

*Bridgewater Township Planning Commission  
County of Rice, State of Minnesota  
August 12, 2021  
Official Minutes*

- ❖ John Klockeman called the meeting to order at 7:00 pm.
- ❖ Members present were Kurt Schrader, Frances Boehning, Ray Larson, Bruce Morlan, Larry Alderks, and John Klockeman. Staff present was Cindy Nash.
- ❖ Guests: None
  
- ❖ Bruce Morlan made a motion to approve the agenda, Larry Alderks seconded, motion approved.
  
- ❖ Bruce Morlan made a motion to approve the minutes of June 24, 2021, Ray Larson seconded, motion approved.
  
- ❖ The Open Forum was opened and closed at 7:06 pm. No comments.
  
- ❖ Public Hearing: None
  
- ❖ Old Business:
  - Industrial Zone Update
    - Cindy Nash reviewed the recent meeting of the Rice County Planning Commission on July 29. The text amendment for the rural industrial zone was introduced at the meeting and will be reviewed by the Rice County Board of Commissioners on August 24<sup>th</sup>.
    - The language changes made by Rice County was reviewed. This included the removal of “interim use permit” as Rice Cty only permits “conditional use permit”. The permitting of new houses was also removed by Rice County in the industrial area.
  
  - Updates from the Board of Supervisors
    - The recent Board of Supervisors meeting was reviewed.
  
- ❖ New Business
  - Ordinance update
    - A discussion regarding the current Transfer of Development Rights (TDR) ordinance and its limitations was held.
    - Cluster developments are only allowed by Rice County is TDRs are used. This presents a problem as the current ordinance is incomplete.
    - The current building rights in the township were discussed.
    - The question was asked regarding if the TDR ordinance should be rewritten to include sending and receiving zones for TDRs or should the section be removed. The TDR ordinance will affect the cluster development ordinance.
    - A request was made for staff to create a strategy to build a database of buildable lots in the Township.
    - An initial discussion of the conditions under which a TDR would be allowed was held.
      - A work session to be held on Saturday, September 18<sup>th</sup>, at 9:00 am was approved to continue the discussion of TDRs and cluster developments.

- The current Rice County receiving area limitations was reviewed.
  
- Jesse Jacobson I.U.P.
  - Cindy Nash reviewed her intention to talk to Jesse Jacobson regarding his I.U.P. Further discussions will occur next month.

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