

BRIDGEWATER TOWNSHIP PLANNING COMMISSION MEETING

Online

Thursday, January 28, 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, Jeff Johnson, Kurt Schrader, Bruce Morlan and John Klockeman. Supervisor present were Kathleen Kopseng. Staff present was Cindy Nash.
- ❖ Guests: Beth Ayotte and Kyle Gergen.

- ❖ Bruce Morlan made a motion to approve the agenda, Jeff Johnson seconded, motion approved. Roll call: Larry Alderks - yes, Frances Boehning- yes, Ray Larson- yes, Jeff Johnson- yes, Kurt Schrader- yes, Bruce Morlan- yes and John Klockeman- yes.

- ❖ Jeff Johnson made a motion to approve the minutes of January 6, 2021, Bruce Morlan seconded, motion approved. Roll call: Larry Alderks - yes, Frances Boehning- yes, Ray Larson- yes, Jeff Johnson- yes, Kurt Schrader- yes, Bruce Morlan- yes and John Klockeman- yes.

- ❖ The Open Forum was opened and closed at 7:05 pm. No comments.

- ❖ Public Hearing:
 - Interim Use Permit for 9135 Decker Ave. Resolution 2021-01
 - Cindy Nash reviewed the staff report for the Interim Use Permit.
 - Beth Ayotte reviewed the 25-year history of the Northfield Service Master business. They would like to purchase the property at 9135 Decker Avenue and run their business out of the “turkey barn” on the south side of the property. Their current locations in Northfield and Kasota will also be maintained as business locations out of which their fleet would run. The property on Decker Avenue would be the office site at this time.
 - Cindy Nash reviewed the draft resolution and conditions.
 - The Public Hearing was opened at 7:17 pm.
 - Ray Larson noted that he and his son own property in the area and have no objections to the current plan.
 - The Public Hearing was closed at 7:22 pm.
 - Bruce Morlan questioned by there were 12 employees mentioned in the narrative submission in the application, but only 3 in the resolution draft. Beth Ayotte stated that the 12 employees was in a future plan and they understand that a new IUP would be needed if they expand the business past the current 3 employees.
 - Larry Alderks noted that as the hours of operation are not enforceable, why are they included? Cindy Nash will revise the draft to state that the hours of operation only apply to non-owner employees.
 - Kurt Schrader expressed concern regarding the business staying an IUP and possibly expanding to a CUP. John Klockeman addressed this concern stating

that the business will need to stay owner occupied and continue to work within the current ordinances.

- Bruce Morlan asked about the end date for the IUP. Cindy Nash noted that the IUP will expire five years from the date of the next Board of Supervisors meeting.
- Bruce Morlan made a motion to approve Resolution 2021-01, for the Interim Use Permit for a contractor's office at 9135 Decker Avenue, Larry Alderks seconded, Roll call: Larry Alderks - yes, Frances Boehning- yes, Ray Larson- yes, Jeff Johnson- yes, Kurt Schrader- yes, Bruce Morlan- yes and John Klockeman- yes.
- Solar Ordinance 2021-03
 - Cindy Nash reviewed the current draft of the ordinance. The Commissioners reviewed and discussed the draft. Clarification was made that the Community Solar Garden could be 1MW on 10 acres while the Utility Scale Solar Garden could be 5MW with no acreage requirements.
 - Larry Alderks made a motion to approve ordinance 2021-03, Jeff Johnson seconded; Roll call: Larry Alderks - yes, Frances Boehning- yes, Ray Larson- yes, Jeff Johnson- yes, Kurt Schrader- yes, Bruce Morlan- yes and John Klockeman- yes.

❖ Old Business - none

❖ New Business

- Update from Board Supervisor regarding possible Zoning change
 - Kathleen Kopseng reviewed recent discussions with a landowner and the Rice County Commissioners. The discussions involved possibly rezoning sections 29,31, and 32.
 - It was noted that additional work is needed regarding possible transfer of development rights and the future of the current properties.
 - The current map of the area was reviewed and questions asked regarding which areas should be included.

❖ Updates and Miscellaneous

- The next meeting on Thursday, February 25th, will tentatively be online unless Covid requirements change.

- ❖ Larry Alderks made a motion to adjourn at 8:27 pm, Jeff Johnson seconded, motion approved. Roll call: Larry Alderks - yes, Frances Boehning- yes, Ray Larson- yes, Jeff Johnson- yes, Kurt Schrader- yes, Bruce Morlan- yes and John Klockeman- yes.