

*Bridgewater Township Planning Commission  
County of Rice, State of Minnesota  
December 18<sup>th</sup>, 2025  
Official Minutes*

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll Call: John Klockeman, Mike Little, Emily Fulton-Foley, Ray Larson, Nate Watters, Ex-Officio Glen Castore and Lori Noreen. Absent: Kurt Schrader, Bruce Morlan and Staff Cindy Nash. Guests: Sam and Amanda Novotny
- 4) Approval of Agenda
  - a) Mike Little made a motion to approve the Agenda, Emily Fulton-Foley seconded, all approved.
- 5) Approval of Minutes: May 29<sup>th</sup>, 2025
  - a) Ray Larson made a motion to approve the Minutes of May 29<sup>th</sup>, 2025, Mike Little seconded, all approved.
- 6) Open Forum: N/A
- 7) Public Hearing: Opened at 7:03pm – Closed 7:05pm
  - a) Novotny Variance
    - i) Amanda Novotny addressed the Committee expressing the reasoning for the Variance request of a separate driveway for a potential ADU on their property.
    - ii) The Commissioners reviewed the Variance application as well as the Memorandum provided by the Township Zoning Administrator. After review, Mike Little made a motion to recommend approval of the Variance for a second driveway to the Board of Supervisors, Emily Fulton-Foley seconded, all approved.
- 8) Updates and Miscellaneous
  - a) Permit Application Checklist
    - i) There was discussion that the checklist on the Township permit application is vague regarding whether a site survey is required or not upon submission of the application. The Clerk provided a suggestion of wording that could be added to the checklist to help clarify to the applicant if a survey would be required or not. The verbiage was reviewed and determined it would be beneficial to add it to the checklist. The Clerk will do so and update the application on the website as well.
  - b) Dundas Annexation Request
    - i) Glen Castore provided an update to the Commissioners regarding a letter received from the City of Dundas requesting a parcel in the Bridgewater Heights development to be annexed. It was noted that the Township is going to respond with a letter to the City that they are willing to work with the City regarding the request and negotiations will ensue soon.
  - c) Affordable Housing Development Update
    - i) Glen Castore provided an update to the Commissioners regarding the potential for an Affordable Housing Development in the Township. It was noted that the areas that were looked at are not available to purchase at this time therefore Supervisor Castore has been

working with Northfield Township to see if a development could be built in their area. It was discussed that there is a piece of land that the owner is willing to sell. It was noted that an agreement would be in place that the development would remain in the Township for at least 15 years before it would be eligible for Annexation into the City of Northfield. It was noted that discussions will resume after the holidays to see where the project is at.

d) Dundas Planning Commission Seat

- i) It was brought to the Commissioners attention that there is a spot on the Dundas Planning Commission that needs to be filled by a Bridgewater Township resident beginning January 1, 2026. It was asked if any of the current Bridgewater Commissioners would be interested, or if they had any ideas of someone who would be and if so, to let the Clerk know so she can send suggestions to the City of Dundas by the end of the year.
- ii) It was discussed to potentially amend the Annexation Agreement to remove the requirement of having Bridgewater Township members on the Dundas Planning Commission.

Adjourn

- Emily Fulton Foley made a motion to adjourn the meeting at 7:35pm, Mike Little seconded, all approved.