

*Bridgewater Township Planning Commission  
County of Rice, State of Minnesota  
May 29<sup>th</sup>, 2025  
Official Minutes*

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll Call: John Klockeman, Kurt Schrader, Bruce Morlan, Ray Larson, Nate Watters, Mike Little, Ex-Officio Glen Castore, Cindy Nash.
- 4) Approval of Agenda
  - a) Bruce Morlan requested to add “Water Related Event in Northfield” under Updates and Miscellaneous.
  - b) Bruce Morlan made a motion to approve the agenda, Ray Larson seconded, all approved as amended.
- 5) Approval of Minutes: February 27<sup>th</sup>, 2025
  - a) Bruce Morlan made a motion to approve the minutes of February 27<sup>th</sup>, 2025, Mike Little seconded, all approved.
- 6) Open Forum: N/A
- 7) Public Hearing:
  - a) Hong Preliminary and Final Plat
    - i) Cindy Nash provided a brief overview of the Memorandum provided to the Commissioners regarding the Hong Preliminary and Final Plat request.
    - ii) The Commissioners had questions in which Cindy Nash answered:
      - (1) There was a question in regards to a potential driveway and the current easement.
      - (2) There was a question regarding if a house could be built in “Lot 5”.
      - (3) There was a question regarding if a cartway could be established to gain access to some of the outlots.
      - (4) There is a question if the lots would be subject to the Brookside Sub-Division rules and regulations.
      - (5) There was a question in regards to the setback to the road and if it meets that requirement.
      - (6) There was a question if the Township would respect the agreement from 1962 or not.
    - iii) The Public Hearing was opened at 7:26pm.
    - iv) Harv Richardson representing the Hong estate spoke, requesting approval of the Preliminary and Final Plat. He stated that they complied with providing all the requests the Zoning Administrator stated they needed to for approval. Mr. Hong provided additional information regarding the property to the Commissioners.
    - v) Patrick Douglass stated that he is the owner of Lot 6 and Lot 12. Mr. Douglass provided additional information regarding the Hong property to the Commissioners. He expressed his concerns and objections to the application to replat the property. His main concerns are regarding placing a “road” on Outlot 3 and if a house were to be built, it should be built on Lot 5.

- vi) Kurt Schrader questioned if Outlot 3 is exclusive to Mr. Douglass' property alone, with an answer "no" it also is for Lots 4 & 5 as well.
- vii) John Klockeman questioned if there is an Association for the subdivision. Answer being no.
- viii) Ray Larson questioned if there would be any problem in placing a house in Lot 5. The response is that it could be difficult to meet the setback requirements in Lot 5.
- ix) John Klockeman questioned if it was one parcel, which the answer is yes.
- x) Mike Little questioned if the prelim & final plat were approved could there be a work around on the easement and allow access to Mr. Douglass without being near a potential house.
- xi) It was stated that only one residential dwelling was allowed per lot. Upon further review it was noted that the easement defines the use as a residential dwelling, not the quantity of units per lot.
- xii) Kia Thorson stated the easement area is not being maintained to get through to the other properties. He stated that he was told, as others, that only 1 house can be built on a lot. He questioned if this preliminary and final plat is approved the easement wording would no longer be accurate.
- xiii) Cindy Nash commented that because this is an unusual situation due to the easement being recorded with the current plat. She and the Township Attorney reviewed the proposed preliminary plat and determined that it complies with the Zoning requirements for the Township.
- xiv) It was noted that the Township is only to determine if the preliminary and final plat are to be approved, not on anything that the current easement has in place. The easement is to be determined by the current property owners within the sub-division. The Township does not enforce private convenience.
- xv) Mr. Douglass stated to the Committee that he does not understand why the Township is not involved with the easements of the sub-division. He also questioned any rules of density of homes in the area. It was his understanding that there were to only be one single-family home per lot, where the wording does not state that exactly.
- xvi) The Public Hearing was closed at 8:19pm.
- xvii) Bruce Morlan made a motion to table the topic until all involved parties have an agreement signed that has been mediated for all to agree. Cindy Nash commented that the Township only has a certain number of days to act upon an application once submitted. If not acted on the application it is automatically approved. There are a limited number of days to act upon this application. After discussion, Bruce Morelan withdrew his motion.
- xviii) Nate Watters made a motion to recommend to the Board to approve the Preliminary and Final plat subject to the conditions in the staff memo. Bruce Morelan seconded the motion. 3 approved, 3 abstained. Kurt Schrader, Ray Larson and Bruce Morlan abstained from voting. Motion carries.

## 8) Updates and Miscellaneous

- a) Mark Thompson Property update
  - i) Cindy Nash provided an update to the Committee regarding Mr. Thompson's property. The Board approved the rezoning of the process. The next steps are to create a possible cartway, and some other things to sort through and will see something at a later date.
- b) Fireside Orchard – Liquor License request update
  - i) Fireside Orchard is requesting a liquor license. The "Rural Event" Center would allow a liquor license during events. They would like to have a liquor license to purchase and drink while on the property. The requirement in Bridgewater Township is that you must have a home on the property and the Orchard does not. Cindy Nash is working with the County to see if there is something that can be done opened up as a possibility to obtain a liquor license.

- c) Water Related Event in Northfield
  - i) Bruce Morlan attended an event in Northfield which he spoke with that Northfield Planning Commission and Bridgewater Township Planning Commission would meet and ask Dundas to attend to compare notes and provide updates with each other.
  - ii) He commented that Northfield is worried about the quality of their water. It becomes a regional situation. He questioned if the Annexation Agreement has made any progress in which Glen Castore stated that they recently had a meeting and it is close to being complete.
- d) Supervisor Update
  - i) Glen Castore updated the Committee on the Rural Industrial Park stating that he had a conversation recently with Drew Greenberg. He stated that Mr. Greenberg is working on getting us paid. CORE X Partners owes the Township roughly \$97K. He stated that Mr. Greenberg is in discussion with another company that has interest in the area, but the process would be slow.
  - ii) Glen Castore provided an update on the Affordable Housing Development project. He stated that the area they were looking at to purchase the property owners decided not to sell the 40 acres. He stated that they are working with a company to make more energy efficient houses and in a location that would be in the Dundas Annexation area. He also stated that he will be meeting with someone from AFLCIO to see if the Township would have access to funding through them. He also stated that a grant was awarded to work on creating energy efficient homes. John Klockeman provided additional information on the efficient homes they are looking to build.

Adjourn