

Bridgewater Township Planning Commission
County of Rice, State of Minnesota
May 26, 2022
Official Minutes

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll Call: John Klockeman, Larry Alderks, Ray Larson, Nate Watters, Jeff Johnson, Kurt Schrader, Bruce Morlan, Cindy Nash, Frances Boehning. Bridgewater Supervisor Glen Castore.
- 4) Approval of Agenda
 - a) Ray Larson made a motion to approve the agenda, Larry Alderks seconded, all approved.
- 5) Approval of Minutes: April 28, 2021
 - a) Bruce Morlan made a motion to approve the minutes of April 28th, Jeff Johnson seconded, all approved.
- 6) Open Forum: Opened at 7:05 pm
 - a) Glen Castore noted the upcoming meeting regarding the Cartway petition from Lori Williams. A special meeting will be held on Wednesday, June 1st, 2022, at 7:00 pm in the Bridgewater Town Hall.
 - b) Rice County is currently reviewing the ordinance regarding housing clusters and affordable (workforce) housing.
 - c) The Rice County Planning Commission will hold a public hearing regarding the rezoning of the properties in the rural industrial zone.
 - d) The public forum was closed at 7:22pm.
- 7) Public Hearing:
 - a) Rural Industrial Ordinance
 - i) Cindy Nash reviewed the revised ordinance and the lighting ordinance.
 - ii) The public hearing was opened at 7:25 and closed at 7:26 as there was no public in attendance.
 - iii) Bruce Morlan made a motion to approve sending the Rural Industrial ordinance with the lighting ordinance to the Board of Supervisors, Jeff Johnson seconded, discussion followed:
 - (1) The Commissioners expressed concern that if a business operates 24/7 the requirement to turn off the lights overnight would be an issue.
 - (a) A suggestion was made to address turning off the lights in the C.U.P.
 - (b) A suggestion was made that language could be added stating that a business can apply for extended lighting overnight.
 - (c) A request was made to reference the lighting standard in the Rural Industrial Ordinance.
 - (d) A request was made to change the lighting standard from commercial/industrial to just industrial.
 - (2) A request was made to review the numbering of the sections.
 - (3) A discussion was held regarding if pole buildings are appropriate in an industrial area.
 - (a) The Planning Commission determined that as pole buildings will need to meeting state building energy codes, they will be permitted.
 - (4) Larry Alderks reviewed his concerns regarding creating land locked lot splits. He questioned where roads will be and how outdoor storage and parking will be regulated.

- (a) Cindy Nash noted that engineered plans would be needed when a business submits a C.U.P.
 - (5) A request was made to add modify Section 20-55 f. "Minimum Setback from *properties* containing existing home:"
 - (6) A request was made to modify wording in Section 20-56 a.1 "Exterior Building Materials"
 - (7) A request was made to modify Section 3. O.6.c to read "Outdoor storage is screened from *all roads* and offsite residences.
 - iv) A Special Meeting has been set for Thursday, June 23rd, 2022, at 6:30 pm for continued discussion of the Rural Industrial Ordinance.
- 8) New Business
 - a) Larry Alderks noted that there was a recent article in the Northfield News regarding affordable housing. He will forward additional information to the Planning Commission.
- 9) Old Business
 - a) Ordinances
 - i) Mining
 - (1) Larry Alderks reviewed his concerns regarding the current Mining Ordinance.
 - (a) Requested that the Township be listed on the Bond (Cindy Nash suggested moving to a Letter of Credit)
 - (b) Reclamation plans should be required
 - (c) A three-year extraction plan to be updated each fall.
 - (d) A trigger for when the mine is officially closed.
 - (e) A plan for reclamation to begin if no communication from owners for a set period of time.
 - (2) A discussion was held regarding possible extraction plans and requirements.
 - (3) A discussion was held regarding bond requirements vs letters of credit. This is something that the Township attorney would review.
 - (4) Noted that an escrow would be needed for annual inspections.
 - (5) There was concern regarding setting dates of operation as the business ebbs and flows and calculating when a mine is permanently closed is difficult.
 - (6) Cindy Nash suggested that an annual report form the mine be required.
 - (7) A request will be made to the Board of Supervisors requesting that the Planning Commission revise the Mining Ordinance.
 - b) Comprehensive Plan
 - i) The Comprehensive Plan will be discussed at the Special Meeting on June 23rd.
 - c) Jesse Jacobson I.U.P – update
 - i) Cindy Nash reviewed that the letter being sent to Jesse Jacobsen will request that he attend the next regular Planning Commission meeting held on June 30th.
 - d) Updates from Board of Supervisors
 - i) No update as Mike Little was absent.
- 10) Updates and Miscellaneous - None

Adjourn