

*Bridgewater Township Planning Commission  
County of Rice, State of Minnesota  
August 31, 2023  
Official Minutes*

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll Call: John Klockeman, Bruce Morlan, Ray Larson, Larry Alderks, Kurt Schrader, Jeff Johnson, Nate Watters, Ex-Officio Mike Little, Staff: Cindy Nash and Lori Noreen. Guests: Tyler Dahm, Jerry Rypkema, Kory Kurtt, John Barr, Lori Davies, Sam Daly, Jane Rydholm, Glen Castore
- 4) Approval of Agenda: Bruce Morlan made a motion to approve the August 31<sup>st</sup>, 2023 Agenda, Ray Larson seconded, all approved.
- 5) Approval of Minutes - June 22, 2023: Jeff Johnson made a motion to approve the Minutes of June 22<sup>nd</sup>, 2023, Bruce Morlan seconded, all approved.
- 6) Open Forum: Open Forum was closed at 7:02pm
- 7) Public Hearing:
  - a) Believet CUP: Public Hearing was opened at 7:08pm and closed at 7:15pm
    - i) Cindy Nash discussed the staff report with the Committee and opened the floor to Sam Daly who provided a brief background of the non-profit organization Believet and their current facility. Jany Rydholm, Executive Director of Believet stated that the organization has been transformational for the Veterans.
    - ii) John Barr, a nearby neighbor to Believet expressed that he is for the service Believet provides but is concerned if the organization and its facility expands about the traffic that will increase. He stated it would be beneficial to all who live on the road if something would be in place to provide dust control on the road each year.
    - iii) Kory Kurtt, a resident who lives on 100<sup>th</sup> St, also expressed his concern regarding traffic and dust control.
    - iv) Lori Davies, a volunteer for Believet, stated that dust control will be addressed by the organization and will also have a form of recycled asphalt for their driveway. She mentioned that they estimate there would be less than 20 people a day coming & going from the facility.
    - v) Glen Castore stated that the Board would be willing to work with Believet to share the expense of dust control for 100<sup>th</sup> St.
    - vi) There was discussion between the Commissioners regarding the recommendation by the Zoning Administrator to approve to the Town Board the Conditional Use Permit to expand the existing kennel operation on the property.
      - (1) The question was asked, if this expansion occurs how would the facility dispose of the feces with a response the organization is looking into purchasing a “compost digester” which then could be spread as fertilizer.

- (2) The question was asked regarding the downsizing of the proposed building expansion with a response the organization did so to address certain concerns, one being cost, but in their designs, they have the room to expand.
- (3) The question was asked as to why the building is set as far back as it is in the drawings with a response that it was the owner's decision to give their neighbor some reasonable space from the facility.
- (4) There was discussion to be able to have a one-time expansion without the review of the current CUP. The organization would start with 69 dogs with a one-time expansion of up to 109 dogs.
- (5) It was discussed to reword recommended condition #4 for a notice to visit the property to be 10 days in advance.
- (6) It was discussed to have recommended condition #2 be 69 dogs with a one-time addition of up to 110 dogs with a 2,500 sq ft one-time expansion.
- (7) Jeff Johnson made a motion to recommend approval to the Town Board of the CUP for Believet with the discussed updates of the conditions, Nate Watters seconded, the motion passed with 6 votes in favor and 1 against. The CUP will be brought to the Board of Supervisor's at their next meeting to be held on Wednesday, September 13<sup>th</sup>, 2023.

b) Castle Rock/SMC Mining

- i) Text Amendment to Zoning Ordinance re: TEPP: Public Hearing was opened at 8:20pm and closed at 8:21pm
  - (1) Tyler Dahm, representing County Line Materials gave a brief summary of the site & work being performed at the location. He explained the reasoning of the name change of the company. He also provided a brief review of the reclamation plan the company has for the site.
  - (2) Tyler Dahm requested an amendment to the Ordinance regarding equipment replacement to coordinate with Rice County's so that this would be in line with the 5-year update.
  - (3) The question was asked of the timeline for mining of the land with a response that there is approximately 5-6 ton left which could take up to 20-30 years to mine.
  - (4) The question was asked who executes the final reclamation plan with a response that the permits expire every 5 years with a renewal needed. Either the Leasor, if the permit is still intact, or the Owner if the permit has expired will be responsible to execute the reclamation of the land.
  - (5) The question was asked how the reclamation be paid for with a response that there will be a financial security agreement created to stabilize the land.
  - (6) It was discussed and agreed that the time of the hours of operation be 7am-7pm Mon-Fri, and 7am-3pm Saturdays, closed on Sundays.
  - (7) Kurt Schrader made a motion to recommend approval to the Town Board of the Text Amendment to the Zoning Ordinance re:TEPP in the staff report, Jeff Johnson seconded, all approved.
- ii) Interim Use Permit for Mining
  - (1) Bruce Morlan made a motion to recommend approval to the Town Board of the IUP with the conditions listed in the staff report, Kurt Schrader seconded, all approved.

8) Old Business: There was no Old Business discussed.

9) New Business: There was no New Business discussed.

10) Updates and Miscellaneous

- a) Milestones/Updates on CORE X Partners (formerly RLS)
  - i) Cindy Nash updated the white board in the Hall with new tentative dates on the timeline

- ii) Glen Castore proved an update on the progress of the CORE X Partners project with some key notes being that the EAW is now complete and will be distributed for public comment on Tuesday September 5<sup>th</sup>, 2023. There is a 30-day timeframe for public comment which will end October 5<sup>th</sup>, 2023.
  - iii) Cindy Nash discussed that the Zoning Ordinance requires the Planning Commission to make a recommendation to the Board regarding the EAW which will be on the next month's meeting Agenda to be held on Thursday, September 28<sup>th</sup>, 2023. There will be a press release in the paper and resident neighbors will be notified.
  - iv) It was noted that CORE X Partners is hopeful to have a permit to put in the foundation prior to the Building Permit sometime in October.
  - v) And update on the rail siding was provided as well as the paving of 140<sup>th</sup> St
  - vi) Other key notes were that there has been a company hired to do the grading and a purchase agreement has been drafted with Ed Koktavy for the land.
  - vii) It was noted that an Escrow Agreement with CORE X Partners is still in negotiations.
  - viii) CORE X Partners would like to proceed with Steele Waseca for their utility provider and they are in discussions to avoid having to go to the Public Utility Commission. If the discussions are not successful then the petition will proceed.
  - ix) It was also noted that the timeline of the project is subject to changing daily.
- b) Landfill Fire – How EV batteries are recycled
- i) Larry Alderks requested that the Clerk send a short video regarding how EV Batteries are recycled to the Commissioners and Supervisors to review.
- c) Comp Plan
- i) Cindy Nash stated that the Comp Plan is closed to being complete, with the exception of the maps that have not been inserted. Approval was requested to have the maps completed without review and a Public Hearing regarding the Comp Plan will be on the next month's meeting to be held Thursday September 28<sup>th</sup>, 2023.
- d) Hollinger Outcome – clean up
- i) Glen Castore noted that the Hollinger property has been cleaned to the satisfaction of the Board.
- e) Jacobson Vehicles – CUP
- i) Cindy Nash stated that she will start working on code enforcement of the Jacobson CUP and provide an update at next month's meeting to be held on Thursday September 28<sup>th</sup>, 2023.

Adjourn: Bruce Morlan made a motion to adjourn the meeting at 9:26pm, Nate Watters seconded, all approved.