

*Bridgewater Township Planning Commission
County of Rice, State of Minnesota
October 31st, 2024
Official Minutes*

- 1) Call to order
- 2) Roll Call: John Klockeman, Kurt Schrader, Nate Watters, Ray Larson, Ex-Officio Kathleen Kopseng, Lori Noreen, Cindy Nash. Guests: Tim & Kim Strong, Sam & Amanda Novotny, Rick & Debbie Salaba, Lynn Hutton, Adam Conrad, Larry Conrad, Frances Boehning, Tom Schmitz.
- 3) Approval of Agenda
 - a) Ray Larson made a motion to approve the agenda, Nate Watters seconded, all approved.
- 4) Approval of Minutes: August 22nd, 2024
 - a) Kurt Schrader made a motion to approve the minutes of August 22nd, Ray Larson seconded, all approved.
- 5) Open Forum: N/A
- 6) Public Hearing:
 - a) CORE X Partners
 - i) Variance
 - (1) Cindy Nash reviewed the request from CORE X Partners for a height variance for the proposed building that will be built. This consists of two phases. The first phase would require a variance from the maximum height permitted of 45 feet to 50 feet and the second phase would consist of permitting a height of 150ft.
 - (2) Drew Greenberg provided a brief background of CORE X Partners to the Commissioners and guests.
 - (3) John Klockeman opened the public hearing at 7:05am.
 - (a) Debbie Salaba questioned the setbacks of the proposed building.
 - (b) Larry Conrad questioned the need for the building to be as high as requesting.
 - (c) There was a question regarding 140th street and the distance of which will be paved as a 10-ton road.
 - (d) There were concerns expressed regarding the possible increased traffic, value of the surrounding properties, the hours of operation of the proposed business, and the sight of the proposed building.
 - (e) Tom Schmitz questioned if there was a contingency plan for the building if the proposed business fails.
 - (f) There was a question regarding the storm water system that will be in place.
 - (g) Debbie Salaba questioned what would be used as a refrigerant for the facility.
 - (h) It was questioned if the rail cars would block the road.
 - (i) There was a question as to the lighting plan.
 - (4) The public hearing was closed at 8:15pm
 - (5) Discussion was held pertaining to the 50ft and 150ft height variance. Kurt Schrader made a motion to recommend to the Board to approve the Phase 1 and Phase 2 height variances. Nate Watter seconded, all approved.
 - ii) Conditional Use Permit

- (1) Cindy Nash reviewed the request from CORE X Partners for a conditional use permit for a cold storage facility in the rural industrial park.
 - (2) The Committee reviewed the Planners recommendations for the Conditional Use permit and discussion was held. It was notated that the current design of the walls for the proposed building do not meet the current Township Ordinance. After discussion, it was determined that certain conditions need are in need of amending as well as a condition regarding a landscape plan be added. Ray Larson made a motion to recommend to the Board to approve the Conditional Use Permit as amended and updated, Kurt Schrader seconded, all approved.
- 7) Old Business
 - a) N/A
 - 8) New Business
 - a) Cannabis Registration
 - i) Cindy Nash provided zoning amendments for Cannabis and Hemp Businesses to the Committee to review. It was noted that the new law will go into effect in January of 2025, therefore the Township must have something in place prior to that. The decision was made that Cindy will work on updating the amendments and bring it to the next meeting for consideration.
 - 9) Updates and Miscellaneous
 - a) It was noted that the next Planning & Zoning meeting will be held on Thursday, December 5th, 2024. As the scheduled November meeting is Thanksgiving Day.
 - b) It was mentioned to have the Engineer for CORE X Partners be in attendance at future meetings to aid in the discussion and explanation of the proposed facility.

Adjourn