

*Bridgewater Township Planning Commission  
County of Rice, State of Minnesota  
April 28, 2022  
Official Minutes*

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll Call: John Klockeman, Bruce Morlan, Ray Larson, Frances Boehning, Kurt Schrader, Mike Little (Ex-officio), Cindy Nash (Zoning Administrator). Larry Alderks and Jeff Johnson were not present.
- 4) Approval of agenda
  - a) Ray Larson made a motion to approve the agenda, Bruce Morlan seconded, all approved.
- 5) Approval of Minutes: March 31, 2021
  - a) Bruce Morlan made a motion to approve the minutes of March 31, Ray Larson seconded, all approved.
- 6) Open Forum:
  - a) Debbie Salaba expressed concern regarding the proposed Rural Industrial Zone. She requested that green space be established around existing homes.
  - b) The open forum was closed at 7:10 pm.
- 7) Public Hearing: None
- 8) New Business: None
- 9) Old Business
  - a) Ordinances
    - i) Rural Industrial Zone
      - (1) Cindy Nash reviewed the use chart changes that were incorporated from the March Planning Commission meeting.
      - (2) The Rural Industrial District language and standards were reviewed.
        - (a) A request was made for a clearer definition of "front yard".
        - (b) A discussion was held regarding setbacks and buffers between different zoning areas and between potential businesses and homes.
        - (c) A suggestion was made to establish a 200-foot setback from existing residential property lines.
          - (i) The 200-foot setback would be green space with no impervious surfaces.
          - (ii) A requirement for a 100-foot setback from property lines for water features was added.
          - (iii) A requirement for possible plantings in the green space was discussed.
        - (d) The option of using vinyl for an exterior area was removed following discussion.
        - (e) Development standards was discussed. A request was made for a "clearly" identified entryway was added to 3b.
      - (3) Warehousing standards were reviewed and discussed.
      - (4) Limited Industrial language was reviewed.
        - (a) 6a was discussed regarding accessory buildings and outdoor storage. The existing language will be kept with screening requirements to be added at the C.U.P stage.
      - (5) A public hearing will be scheduled for May and all changes reviewed.

- ii) Other Ordinances
    - (1) Mining
      - (a) This will be moved to May as Larry Alderks was not in attendance and he has a number of suggestions.
    - (2) Grading/fill
      - (a) The recent requests for permission to grade in the Township was discussed. An ordinance for this does not exist, but is referenced in the Rice Cty ordinance. Cindy Nash will look into this for a future meeting.
  - b) Jesse Jacobson I.U.P
    - i) Cindy Nash reviewed the property and will draft a letter to Mr. Jacobson.
  - c) Rural Industrial Zone Update
    - i) The request has passed the initial review by the Rice Cty Board of Commissioners. It will move to a public hearing by the Rice Cty Planning Commission next.
  - d) Updates from Board of Supervisors
    - i) Mike Little reviewed the recent Board of Supervisors meeting. A request was made to incorporate “dark skies” language into the rural industrial ordinance.
- 10) Updates and Miscellaneous
- a) A request was made to the Board of Supervisors to discuss the criteria for issuing an Ag building permit.

Adjourn: Bruce Morlan made a motion to adjourn, Kurt Schrader seconded, all approved.