

Bridgewater Township Board of Supervisors
County of Rice, State of Minnesota
August 12th, 2026, 5:00pm
Official Minutes

Call to order

Pledge of Allegiance

Roll Call: Glen Castore, Andrew Ebling, Frances Boehning, Larry Alderks, Nick Bolton, Lori Noreen. Absent: Debbie Salaba

Introduction of Guests: Matt Stordahl, Jovian Tupy, Greg Carlson

Approval of Agenda

- It was requested to add "Road Punch List" under Roads, and "Planning Commission Request" under Planning & Zoning.
- Larry Alderks made a motion to approve the agenda as amended, Frances Boehning seconded, all approved.

Public Comment on Non-Agenda Items: N/A

Approval of Minutes & Claims

- July 8th Meeting Minutes
 - Larry Alderks made a motion to approve the July 8th Meeting Minutes, Nick Bolton seconded, all approved.
- August Claims
 - Larry Alderks questioned the payment of \$15K for the PFAS Study. It was noted that this was the last payment of the \$60K allocated from the Landfill Host Holding account.
 - Larry Alderks made a motion to approve the August Claims, Andrew Ebling seconded, all approved.

Treasurer's Report

- Treasurer's Report
 - The Board reviewed the Treasurer's Report provided.
 - The Treasurer has requested direction on what to do with the interest that has accrued on the Landfill Holding CD. In the previous years the Township has added the interest into the Operating account and renews the principal balance into another CD. After discussion it was determined to direct the Treasurer to do the same. She will deposit the interest accrued into the Operating Checking Account and renew the \$625K principal balance into another 12-month CD at a rate of 3.5%.
- IRS Reporting
 - The Clerk will confirm with the Treasurer that the reporting has been completed.

Roads

- Decker Ave LRIP Project
 - Matt Stordahl stated that the plans have been submitted for agency reviews and expects a response soon. It was discussed that once the reviews are in bids could be requested this year.
 - It was noted that the Board will decide where the marshalling area will be for the project. It was stated that wherever the marshalling area will be there will be a requirement to have the area be in pre-construction condition upon completion of using the area.
- Road Reconstruction Project
 - Matt Stordahl stated that he hand delivered letters to the homeowners along the roads that will be reconstructed providing a project schedule. The project is set to begin the week of August 17th, 2026.
- 140th Update
 - Larry Alderks spoke with Dennis Luebbe who stated that if the Township does not have a signed contract or agreement for development in Comus Junction Industrial Park the grant money for 140th St must be returned.
 - Glen Castore stated that he was given a different direction by the State of Minnesota in previous meetings. Glen will reach out to confirm if the Township must have a development agreement.
 - Matt Stordahl stated that he will work on getting a quote to perform a survey on the road and get it to the Board.
- Road Punch List

- o Andrew Ebling provided a list of items that need to be addressed concerning roads.
 - Holding Pond Cleanout – initial work done, status the same as last month. It was determined to ask Mike Groth if he has time to fix the issue and if not, the Township could hire someone to come in and clean it out. It was determined to leave it on the list to review again in September.
 - 100th St E Deaf Sign – COMPLETED
 - Eaton Potholes – Mike Groth spoke with the Clerk and stated that he was going to address the potholes on Friday, August 14th, 2026, weather permitting.
 - 123rd St Water Issue – after discussion it was determined that the issue at hand is not in the Township Right of Way. The Board determined that they will not proceed with the project, the homeowner can work on it themselves.
 - Shed Repair/Loose Screws – no update
 - Weed Meeting Follow-Up – it was determined to postpone the meeting to a future date
 - Upper Oaks Mowing – Larry Alderks will work with Mike Groth to clear the weeds that were sprayed.

Planning & Zoning

- Rudebusch Variance Request
 - o The Board reviewed the Memorandum provided by the Township Zoning Administrator regarding a Variance Request to permit a third dwelling in a quarter-quarter section in Bridgewater Township. Also included in the packet was the Memorandum provided to the Township Planning Commission which was reviewed at their Planning & Zoning Meeting held on July 30th, 2026, and the Variance Application Narrative to review.
 - o Glen Castore stated that he attended the Planning & Zoning Meeting, and the Committee recommended approval of the variance request, along with numerous neighbors in attendance that expressed their support for approving the request.
 - o It was expressed to the Board that after review and discussion they have one of three options regarding the agenda item. One, Approve the Variance. Two, Deny the Variance. Three, Table until a future date to obtain further information, and direction.
 - o Larry Alderks made a motion to approve Resolution 2012-12 Approving a Variance from Section 20-31 of the Zoning Ordinance to permit a third dwelling unit within a portion of the southeast quarter of the southeast quarter of Section 13 (PID 0713400001), Andrew Ebling seconded. Discussion was held.
 - o Ex-Officio Frances Boehning covered what the Committee discussed at their meeting on July 30th, 2026, with the Board. Supervisor Boehning stated that she contacted the Rice County Assessor inquiring how the current structure on the property was deemed a dwelling. She noted that the Assessor's Office stated that this determination was not due to the previous Zoning Administrator's decision to allow a "Night Watchman's Quarter" within the structure, but the Assessor's determination based on the information they had at the time. She stated that there currently is a place that can be lived in and questioned the need for a house.
 - o Larry Alderks agreed that the property already has a dwelling that can be lived in and does not see the necessity of a third dwelling in a quarter-quarter section.
 - o Nick Bolton stated that he agreed with both Supervisor Alderks and Boehning. He noted that the Township currently does not allow TDRs. The reasoning is to keep density down. He questioned if they Variance were allowed what type of precedent would be set by the Township. He added that after reading the narrative he did not feel there was a true hardship for the Variance.
 - o Andrew Ebling stated he had a conversation with the Zoning Administrator and questioned the repercussions of going against Rice County and the Township's Ordinance of 2 dwellings per quarter-quarter section. Supervisor Ebling also had concerns about setting a precedent. He noted that he did see valid points but was more aligned with following the Zoning Administrator's recommendation.
 - o Glen Castore stated that there was a signed document from the previous Zoning Administrator saying that the area built in the current structure was specifically a "Night Watchman's Quarters" and not a dwelling. He noted that the property owners were under the belief they could still build a dwelling on the property and still have the "Night Watchman's Quarters". If they had known that there would be an issue building a home in the future, they would have taken a different direction when building the current structure.
 - o Supervisor Boehning suggested obtaining the opinion of the Township Attorney regarding what type of exposure the Township would have if they allowed the Variance. It was noted that there are set

procedures and if those procedures are not followed what type of precedent does that set. She also stated that she would like the Attorney's opinion on what type of exposure comes from the signed document by the previous Zoning Administrator.

- o Greg Carlson spoke to the Board stating that they followed all procedures when applying for and building the current structure and were unaware the building was deemed a dwelling until 8 years later. In Mr. Carlson's opinion the area in question is not a residence. Mr. Carlson also provided additional explanation as to his reasons for requesting the Variance and for it to be approved. In his opinion, they have met all 3 criteria requirements necessary to approve the Variance.
 - Larry Alderks questioned if the current residence be lived in as it is. Mr. Carlson stated that it was not built for their family and feels it is unfit to be occupied.
- o During the discussion there were some questions that were asked:
 - Could the status of being a dwelling in the current structure be changed?
 - How will the County react to the Township if the Variance is approved?
 - Are there other options other than the Variance for a third dwelling in a quarter-quarter section?
- o There was consensus that the Board would like to have some questions answered by the Township Attorney before deciding to approve or deny the Variance request. The Board also would prefer to hold a meeting with the Township Zoning Administrator present to answer questions and give further direction.
- o Frances Boehning made a motion to Table the decision on approving or denying the Variance request until a future date to obtain further information and provide direction on the additional information needed, Nick Bolton seconded the motion, all approved.
- Direction on TDR's
 - o Supervisor Boehning stated that at the Planning Commission meeting held the Commissioners requested readdressing the allowance of TDRs in Bridgewater Township.
 - Supervisor Alderks suggested that one could go to Rice County to see how TDRs are currently being addressed and recorded in hope of preventing further issues that have arisen in the past if the Township were to allow TDRs going forward.
 - Glen Castore stated he feels there is a way to allow TDRs without further work involved than necessary.
 - Andrew Ebling commented that this topic has been brought up numerous times and each time the decision was made to not allow them based on previous experience.
 - The question arose if looking into increasing density on non-productive land by use of a TDR could be something the Township could do. This could allow for more than 2 dwellings per quarter-quarter section and potentially satisfy the situation on the Carlson property.
 - After discussion it was decided that the Board will give the Planning Commission direction not to proceed with addressing allowing TDRs. It was determined that the Board will set up a work session in September to see if a policy could be laid out where some form of TDRs could be allowed.
 - Frances Boehning stated she would work with Rice County to see how the documentation of TDRs is currently being recorded and see if the County could provide guidance going forward.
 - Glen Castore stated that he would reach out to Attorney Ryan Blumhoefer to see what could be recorded regarding TDRs on property deeds.
- 3645 Lonsdale Blvd Status
 - o The Clerk received notification that the property owner built a form of a bridge across Heath Creek. There was concern that the Creek is protected and they should not have done so. The Clerk called the DNR to see if a permit was required and received the response that this "bridge" most likely would not require a permit and is allowed.
 - o Nick Bolton will work with Larry Alderks and Mark Loustari to set up a meeting to inspect the other parts of the property.

Old Business

- Assessment Policy Revisions
 - o Larry Alderks received additional wording for the assessment policy that would have the term similar be more specific.
 - o After review, Larry Alderks made a motion to approve updating the wording in the assessment policy, Frances Boehning seconded, all approved.

- Weeds Update
 - Larry Alderks provided a brief update of what was discussed at the Work Session held. Key items were determining a training deadline for 2027, reviewed a letter drafted for Steve Albers, and working to help Steve Albers understand his retirement.
- Capital Review and Updates
 - The Board reviewed the worksheets provided by Larry Alderks
 - It was noted that the final levy must be submitted by the end of September
 - It was determined to review the levy at the September Board of Supervisors Meeting.

New Business

- Township District Meeting – August 5th
 - Larry Alderks attended the Township District Meeting. He noted that in Scott County the County sprays all the weeds including Townships within the County. Larry Alderks stated he mentioned this to Dennis Luebbe and stated that he was responsive to the idea. They will speak with Steve Pahs of Rice County Soil and Water and see if this is something that can be done in Rice County.
- Bridgewater Awards
 - The plaques are in the process of being made. It was discussed to present them at the regular meeting in September.
- Items for Newsletter
 - Road Reconstruction project, No Burning, Cleanup Day, General Election
- Clean Up Day
 - Larry Alderks provided a document regarding a community cleanup day. Possibly cleaning up a specific road ditch. He thought it could be something the Township could organize sometime.

Issues for future meetings

Adjourn