

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
7:00 p.m. Bridgewater Township Government Center
Thursday, March 30, 2017
Official Minutes

- ❖ John Klockeman called the meeting to order at 7:00pm. Members present were Larry Alderks, Bruce Morlan, John Klockeman, Ray Larson, Kurt Schrader, Jeff Johnson, John Holden, Jim Braun, Carolyn Braun, and Frances Boehning.
- ❖ Bruce Morlan made a motion to approve the agenda, Larry Alderks seconded, all approved.
- ❖ Larry Alderks made a motion to approve the minutes of January 25, 2017, Bruce Morlan seconded, all approved.

- ❖ Open Forum: None

- ❖ Public Hearings: None

- ❖ Old Business – None

- ❖ New Business
 - Review goals and establish 2017 work plan
 - Converting the township ordinances to a town code format.
 - Resolve the question of the 250ft lot width standards – include discussion of clusters.
 - Develop standards for highly sensitive groundwater areas with focus on rapid recharge areas.
 - Creation of a Rice Creek zoning map overlay which includes DNR standards. The overlay will be added to the website along with a summary and regulations.
 - Hold comp plan discussions with the Board of Supervisors. This meeting will take place on May 25th at 7pm in the Bridgewater Town Hall. Included in the discussion will be:
 - Uses for un-reclaimed gravel pits
 - Residential clusters
 - Create agricultural building standards
 - Jim Braun will work with Darrel Gilmer to create a preliminary standard
 - Darrel Gilmer will be the inspector for these standards

 - Discussion of clusters in non-agricultural areas
 - John Holden reviewed the purpose of and place in the township for clusters.
 - A discussion was held regarding the pros and cons for additional housing clusters and the potential need for septic and water.

- A short discussion was held regarding TDRs. Jim Braun has a map available listing the current TDRs. This topic will be added to the joint meeting with the Board of Supervisors.
 - Discuss need for property maintenance code.
 - It was noted that the current maintenance code was weak.
 - There is a concern that H.U.D does not allow townships to inspect their houses prior to sale.
 - A discussion was held that we need to have a higher standard for health, safety, and maintenance.
 - Carolyn Braun will bring standard examples for the next meeting.
- ❖ Miscellaneous
 - New Chairs
 - Larry Alderks made a motion to request the Board of Supervisors purchase additional comfortable chairs, large screen, larger table to accommodate the entire Planning Commission, Bruce Morlan seconded, all approved.
 - Updates on board actions
 - John Holden reviewed recent Board resolutions.
 - Update on compliance actions
 - Reviewed the C.U.P for Keith Johnson. It was noted that he is not in compliance. Jim Braun served Keith Johnson a 30 day notice to bring the property into compliance. The revocation of the permit will be discussed during the April 27th Planning and Zoning Commission meeting. A public meeting will be held during that meeting regarding this topic.
 - Current legislation
 - Carolyn Braun reviewed current legislation in the House and Senate.
 - Copies of the applications for C.U.P's, I.U.P's and variances were reviewed.
 - The 2017 fee schedule was reviewed.
 - EPA Changes
 - These will be reviewed on a case by case basis to see if we can be more restrictive or if state regulations will preempt the township.
 - A request was made to add this to the joint meeting with the Board of Supervisors to discuss if the township can preemptively protect the area if MPCA and EPA regulations fail.
 - Dundas Planning Commission
 - A discussion was held regarding the future of the old Kmart building.
 - An additional may be added in the future.
 - The Aldi building will be started in the near future.
 - The DeMann property on Railway Street is being considered for senior housing. A concept plan has been submitted to Dundas.

- Bruce Morlan will be attending the Northfield EDA Summit and the Metro Summit in Red Wing and plans to report on the at the next meeting.
- ❖ Adjournment – next meeting will take place on Thursday, April 27, 2017. Ray Larson made a motion to adjourn at 8:45pm, Kurt Schrader seconded, all approved.