

*Bridgewater Township Planning Commission  
Work Session  
County of Rice, State of Minnesota  
September 18, 2021  
Official Minutes*

- ❖ John Klockeman called the meeting to order at 9:00 am.
- ❖ Members present were Frances Boehning, Ray Larson, Bruce Morlan, Larry Alderks, and John Klockeman. Staff present was Cindy Nash.
- ❖ Guests: Family of Albert Warner
  
- ❖ Cindy Nash reviewed the current cluster development ordinance. Rice County currently requires a shared well and septic for development. There is concern about how this is implemented if the homes are not built at the same time.
  
- ❖ A discussion was held regarding the transfer of development rights (TDR) and clusters.
  - Current limitations under Rice County ordinance.
  - Reviewed where in the Township a TDR would be beneficial.
  - Noted the limitations of tracking TDRs into the future.
  - The Planning Commission recommended that TDRs not be eliminated but that a process would need to be developed.
    - Cindy Nash will propose changes to the current TDR ordinance and standards (i.e., plats will not be allowed unless TDRs are identified)
  - A suggestion was made to add TDR/cluster language to the Comp Plan. Cindy Nash will work on a vision statement.
  
- ❖ A short discussion was held regarding non-conforming parcels. The changes needed to the ordinance were reviewed to conform to Rice County ordinance.
  
- ❖ Density standards in the Agricultural District
  - The current ordinance was reviewed and the following changes requested:
    - The Rice County ordinance that allows abandoned farm homesteads to be declared a building site if there is physical evidence of a prior dwelling will not be permitted in Bridgewater Township.
    - Section 20-31 subsection d (free-standing rural businesses) will be added to match Rice County.
    - Section 20-33 subsection d (minimum lot width) will be changed following discussion at a later meeting.
    - Section 20-33 subsection e (minimum setbacks) will be changed to match Rice County. This will result in a change from 100 feet to 70 feet back from the front property line.
    - Section 20-33 subsection j (minimum dwelling unit size) will match the Rice County width of 16 feet.

- ❖ A fact sheet is being developed to provide to the prospective buyers requesting information regarding building a house on a parcel of land.
  - Suggestions and feedback were provided to Cindy Nash.
  
- ❖ Business Licensing
  - Following discussions, the Planning Commission recommends enforcing this ordinance.  
A form will be developed based on Rice County's form.

Adjourn at 12:00 pm.