

*Bridgewater Township Planning Commission  
County of Rice, State of Minnesota  
February 23, 2022  
Official Minutes*

- ❖ John Klockeman called the meeting to order at 7:00 pm.
- ❖ Members present were John Klockeman, Frances Boehning, Bruce Morlan, Larry Alderks, and Jeff Johnson. Staff present was Cindy Nash. Ex-officio Supervisor Mike Little
- ❖ Guests: Supervisor Kathleen Kopseng, Supervisor Glen Castore.
  
- ❖ Bruce Morlan made a motion to approve the agenda, Jeff Johnson seconded, motion approved.
  
- ❖ Jeff Johnson made a motion to approve the minutes of December 9, 2021, Bruce Morlan seconded, motion approved.
  
- ❖ The Open Forum was opened and closed at 7:04 pm. No comments.
  
- ❖ Public Hearing:
  - Flood Plain Ordinance
    - Cindy Nash reviewed the purpose of updating the Flood Plain Ordinance.
    - Public Hearing was opened at 7:06 pm
      - No comments were made.
    - The Public Hearing was closed at 7:06 pm.
    - Jeff Johnson made a motion to approve the Flood Plain Ordinance, Frances Boehning seconded, all approved.
    - Cindy Nash reviewed in general how properties are affected by the flood plain map changes.
    - A short discussion was held regarding the language used in the ordinance and government flood plain information.
  
- ❖ New Business
  - Rural Industrial Zone Ordinance.
    - The current Rice Cty table was reviewed.
      - The following were changed from C.U.P to I.U.P; Archery range – outdoor, Temporary asphalt plant or highway construction yard, Home occupation – conditional, Seasonal roadside stand, and Temporary farm dwelling. The following were changed to not permitted; Temporary meteorological test towers and Outdoor storage. Solar energy production was changed to roof mounted only.
    - RI district redline
      - A discussion was held regarding the wording of the redline standards.
      - The definition of “front yard” needs to be clarified.
      - Under development standards, it was noted that “Kynar” is a brand name and should be replaced with a generic term.
      - Larry Alderks asked how the standards for roads will be established.
        - Cindy Nash reviewed how roads are typically developed.
        - The Commissioners expressed concern that driveways will be placed every 200 feet and properties in the back will become landlocked.

- A request was made to determine how to design roads and public areas.
    - The Commissioners discussed the potential difficulties with accessing the southern part of the rural industrial area.
      - A request was made to look into the possibility of a road access between the Heselton and DeGroot properties.
    - The requested changes will be made and returned to the Planning Commission in March. A public hearing will be scheduled for April.
  - Comp Plan
    - The draft of the Bridgewater Comp Plan was provided to the Planning Commissioners. A request was made to submit suggested changes to Glen Castore.
- ❖ Old Business
  - Rural Industrial Zone update
    - Glen Castore noted that there has been some inquiries from companies regarding the area being rezoned.
  - Updates from the Board of Supervisors
    - Mike Little reviewed that the Board had questions regarding how storage units permitted under the accessory structure ordinance would be overseen.
- ❖ Updates and Miscellaneous
  - A request was made to review the following at the next meeting.
    - Jacobson I.U.P
    - Township mining permits
    - Transfer of old Rice Cty I.U.P and C.U.Ps to the Township