

*Bridgewater Township Planning Commission
County of Rice, State of Minnesota
March 30, 2023
Official Minutes*

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll Call: John Klockeman, Kurt Schrader, Bruce Morlan, Ray Larson, Nate Watters, Larry Alderks, Ex-Officio Mike Little, Staff Cindy Nash, Lori Noreen. Guests: Glen Castore, Ryan Blumhoefer, Janet Hanson, Dan Peterson, Drew Greenberg
- 4) Approval of Agenda
 - a) Bruce Morlan made a motion to approve the agenda, Ray Larson seconded. All approved.
- 5) Approval of Minutes: December 1, 2022
 - a) Bruce Morlan made a motion to approve the minutes of December 1, 2022, Ray Larson seconded. All approved.
- 6) Open Forum:
 - a) Glen Castore commented to inform the Commission the Treasurer Deb Salaba's shed burned down during the day. Her property is located at Dahle Ave & 140th St.
 - b) Open Forum was closed at 7:03pm
- 7) Public Hearing: Opened at 7:25 pm. Closed at 7:27pm
 - a) St. Olaf Preliminary Plat
 - i) Cindy Nash explained the Preliminary Plat request is to complete a few tasks. One is to rearrange the property lines of the current parcels owned by St. Olaf to clean up the parcel lot lines. The purpose of this is so St. Olaf can sell a parcel. Another purpose is to formalize an easement to the City of Northfield for Eaves Ave. The City of Northfield has already approved the easement. The City of Northfield will continue to maintain Eaves Ave.
 - ii) It was noted that in the OAA negotiations with the City of Northfield these parcels would likely be annexed soon.
 - iii) Bruce Morlan made a motion to approve the St. Olaf Preliminary Plat resolution, Kurt Schrader seconded. All approved.
 - iv) It will be brought to the Board of Supervisors at their next meeting.
 - b) Third Party Consultant Fees
 - i) Cindy Nash explained that there is already an escrow ordinance in place. This recommendation is for certain larger possible projects that take more time in the pre-application stages. It is an attempt to provide security to the Township up front on incurred expenses for said projects.
 - ii) The purpose is for the applicants to pay the fees for their project and not at the Township's expense.
 - iii) The escrow would be based off the size and cost of the project

- iv) It was discussed that the language “limited resources” in the proposed ordinance is concerning. Cindy Nash explained that the language of concern could be removed. It was agreed upon to strike the text “limited personnel & financial resources”.
- v) It was discussed if the time of 1 ½ hours is enough time for an initial consultation. An opinion that since the projects will be larger possibly 2 hours would be more sufficient. It was agreed upon to change the initial consultation time from 1 ½ hours to 2 hours.
- vi) Bruce Morelan made a motion to approve the Third-Party Consultant Fees Ordinance. Ray Larson seconded. All approved.
- vii) It will be brought to the Board of Supervisors at their next meeting.

8) Old Business

- a) RLS – Concept plan related to building height and project update
 - i) Drew Greenberg attended this portion of the meeting via Zoom.
 - (1) Drew introduced himself to the Commission and gave a bit of a background of himself and that of RLS.
 - (2) Cindy Nash explained the reasoning of the agenda item was to introduce the concept plan for the site located in the Rural Industrial Area and the focus at this time is the proposed height variance they will need to apply for.
 - (3) Drew expressed that just Monday 3/27/23 RLS had been awarded a significant grant from Mercy Rail. He stated that it was the largest rail grant awarded to a company.
 - (4) It was discussed that the height of a portion of the proposed building would be 14-15 stories high (140-150’).
 - (5) Questions from the Commission members were asked and answered regarding lighting, truck traffic, sewage and water treatment, timeline of the project.

9) New Business

- a) Change date of April Planning & Zoning Commission Meeting
 - i) There is a conflict for Cindy Nash to attend the April Meeting that was scheduled for Thursday, April 27th. After discussion from the members, it was decided to change the date of the April meeting to Tuesday, April 25th, 2023 at 7:00pm.

10) Updates and Miscellaneous

- a) It was noted that the Castle Rock Gravel Pit have done some significant expansion of mining activity to the west. Cindy Nash will reach out regarding the status of the IUP application submittal.

Adjourn