

Bridgewater Township Board of Supervisors
County of Rice, State of Minnesota
February 10, 2021
Official Minutes

Call to order at 7:00 pm

Pledge of Allegiance

Roll Call: Thomas Hart, Glen Castore, Kathleen Kopseng, Andy Ebling, Tracy Jonkman, Frances Boehning. Staff present is Cindy Nash. Debbie Salaba not present.

Introduction of Guests: Jim Purfeerst, Ed Koktavy, Dennis Luebbe, Galen Malecha, Beth Ayotte, Kyle Gergen, John Thomas, Larry Conrad, Mary Franz, Township residents.

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

Public Comment on Non-Agenda Items: None

New Business

- Interim Use Permit for 9135 Decker Ave. – Resolution 2021-01
 - Cindy Nash reviewed the proposed interim use permit for 9135 Decker Ave and the discussion from the recent Bridgewater Planning Commission.
 - Owners Kyle Gergen and Beth Ayotte reviewed that the business would have office space for a few employees at this address, but the company vehicles would be maintained out of their Northfield and Kasota addresses.
 - Kathleen Kopseng made a motion to approve Resolution 2021-01 for the Interim Use Permit for a Contractor’s Office at 9135 Decker Avenue, Andy Ebling seconded, all approved.
- Road and Rezoning Discussion
 - Glen Castore reviewed recent discussions with Ed Koktavy regarding the possibility of an industrial type company entering the southwest area of the township. Mr. Koktavy noted that from recent discussions with Progressive Rail, there is interest in a distribution center along the railway.
 - Cindy Nash explained that there are few areas in Rice County that are zoned industrial. These areas are a different type of industrial than what the township is looking for. She suggested proposing a “rural” industrial area and will work to write a proposal to Rice County regarding this.
 - Glen Castore reviewed that spot zoning is not permitted by the state and that a larger area would need to be zoned industrial, but agriculture may still be the predominant use.
 - Dennis Luebbe requested that the Township work with the County to ensure that any connecting roads be reviewed to confirm that they meet the needs of the change in traffic.
 - A resident asked what type of chemicals would be used by the industry and how this would affect the area. Reference was made to the Hoover Dump.
 - Glen Castore replied that limits would be set when the ordinance was created that would limit the type of businesses that would be permitted in the area. Currently, the Township is looking at ag based and distribution type businesses.
 - The Supervisors noted that further study is needed followed by a zoning proposal being submitted to Rice County.

- A resident asked for clarification that if he lived in the middle of the proposed area and he did not want it, could he prevent the entire project? He also noted that he did not want increased traffic in the area and was opposed to changes.
- Dennis Luebbe reviewed the need for the Township and the County to work together on any changes made to the roads in the area.
 - Mr. Luebbe also reviewed the current status of Baseline Road and which roads will be improved over the next ten years. It was noted that Decker Ave. is on the Rice County radar for transfer from the Township to the County.

Planning & Zoning

- Road Right of Way Ordinance – 2021-02
 - The public hearing for Ordinance 2021-02 Regulating Town Road Right-of-Way was opened at 7:50 pm.
 - Andy Ebling reviewed the ordinance's purpose and history.
 - Larry Alderks asked who would be maintaining the right of way. Andy Ebling replied that the Township would take care of the area.
 - The public hearing was closed at 7:55 pm.
 - Andy Ebling made a motion to approve Ordinance 2021-02 Regulating Town Road Right-of-Way, Kathleen Kopseng seconded, all approved.
- Solar Ordinance - 2021-03
 - Cindy Nash reviewed the work done by the Planning Commission and the changes made versus the original ordinance.
 - Thomas Hart made a motion to approve Ordinance 2021-03 Amending the Bridgewater Township Zoning Ordinance Related to Solar Energy Systems, Tracy Jonkman seconded, all approved.
- Assessment for 10563 First Timberlane – Resolution 2021-02
 - Glen Castore reviewed the history of the property and the demolition that occurred in early January.
 - Glen Castore made a motion to approve Resolution 2021-02 Adopting the Assessment on 10563 First Timberlane, Andy Ebling seconded, all approved.
- ARD Resolution
 - Glen Castore reviewed the changes proposed by Dundas to the ARD zoning to bring them in line with Rice County.
 - Kathleen Kopseng made a motion to approve Resolution 2021-03 Changes to the Dundas Annexation Area Zoning Ordinance, Tracy Jonkman seconded, all approved.

Approval of Minutes & Claims

- February Claims
 - Andy Ebling made a motion to approve the February claims as presented, Thomas Hart seconded, all approved.
- January 13, 2021, Meeting Minutes
 - Tracy Jonkman made a motion to approve the January 13, 2021, minutes, Andy Ebling seconded, all approved.

Treasurer's Report

- Treasurer's Report
 - Glen Castore briefly reviewed the monthly Treasurer's report.

Clerk's Report-

- Election update
 - The Clerk noted that the notice had been sent to the newspaper and that election judges had been scheduled.

New Business - cont.

- Annual Meeting agenda
 - Glen Castore reviewed that the Minnesota Association of Township had recommended postponing the Annual Meeting to the summer due to Covid restrictions.
 - The Supervisors agreed to convene the Annual Meeting on Tuesday, March 9th, announce the election results and postpone the remainder of the meeting to Wednesday, June 2, 2021, beginning at 7:00 pm. The Board of Canvass will be held on Tuesday, March 9th, following completion of election results.
- 140th Street Engineering Study
 - Glen Castore reviewed a proposal received from Bolten & Menk to determine the feasibility of transforming 140th Street into a paved 10-ton road. For the initial review and soil borings, the cost would be approximately \$26,000.
 - A suggestion was made to speak to the area landowners first regarding the possible changes to the area. If the feedback is positive, then proceed with the study.
 - Thomas Hart suggested that a letter of intent be received from the prospective business that is looking at the area before money is spent on improving the road.
 - Andy Ebling felt that talking to the residents first should be the primary factor in determining whether to move forward.
 - Kathleen Kopseng asked where the money would come from as this was not in the original budget.
 - The pros and cons of upgrading the road and the future of the area were discussed.
 - The Supervisors approved moving forward with talking to the area residents and if the feedback is positive, then proceeding with the study from Bolten & Menk.
 - A suggestion was made to have a sample site plan to review when talking to the residents at a work session.

Old Business

- None

Issues for future meetings - None

Adjourn

Chair	
Clerk	