

*Bridgewater Township Planning Commission
County of Rice, State of Minnesota
September 30, 2021
Official Minutes*

- ❖ John Klockeman called the meeting to order at 7:00 pm.
- ❖ Members present were John Klockeman, Frances Boehning, Ray Larson, Bruce Morlan, and Larry Alderks. Staff present was Cindy Nash. Township Supervisors present was Mike Little.
- ❖ Guests: None

- ❖ Bruce Morlan made a motion to approve the agenda, Larry Alderks seconded, motion approved.

- ❖ Larry Alderks made a motion to approve the minutes of August 12th and September 18th, 2021, Bruce Morlan seconded, motion approved.

- ❖ The Open Forum was opened and closed at 7:02 pm. No comments.

- ❖ Public Hearing: None

- ❖ Old Business:
 - Ordinances
 - Cindy Nash reviewed the revised transfer of development rights (TDRs) ordinance with changes from the September 18th work session.
 - A discussion was held regarding how the transfer of development rights would function in practice. Language will be added to the ordinance stating who would record the final TDR paperwork with the county.
 - A suggestion was made to add in a requirement that receiving areas of TDRs would only be allowed on property with access to an existing roadway.
 - A suggestion was made to define “minor cluster developments” in the ordinance.
 - The language mandating that sending and receiving zones for TDRs must be within the bounds of the Township will be added back into the ordinance.
 - Cindy Nash reviewed the revised cluster development standards ordinance with changes from the September 18th work session.
 - Peter Tiede will be consulted regarding the minimum and maximum lot sizes that the Township could use. He will also be consulted regarding the requirement for shared septic and wells. The Planning Commission would like to require individual septic and well.
 - The Planning Commission strongly encourages the development of a written procedure laying out when professional surveys are needed for permitting, variance, and lot splits.
 - The draft form of the information sheets for eligibility to construct a home or subdivide land were reviewed. Minor changes were suggested.
 - A request was made to inform residents of this information via newsletter and placement on the website.

- ❖ New Business

- Industrial Zone update
 - Cindy Nash noted that this will be going before the Rice County Planning Commission next week.
- Updates from Board of Supervisors
 - Supervisor Mike Little reviewed the recent Board of Supervisors meeting.
 - Larry Alderks requested that additional work be done regarding internet availability.
- Updates on enforcement items:
 - AirBnB yurt – A request was made to have Inspectron review the building to ensure that it meets codes for a rental unit.
 - Keepsake – A short discussion was held regarding the nature of the complaints regarding Keepsake Cidery. The main complaint was the level of noise. A letter will be sent to Keepsake requesting they reduce the volume.
 - Sunflower Maze – A letter will be sent explaining the need for an I.U.P next year.
 - Jesse Jacobson I.U.P. - Cindy Nash reviewed her intention to talk to Jesse Jacobson regarding his I.U.P.
- Septic Ordinance
 - The septic ordinance will be reviewed at the next Planning Commission meeting.

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