Bridgewater Township Planning Commission
County of Rice, State of Minnesota
July 30th, 2026
Official Minutes

1) Call to order

2) Pledge of Allegiance

3) Roll Call: Kurt Schrader, Mike Little, Ray Larson, Nate Watters, Emily Fulton-Foley, Kory Kurtt, Andy Valentyn, Ex-Officio Frances Boehning, Staff Cindy Nash, Lori Noreen, Attorney Peter Tiede

4) New Business:
   a) Appoint Commissioner Chair
      i) Ray Larson Made a motion to appoint Kurt Schrader as Chair of the Bridgewater Township Planning Committee, Nate Watters seconded, all approved.

5) Approval of Agenda
   a) Emily Fulton-Foley made a motion to approve the agenda, Ray Larson seconded, all approved.

6) Approval of Minutes: May 28th, 2026
   a) Mike Little made a motion to approve the May 28th meeting minutes, Kory Kurtt seconded, all approved.

7) Open Forum:
   a) The new Planning & Zoning Commissioners were introduced. Kory Kurtt and Andy Valentyn replaced John Klockeman and Bruce Morlan as Bridgewater Township Planning Commissioners.
   b) Jim Gill requested clarification if the Township allows TDR's. It was determined to have the topic added to the BOS August Meeting Agenda to discuss.

8) Public Hearing: Opened at 7:11pm – Closed at 7:44pm
   a) Rudebusch Variance
      i) Zoning Administrator, Cindy Nash explained a request for a variance was submitted to build a third dwelling in a quarter-quarter section and provided a detailed memorandum to for the committee to review along with the applicant's narrative for the request.
      ii) Rebecca Rudebusch provided an explanation as to why her request for a variance is necessary in her opinion to the Committee noting a home would become part of the current working farm.
      iii) Greg Carlson also provided a brief background of the farm as the landowner. He noted that he disagrees with the Zoning Administrator's opinion on her memorandum and explained his reasonings.
      iv) There were numerous property owners that provided public comment with the consensus being supportive of allowing the variance.
      v) Discussion was held between the Commissioners
         (1) Nate Watters expressed his supportiveness to approve the variance request
         (2) Emily Fulton-Foley seconded Nate Watters supportiveness
         (3) Ray Larson commented that he supports the decision of where the home would be located on the property due to the fact that it is in a nonproductive farming area

(4) Mike Little seconded Ray Larson's opinion
(5) Kurt Schrader questioned why the house couldn't be built in an area where it would be allowed currently. It was noted that it was due to that area being prime farm land. Kurt also questioned if the Township could allow the variance due to not being able to be less restrictive than Rice County's ordinance. He also questioned if this variance was granted what type of precedent does it set for the Township.
(6) After discussion, Nate Watters made a motion to approve recommending the Variance to build a third dwelling in a quarter-quarter section in the Township. Emily Fulton-Foley seconded, all approved.
(7) The Variance request will be presented to the Board of Supervisors at the August 12th, 2026 meeting.

9) Updates and Miscellaneous

Adjourn