

*Bridgewater Township Planning Commission  
County of Rice, State of Minnesota  
September 29, 2022  
Official Minutes*

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll Call: John Klockeman, Jeff Johnson, Larry Alderks, Bruce Morlan, Ray Larson, Kurt Schrader, Nate Watters. Ex-officio Supervisor Mike Little. Clerk Frances Boehning. Guests; Mike and Julie Daly, Marissa (daughter of Mike Daly), Mr. & Mrs. Gottfried.
- 4) Approval of Agenda
  - a) Jeff Johnson made a motion to approve the agenda with additions, Larry Alderks seconded, all approved.
- 5) Approval of Minutes: August 25, 2022
  - a) Larry Alderks made a motion to approve the minutes of August 25, 2022, Ray Larson seconded, all approved.
- 6) Open Forum:
  - a) No comments. Forum closed at 7:04 pm.
- 7) Public Hearing:
  - a) Daly Variance – Public hearing opened at 7:05 pm.
    - i) Mr. Daly reviewed the area that he is proposing to split from the acreage. He also explained that the back quarter section is not suitable for a house as the ground is wet and set aside for conservation.
    - ii) The public hearing was closed at 7:10 pm.
    - iii) Bruce Morlan reviewed the size of the entire lot and existing homes in the section.
    - iv) Larry Alderks questioned if 2.5 acres is adequate and if a transfer of development rights (TDR) is required.
    - v) Mr. Daly reviewed on the screen the layout of the conservation area and the wetlands.
    - vi) A discussion was held regarding the size of the proposed lot.
    - vii) Larry Alderks made a motion to approve the variance based on the condition of no additional lots being subdivided from the parcel, a TDR would be provided, and the size of the lot to be split off moving to 5 acres. No second. Motion fails.
    - viii) A discussion was held regarding the need for a TDR.
    - ix) Kurt Schrader made a motion to approve the variance with the condition that the lot split be for 5 acres, Ray Larson seconded.
    - x) A friendly amendment was requested that the condition of no additional lots being subdivided from the parcel be noted.
    - xi) Kurt Schrader accepted the friendly amendment, Ray Larson seconded, Planning Commissions John Klockemen, Jeff Johnson, Bruce Morlan, Ray Larson, Nate Watters, and Kurt Schrader approved. Larry Alderks denied. This will be sent to the Board of Supervisors.

- b) Gottfried C.U.P – Public hearing opened at 7:32 pm
  - i) Mr. Gottfried reviewed the permit request and noted that the 20x40 site is a gravel pad. The size of the initial container will be 10x40 and if a second container is added, the interim use permit would be renewed.
  - ii) The public hearing was closed at 7:38 pm
  - iii) Bruce Morlan asked for clarification on how the unit would operate. No additional wells or electrical service beyond the current utilities would be needed.
  - iv) Mr. Gottfried stated that he would be growing vegetables and herbs.
  - v) Supervisor Little suggested planting additional trees if the container would need to be screened from the neighbors.
  - vi) A discussion was held regarding how many accessory structures could be on the property.
  - vii) Larry Alderks made a motion to approve the interim use permit with conditions, Bruce Morlan seconded.
  - viii) Nate Watters advised starting with an interim use permit then as the business grew, requesting a conditional use permit.
  - ix) A suggestion was made to increase the number of employees permitted to five.
  - x) The options for expanding the business were discussed.
  - xi) A question to clarify condition number 5 was discussed and resolved.
  - xii) Following a discussion, a request was made to change condition number 6 to allow deliveries Monday through Saturday. Also clarified that condition number 6 pertained to incoming deliveries.
  - xiii) A friendly amendment was proposed to the motion to include increasing the number of employees to five and change in-coming deliveries to Monday through Saturday.
  - xiv) Larry Alderks accepted the friendly amendments; Ray Larson seconded the motion to approve the interim use permit with conditions as listed with the following changes; *condition number 2 to increase employees to five and condition number 6 to allow in-coming deliveries may only occur between the hours of 8:00 am and 6:00 pm Monday through Saturday.* All Commissioners approved the motion. This will be sent to the Board of Supervisors.

#### 8) Old Business

- a) Comprehensive Plan – move to October meeting.
- b) ADU discussion – move to October meeting. Larry Alderks and Nate Watters noted that they had sent in suggestions to Cindy Nash.
- c) Jesse Jacobson – I.U.P – updates – move to October meeting.
- d) Keith Johnson – Auto Salvage - updates - move to October meeting.

#### 9) New Business

- a) Larry Alderks requested a list of priorities from the Supervisors. This will be sent to all Planning Commissioners when available.
- b) Bruce Morlan expressed concern that there is not a process for handling permitting and zoning concerns before they become a problem.
  - i) A short discussion was held regarding the extent of the issue and possible solutions.

10) Updates and Miscellaneous

- a) A request was made to combine the November and December meetings. The date chosen for the combined meeting is Thursday, December 1<sup>st</sup>, at 7:00 pm in the Bridgewater Town Hall.

Adjourn – John Klockeman made a motion to adjourn at 8:30 pm, Bruce Morlan seconded, all approved.