviewed that the business has worked hard to keep neighbors informed of changes. He reviewed the process of moving from an IUP to a C.U.P. Keepsake Cidery is willing to continue to work with the neighbors. The driveway was improved as a result of complaints that the current driveway was unsafe.
    - Mike Breckenridge noted that the C.U.P goes with the property and expressed concern that future owners may not take neighbors into account.
    - Debbie Salaba (resident of Dahl Ave.) expressed concern that signs for Keepsake Cidery at the corner of Dahl and Hwy 3 may cause accidents.
    - Andy Ebling (Township Supervisor) is concerned that parking at Keepsake Cidery is not clearly marked. This leads to customers parking along the driveway easement.
    - Kathleen Kopseng (Township Supervisor) questioned why some requirements of the Interim Use Permit were not included in the Conditional Use Permit. She felt that additional discussions should have been held.
    - Glen Castore noted that in some situations, the results are such that no one is completely happy. The Planning Commission worked hard to get to something that takes into account all parties concerns. In the six years since the original I.U.P, there has been only one complaint made to the township. In moving forward, the Township will work to be more involved in overseeing conditional use permits. The residents will be asked that if they see a problem, please contact the Clerk to keep record of what is happening. The Township does have the ability to step in and make changes to a C.U.P, if necessary, with the assistance of an attorney.

- Kathleen Kopseng stated that there were people present that were complaining and they these should be addressed before the conditional use permit moves forward.
  - Andy Ebling responded to Kathleen Kopseng that the point is that no complaints were made prior to mid-way through the conditional use permit process.
  - Tracy Jonkman (owner of Keepsake Cidery) noted that they are first and foremost a farm and they want to work with the Township and neighbors.
  - Thomas Hart made a motion to approve Resolution 2020-06 Agricultural Business Conditional Use Permit for Keepsake Cidery, Andy Ebling seconded. Roll call vote:
    - Glen Castore – Yes
    - Thomas Hart – Yes
    - Kathleen Kopseng – No, she is concerned that the current I.U.P stays in force until 2022 and continued discussion should be held. There are too many issues that have not been resolved.
    - Andy Ebling – Yes
    - Tracy Jonkman – Abstain
    - The vote passes.
  - Glen Castore will send a letter to neighbors to inform them that if they have any issues, they can contact the Clerk.
- Resolution 2020-07 Keepsake Cidery Ag Tourism C.U.P
  - Public Comment was opened.
    - Sharon Kilanowski (neighbor to Keepsake Cidery) reviewed that there has been too much noise created by the business that is affecting her quality of life. The traffic created has also been a concern. She reiterated that she has given up a lot in order to allow Keepsake to operate as they are. She felt that adding another tourism conditional use permit is too much pressure on top of the current business. She does not want weddings to be held on the property.
    - Mike Breckenridge stated that Sharon’s property is being ruined by Keepsake Cidery. The Cidery could move the building further into the property and away from the neighbor’s house.
    - Nate Watters said that only one wedding had been held on the property. They are continuing to work on signage along the roads, barriers between the two properties, and addressing other concerns. Mr. Watters felt that the Cidery could comfortably hold additional people during events.
    - Andy Ebling (Township Supervisor) reviewed that he has concerns regarding traffic and parking during larger events.
    - Kathleen Kopseng expressed similar concerns regarding parking safety issues and concern regarding the amount of sound present at the neighbor’s property.
    - John Klockeman reviewed that in the Ordinance there is a provision that there can be no audible sound at the property line. Also, events require a two-week notification of the neighbors.
    - Glen Castore stated that the Ordinance will be enforced also.
    - Brad Pfahning (Township resident) asked how the permit would be enforced.
    - Nate Watter noted that there were some conditions that he would like to discuss and fix at a future time.
    - Andy Ebling made a motion to approve Resolution 2020-07 for an Agricultural Tourism Conditional Use Permit for Keepsake Cidery, Thomas Hart seconded. Roll call vote:
      - Glen Castore – Yes
      - Thomas Hart – Yes
      - Andy Ebling – Yes

- Kathleen Kopseng – No, she is concerned that the current I.U.P stays in force until 2022 and continued discussion should be held. There are too many issues that have not been resolved.
- Tracy Jonkman - Abstain

### **New Business**

- Recognition of Jim Braun – Resolution 2020-09
  - Glen Castore reviewed Resolution 2020-09 recognizing Jim and Carolyn Braun’s work since 2007, Andy Ebling seconded, all approved.
  - John Klockeman reviewed the commitment and devotion Jim Braun had to the Planning Commission and his work in the creation of planning and zoning in the Township.
- Northfield Annexation Agreement negotiations
  - The recent meeting Andy Ebling and Glen Castore had with Ben Martig and Mitze Baker was reviewed. A small group meeting will set for early December at which time a process will be determined for what will happen in the annexation reserve area.
  - Glen Castore noted that Rice County has indicated interest in helping the Township with zoning.
  - A large group meeting between the Township and Northfield will happen in early 2021.
- CRWP reports
  - \$750 was spent in printing signs. Alan Kraus will place these signs along local farm fields. The CRWP is submitting paperwork for a grant to monitor water and encourage cover crops.
- Residential Mailboxes – Resolution 2020-08
  - Glen Castore reviewed Resolution 2020-08 regarding residential mailboxes. Language was added that only those mailboxes located and installed in compliance with MN State Statute 169.072 and MN Rule 8818, and damaged by direct contact with township equipment will be repaired or replaced at the Township’s expense.
  - Andy Ebling made a motion to approve resolution 2020-08, Kathleen Kopseng seconded, all approved.
- Rice County Comprehensive Plan Comments
  - Glen Castore will send out comments to the Board and Planning Commission to review and make any additional comments before sending to Rice County.

### **Old Business**

- Right of Way project
  - Andy Ebling reviewed the presentation regarding the current state of the road right-of-way.
  - Glen Castore asked if the Township could handle most of the problems currently for \$10,000 to trim up the trees to avoid damage to the truck.
  - A short discussion was held regarding options.
  - Glen Castore suggested that the Board approve \$15,000 to trim trees to ensure the safety of our equipment.
  - Kathleen Kopseng requested that an information letter be sent to the residents regarding the right of way and the work that needs to be done. It was suggested that Peter Tiede draft the letter.
  - Andy Ebling made a motion to remove branches that obstructing vehicles for \$15,000 this fall, Kathleen Kopseng seconded, all approved.

- Andy Ebling and Thomas Hart will continue to work on the policy including plans for what can be done on an annual basis. This will be presented at the November Board of Supervisors meeting.
- Glen Castore noted that Aspenwall offered to talk to the township regarding this type of maintenance.

Adjourn

Chair	
Clerk	