

*Bridgewater Township Planning Commission
County of Rice, State of Minnesota
September 28, 2023
Official Minutes*

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call: John Klockeman, Bruce Morlan, Ray Larson, Nate Watters, Larry Alderks. Ex-Officio Mike Little, Staff Cindy Nash, and Lori Noreen. Guests: Glen Castore
- 4) Approval of Agenda
 - a) Bruce Morlan made a motion to approve the Agenda, Larry Alderks seconded, all approved.
- 5) Approval of Minutes: August 31, 2023:
 - a) Bruce Morlan made a motion to approve the Minutes of August 31, 2023, Larry Alderks seconded, all approved.
- 6) Open Forum: Opened 7:04pm – Closed 7:04pm
- 7) Public Hearing: Opened 7:04pm – Closed 7:05pm
 - a) Comp Plan
 - i) Cindy Nash explained that the Comp Plan has been updated with the changes that were requested by the Commissioners. She stated that there is one map that still needs to be inserted into the document. The map will not be different from the Rice County map and will be included before completion.
 - ii) John Klockeman noted on certain pages there is a need to fix some graphical issues and formatting to uniform the document which will be addressed.
 - iii) Larry Alderks noted certain areas of inconsistent wording. It was decided to go through and update so the wording throughout the document will be uniform.
 - iv) It was requested to add “Minnesota” and the Township’s website to the Cover page of the document, which was agreed upon and will occur.
 - v) Bruce Morlan made a motion to recommend approval of the Comp Plan to the Board of Supervisors with the changes noted, Larry Alderks seconded, all approved.
- 8) Old Business – There was no Old Business to discuss.
- 9) New Business –
 - a) Core X EAW recommendation on need for an EIS
 - i) Cindy Nash explained to the Commissioners the Planning Commission’s roles regarding an EAW which is explained in detail in the Memorandum she provided.
 - ii) Larry Alderks brought to the Committee’s attention certain areas of concern he had within the EAW.
 - iii) Discussion was held regarding the concerns between the Commissioners, and it was noted that they can be addressed during the permitting process.
 - iv) It was noted that if any public comments are received, they will be forwarded to the Commissioners for review.

- v) Larry Alderks made a motion to recommend to the Board of Supervisors to accept the EAW without the need for an EIS, Ray Larson seconded, all approved.

10) Updates and Miscellaneous –

a) Core X Partners update

- i) Glen Castore provided a brief update on the Core X Partners project. He explained once the Board of Supervisors makes the decision that an EIS is not needed for the EAW the Township can begin the permitting process.
- ii) It was stated that the first two permits that will be applied for are the CUP and the Height Variance which are expected in the next few weeks.
- iii) Glen Castore stated that Core X Partners has a purchase agreement to purchase approximately 80 acres at \$55K per acre from Ed Koltavy and has a 1st Right of Refusal on some additional land as well.
- iv) Glen Castore explained that the Township has signed a letter of intent to purchase 5.7 acres at \$25K per acre from Ed Koltavy in Comus Junction which will be the area for the Fiber Optics and a well.
 - (1) There was discussion as to how the Township will pay for the purchase of the land.
- v) Glen Castore stated that there has not been any further development on if the area will have Xcel or Steele Waseca. He noted that Steele Waseca is still the preferred provider as it would open opportunities for grant monies and 0% interest loans to the Township.
- vi) It was expressed that Core X Partners is hopeful to break ground for a foundation by this fall yet.

b) Jacobson Vehicles – CUP

- i) Cindy Nash explained that she is working with the Attorney, Peter Tiede, to address this. It is at the beginning stages and there will be another update at the next meeting.
- ii) Larry Alderks expressed his concern regarding property's that are in violation are quite time consuming and requested to relay to the Board of Supervisors that the Township should get ahead of and stay on top of such issues early and enforce resolution as quickly as possible. Ray Larson expressed his agreement.

c) Hoover Mine – update

- i) Glen Castore provided a brief update on the Hoover Mine after a meeting he had with Don Redmon. It was mentioned that it is hopeful an IUP will be applied for in the near future.

Adjourn –

- Larry Alderks made a motion to adjourn the meeting at 8:16pm, Bruce Morlan seconded, all approved.