

*Bridgewater Township Planning Commission  
County of Rice, State of Minnesota  
April 29, 2021  
Official Minutes*

- ❖ John Klockeman called the meeting to order at 7:00 pm online via GoToMeeting app.
- ❖ Members present were Larry Alderks, Frances Boehning, Ray Larson, Bruce Morlan and John Klockeman. Supervisor present was Thomas Hart.
- ❖ Guests: Nate Watters, Sharon Kilanowski, Brooklyn Duns.
  
- ❖ Bruce Morlan made a motion to approve the agenda, Ray Larson seconded, motion approved.
- ❖ Ray Larson made a motion to approve the minutes of January 28, 2021, Larry Alderks seconded, motion approved.
- ❖ The Open Forum was opened and closed at 7:05 pm. No comments.
- ❖ Public Hearing: None
- ❖ Old Business: None
  
- ❖ New Business
  - Keepsake Cidery Fence
    - John Klockeman reviewed the memo submitted by Cindy Nash. The memo noted that the headlight barrier is a condition of the C.U.P. The barrier request will be for a fence approximately 120 feet in length and 6'6" in height.
    - Sharon Kilanowski (neighbor) approves of the fence not being placed on the lot line as stated in the C.U.P. She is concerned that the proposed fence will not block the headlights from cars to the west of the outbuilding. (the proposed fence begins on the east side of the outbuilding). As the trees in the area are deciduous, there is concern that headlights will still be visible.
    - Nate Watters is looking at traffic flow and trying not to use the back parking lot. They will working minimize the headlights shining through to the neighbor's house.
    - Nate Watters requested that the minutes reflect that the fence will not be placed on the lot line in order to provide a better headlight barrier. The lot line will not move to match the fence location, it will remain where is it currently.
    - Bruce Morlan noted that the Planning Commission can determine the location of a fence but not the type of fence.
    - Nate Watters responded to the concern from the neighbors regarding headlights shining from the west of the outbuilding. He noted that the fence will be extended to include a part of the area to the west of the outbuilding.
    - Larry Alderks made a motion to recommend approval of the fence to be 120' in length to the east of the outbuilding, 6'6" in height, with additional length added to the west of the outbuilding, the purpose of the fence will be to block headlights from shining into the neighbor's house, Frances Boehning seconded, roll call vote:
      - Larry Alderks – yes
      - Bruce Morlan – yes
      - Ray Larson – yes
      - John Klockeman – yes
      - Frances Boehning – yes
    - Motion approved.

- Discussion regarding requirements for variances
  - John Klockeman reviewed the fact that past plans have not always been complete and site drawings have not been accurate. Current requirements include accurate surveys. Should this be enforced?
  - Larry Alderks noted that some situations are simple and may not need professional surveys while other requests have led to difficulties.
  - John Klockeman suggested that the requirement for a professional survey be left to discretion of the Zoning Administrator.
  - Frances Boehning made a motion to leave the requirement for a professional survey to be left at the discretion of the Zoning Administrator, Larry Alderks seconded, all approved.
  
- ❖ Updates and Miscellaneous
  - Dundas Planning Commission
    - Larry Alderks reviewed information discussed at the last Dundas Planning Commission. A request was made to add “Dundas Planning Commission update” to all future agendas.
  
  - Gravel Mines
    - Frances Boehning provided an update on the permit status of current mines in the Township.
    - A request was made to add PID numbers and update the list of mines.
    - John Klockeman noted that SMC was in violation of their past IUP by operating multiple cells beyond the conditions.
  
  - Industrial Zone update
    - Frances Boehning and Thomas Hart gave updates regarding the current status of the industrial zone in the Township.
    - John Klockeman expressed frustration that the Planning Commission has not received information prior to tonight regarding a major zoning change to the township. It is noted that the Planning Commission does not feel that the current level of information from the Board of Supervisors is acceptable. Further effort should be made to ensure that the Planning Commission and Board of Supervisors work together on major planning and zoning changes. John Klockeman requested that a joint meeting be scheduled. This request was seconded by multiple Commissioners.
  
  - Non-Compliant Properties
    - Frances Boehning provided a brief review of the next steps on the current non-compliant properties.
  
  - Northfield Housing Report
    - Bruce Morlan reviewed the current Northfield Housing report and that the waste water report will be coming out in May.
    - He will continue to keep the Commission updated on changes.

Bruce Morlan made a motion to adjourn, Larry Alderks seconded, motion approved.