

*Bridgewater Township Planning Commission  
County of Rice, State of Minnesota  
April 25<sup>th</sup>, 2023  
Official Minutes*

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll Call: Kurt Schrader, Larry Alderks, Ray Larson, Bruce Morlan, Jeff Johnson, John Klockeman, Ex-officio Mike Little, Lori Noreen, Cindy Nash.
- 4) Approval of Agenda
  - a) Larry Alderks made a request to add Planning Members to the Agenda, so added.
  - b) Ray Larson made a motion to approve the agenda, Jeff Johnson seconded, all approved.
- 5) Approval of Minutes: March 30, 2023
  - a) Larry Alderks made a motion to approve the minutes of March 30, 2023, Jeff Johnson seconded, all approved
- 6) Open Forum: Opened at 7:04pm
  - a) Kurt Schrader, as a citizen asked for some information pertaining to the lot split at 1307 100<sup>th</sup> St E, Dundas MN. His concern was regarding the shape of the lot that was split from the original parcel.
  - b) Cindy Nash stated that she would provide the information requested to Kurt.
  - c) Open Forum was closed at 7:08pm
- 7) Old Business
  - a) RLS – update
    - i) Cindy Nash stated that Stantec is still working on the EAW. The schedule was originally to have the EAW complete by June but has now been pushed back to September which is causing the timeline of future events to be pushed to a later date as well.
    - ii) It was discussed that Cindy Nash will provide a small timeline of milestones for the RLS project to the committee to keep them apprise of what is going on when
    - iii) Mike Little mentioned that as the last BOS Meeting it was decided that the Rural Industrial Area will be named Comus Industrial Park.
    - iv) Bruce Morlan made a suggestion that the road be renamed as well
    - v) Larry Alderks informed the committee that a reference to the potential height of the RLS building would be similar to the grain bins at Fargaze Farms east of Northfield.
  - b) Comp Plan
    - i) Cindy Nash mentioned at a past meeting the first 12 pages were reviewed and she has the suggestions to made changes for those, she asked that the committee review pages 13-18 at the present meeting.
      - (1) Discussion was held as the plan was reviewed in detail.
      - (2) A suggestion was made to change the sentence regarding climate change progressing to be more fact based.
      - (3) A request was made to remove the names of parties the Twp will work with and add partners.

- (4) A suggestion was made to add the proposed bike trail on the map.
- (5) A suggestion was made to use a more generic term for “bikes, pedestrians and snowmobiles” to incorporate other forms of recreation on the trails.
- (6) Suggestions were made to rework wording on multiple lines in the goals section on the Economic Development page, as well as adding other goals.
- (7) A discussion was held regarding the need to yet address and come up with the strategies the Township will employ to achieve the goals on the Economic Development Page.
- (8) A suggestion was made that the Housing page should be incorporated into the Land Use page.
- (9) The Commissioners worked through the remainder of the Comp Plan and provided changes to Cindy Nash
- (10) Cindy Nash will work on the suggestions and changes and provide an updated Comp Plan for the Commissioners to review at the next meeting.

8) New Business

a) TDR

- i) Larry Alderks explained that he had an inquiry regarding TDR’s. He was looking to better understand what they are and how the use/nonuse of TDR’s in the Township work.
- ii) Cindy Nash provided a document for the Commissioners to review with her responses to said questions. Cindy went through the document and explained in better detail what TDR’s are and when they are used.
- iii) It was discussed that Bridgewater Township must be at least as restrictive as Rice County and Rice County only permits them in limited circumstances. Rice County generally requires cluster developments to all a TDR and since Bridgewater’s Ordinance does not allow Cluster developments the Township generally does not allow TDR’s.
- iv) Larry Alderks made a motion to remove Bridgewater’s TDR Ordinance, Kurt Schrader seconded, all approved.
- v) It was decided that Cindy Nash will draft a simple TDR Ordinance for the Commissioners to review at the next meeting.

b) Planning Members

- i) It was asked what the rotation is of the current Committee Members
  - (1) John Klockeman, Bruce Morlan and Ray Larson’s terms end May 2023
    - (a) It was stated that all three will remain on.
    - (2) It was suggested to reach out to Emily Fulton-Foley and Frances Boehning for possible future Commissioners.

9) Updates and Miscellaneous

- a) There were no updates or miscellaneous discussion.

10) Adjourn

- a) Larry Alderks made a motion to adjourn at 9:18pm, Bruce Morlan seconded, all approved.