

State of Minnesota

County of Rice, Town of Bridgewater

MINUTES

BRIDGEWATER TOWNSHIP SUPERVISOR WORK SESSION

Items considered were potential Orderly Annexation Agreements, Boundary Adjustments, and Town Planning

January 22, 2004 – 7:00 PM

Bridgewater Town Hall

500 Railway Street South, Dundas, MN 55019

A. LIST OF ATTENDEES

The following is a partial list of attendees: Carolyn Braun, consultant; David Salene, consultant; Peter Tiede, consultant; Gary Ebling, Bridgewater Supervisor; Leif Knecht, Bridgewater Supervisor-Chair; Paul Liebenstein, Bridgewater Supervisor; and Mike Piper, Bridgewater Clerk.

B. MEETING DISCUSSION

The following are observations recorded by the Bridgewater Town Clerk:

- Peter Tiede addressed the matter of consolidation and merger. He said that there is no provision in Minnesota Statutes for this option, although it has been done through special legislation.
- It was noted that a Township can merge with another Township.
- Carolyn Braun gave a presentation on Planning and Zoning. She distributed the document "Establishing Township Planning and Zoning," attached.
- Although not required for non-metro townships, Ms. Braun recommended that Bridgewater Township prepare a Comprehensive Plan. This would take the Planning and Zoning responsibility for Bridgewater Township from the County and give it to the Town.
 - The Plan should be as or more restrictive than Rice County's. Permission must be given by the County to be less restrictive.
 - Bridgewater Township could have Rice County administer the plan.
 - The Rice County Comprehensive Plan could be tailored to suit Bridgewater Township.
- If Bridgewater Township decides to do its own planning and zoning, a Planning Commission should be established. Although the members of the commission could be Supervisors, Ms Braun said that a Council composed of appointed members is best.
- Peter Tiede suggested that a Comprehensive Plan would enable Bridgewater Township to negotiate directly with land owners.

- The issue of the relative impact of residential vs. commercial/industrial taxes was addressed. David Salene cited the Fiscal Disparities concept.
- Chair Knecht said that an important priority for Bridgewater Township is to preserve its rural character for as long as possible. Knecht referenced the Township's vision.
 - Further, Knecht said that he would like to see an orderly annexation agreement with Dundas over a long term.
 - Knecht said that Dundas has offered two seats on its Planning Commission to Bridgewater Township. As such, the Bridgewater members could have an input in the approval of the Transportation Plan, the housing density of developments, and other development activities.
 - Knecht said that he envisioned a variety of housing in annexed property, including housing for low-end income earners.
- It was mentioned that agricultural-related businesses could operate in Bridgewater Township.
- The Supervisors presented their vision of David Salene. Each vision was briefly discussed. Mr. Salene and the other consultants will prepare a matrix showing what is possible and how for the next meeting of the Supervisors with the consultants.
- It was noted that Dundas wants an Orderly Annexation Agreement by the end of February, 2004.
- The concept of "transfer of development rights" was raised. It appears that this concept will be in the new Rice County Zoning Ordinance.

C. NEXT MEETING

The next meeting is scheduled for February 19, 2004 at 7:00 PM at the Bridgewater Town Hall

D. MOTION TO ADJOURN

The meeting was adjourned at 8:45 PM.

Respectively submitted,

Mike Piper
Mike Piper, Clerk

Leif Knecht, Supervisor-Chair