

Planning Commission Meeting
Bridgewater Township
Official Minutes
Wednesday, May 25, 2016

- ❖ John Klockeman called the meeting to order at 7:00pm. Members present were John Klockeman, Bruce Morlan, Jim Braun, Carolyn Braun, Kathleen Doran-Norton, Ray Larson, Larry Alderks, Kurt Schrader, and Frances Boehning.
- ❖ Larry Alderks made a motion to approve the agenda, Bruce Morlan seconded, all approved.
- ❖ Larry Alderks made a motion to approve the minutes from March 30, 2016, Bruce Morlan seconded, all approved.
- ❖ The Open Forum was opened and closed as there were no comments.
- ❖ Public Hearing – None

- ❖ Old Business – None

- ❖ New Business
 - Discuss Temporary Health Care Dwelling Legislation – Carolyn Braun reviewed the new legislation recently added. Bridgewater Township may opt out of this legislation by passing an ordinance.
 - Larry Alderks made a motion to recommend that the Board of Supervisors pass an ordinance to opt out of this legislation as it is felt that this is not a good solution to the problem, Ray Larson seconded, all approved.
 - A request was made to bring in the ordinance dealing with temporary housing for farm help.

 - Adding engineering standards for solar arrays – Jim Braun has been working with the solar companies that are in the process of submitting applications for solar gardens in the township. A copy of the federal standards that will be used by the solar companies will be available at the next Planning and Zoning meeting. Carolyn Braun will discuss how these standards apply to the upcoming projects.
 - Kathleen Doran-Norton was concerned regarding storm water runoff from the arrays and impervious surfaces in the solar gardens. Legislation was passed recently regarding vegetative standards – this will be discussed during a later meeting. Kathleen Doran-Norton will send out an email regarding how the amount of impervious surface of a solar array is determined.

 - 250' lot width requirement (how to address flag lots) – A recommendation was made that any lot split not in compliance with current regulations be sent before the Commission for a variance.
 - Carolyn Braun will work to tighten up the current ordinance to ensure that an appropriate width is continued from the road to the house.
 - The ordinance regarding distances between driveways will be reviewed during the next meeting.
 - A suggestion was made to add in diagrams to the ordinance for clarification.

 - Residential/Senior Clusters – where could they fit in the Township. – Kathleen Doran-Norton noted that the Board of Supervisors would like to discuss this and give recommendation to Rice County for their upcoming Comp Plan. Jim Braun suggested the possibility of placing clusters near Rice Creek. The Planning Commission would like clarification that Rice County would allow clusters and that there is a need for them.

- Uses for un-reclaimed gravel pits – Rice County would like the township to identify un-reclaimed gravel pits on public land and suggest alternate uses for them.
 - Jim Braun has reviewed old permits and aerial photos. In Bridgewater Township, the un-reclaimed gravel pits are all on private land.
 - Jim Braun has been working to get some of the old pits reclaimed.
 - The Keith Johnson gravel pit is being cleaned up and reclaimed by Don Redmond. Redmond is also looking at purchasing the old Hoover dump site. This site has been listed as a Superfund site in the past. If SMC purchases the site, they will engineer a containment method to protect the ground water. It was noted that this is a rapid recharge site and Bridgewater should be diligent on ensuring that the site is not permitted to leak contaminants into the drinking water.

- ATV Park on 145th Street – A request was made to have Jim Braun look at the parking area for the ATV Park as there is concern that current parking is not taking place in the appropriate area.

- Standards for asphalt plants -
 - Kathleen Doran-Norton raised the question of the necessity of having an ordinance regarding asphalt plants. Currently, asphalt plants are handled through an Interim Use Permit. Carolyn Braun will look into and bring the standards used by Athens Township to the next meeting.

- Rice Creek – Zoning Map overlay of DNR Standards – per Carolyn Braun the solar garden being proposed near Rice Creek will use the current general DNR standards.

- Standards for Staff information/meeting packets – issues have come up regarding obtaining information in a timely manner for the monthly meeting. Jim and Carolyn Braun have not been receiving the complete information with enough time to review prior to bring to the Planning Commission. It is the recommendation of the Planning Commission to have a deadline of two weeks prior to the meeting to allow staff to review and react to the information for the meeting and set an agenda. If complete information is not available for the meeting, the item will be postponed.

- Project priority list for Carolyn Braun -
 - John Klockeman stated that the Commission will not move on anything without clear direction from the Board of Supervisors regarding project priorities.
 - John Klockeman requested that the Zoning Map overlay of the DNR Standards for Rice Creek be elevated in the priority list.

- ❖ Misc.
 - Jeff Stremcha has submitted his resignation effective immediately as he is moving out of the area. Bruce Morlan made a motion to have John Klockeman draft a letter of appreciation and submit it to the Commission, Larry Alderks seconded, all approved.

- ❖ Larry Alderks made a motion to adjourn, Bruce Morlan seconded, all approved. – 8:50 pm.

Respectfully Submitted,
 Frances Boehning
 Bridgewater Township Clerk.