

**Planning Commission Meeting
Bridgewater Township
Official Minutes
Wednesday, December 17, 2014**

- ❖ John Klockeman called the meeting to order at 7:00pm. Members present were John Klockeman, Jim Rossow, Jeff Stremcha, Jim Braun, Carolyn Braun, and John Holden.
- ❖ The Pledge of Allegiance was recited.
- ❖ Jeff Stremcha made a motion to approve the agenda, Jim Rossow seconded, all approved.
- ❖ Jeff Stremcha made a motion to approve the minutes from October 30, 2014, Jim Rossow seconded, all approved.
- ❖ *Open Forum* - None
- ❖ *Public Hearings* –
 - Richard Truman – Variance from a front yard setback. As Richard Truman had not arrived yet, Jeff Stremcha made a motion to table the discussion to the end of the meeting in the event Mr. Truman arrived later, Jim Rossow seconded, all approved.

- ❖ *Old Business: none*

- ❖ *New Business – Draft of overlay district for Rice Creek*
 - *The underlying ordinance still applies, this adds additional restrictions.*
 - *Carolyn Braun requested clarification on zones and purpose of the buffer and how wide it should be. Noted that buffer and set back are different terms.*
 - *Options and consequences were discussed.*
 - *Jeff Stremcha and Jim Rossow would like to see additional information on the benefits of a 100 foot buffer.*
 - *John Klockeman suggested a conservation type easement possibly with compensation. Discussion followed.*
 - *Discussion was held on existing feedlot and DNR requirements.*
 - *Based on MPCA standards – set back of 300 feet unless a 100 foot permanent vegetation area is planted.*
 - *Building set back is still 300 feet.*
 - *Zone 2 – impervious surface will be 10% on five acres. Existing parcels less than five acres can go to 20% impervious surface.*

- *Storm water – Carolyn Braun requested members to review the draft closely for any possible future issues. Jim Rossow raised the issue of tiling direct into the creek. Discussion was held on what position we can take on regulating tiling.*

❖ *Richard Truman Variance*

- *Jeff Stremcha made a motion to deny the variance, John Klockeman seconded*
 - *The parcel contains 3.50 acres and has other areas that would be buildable without the need for a variance.*
 - *The applicant's only hardship was economic in nature.*
 - *The topography or terrain did not demonstrate a critical bluff area.*
 - *The accessory storage structure would be placed forward of the house structure.*
 - *Based on the evidence, it is felt that the structure can be placed without undo hardship.*
 - *The applicant has reasonable use of the property.*
 - *Vote results – two agree, one against*

❖ *Miscellaneous:*

- *Work plan for 2015 - Discussion*
 - *Comp Plan – we are waiting on the new comp plan from Rice County.*
 - *New Comp Plan will be first on the agenda for 2015*
 - *Private Camp Grounds*
 - *Solar Arrays*
 - *Bike trails with possible food trucks*

❖ *Adjournment*

- *Adjourned at 9:22 pm.*
- *Next meeting will take place Wednesday, January 28, at 7:00 pm.*

Respectfully Submitted,

Frances Boehning
Bridgewater Township Clerk.