

CITY OF NORTHFIELD, MN
PLANNING COMMISSION RESOLUTION 2025-009

RECOMMENDATION APPROVING THE ANNEXATION OF PID 160270009012
TO CITY COUNCIL

WHEREAS, the applicant, Matthew & Shelly Langer (the “applicant”), seeks Annexation, pursuant to Northfield City Code, Ch. 34, 8.5.15, to annex PID 160270009012, 12.66 acres into Northfield city limits; and

WHEREAS, Matthew & Shelly Langer is the owner of the above-referenced property; and

WHEREAS, the above-referenced property is legally described on Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, the Planning Commission conducted a public hearing on June 16, 2025, and received public testimony regarding the proposed Annexation; and,

WHEREAS, the Planning Commission found that the application does meet the standards in Northfield City Code, Chapter 34, the Land Development Code, for annexation; and

PASSED by the Planning Commission of the City of Northfield on this 16th day of June 2025.

Chair

Member

VOTE: ___ KUHLMANN ___ SCHROEER ___ BUCKHEIT
 ___ HOLLERAN ___ HOLMES ___ NOWAK ___ SCHMIDT

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The East half of the North half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of the Northeast Quarter, all in Section 27, Township 112 North, Range 20 West, Dakota County, Minnesota.

EXHIBIT B

PLANNING COMMISSION FINDINGS

Per Section 8.5.15 Annexation of Chapter 34: Land Development Code, the planning commission and city council shall review the necessary submittal requirements, facts, and circumstances of the proposed annexation and make a recommendation and decision on the application based on the city's annexation policy and applicable state statutes.

The 2045 Comprehensive Plan has several strategies in the Access, Sustainable Economic Future, and Resilient Infrastructure chapters which support approval of this annexation. The planning commission recommends approval based on the strategies, annexation policy and strategic plan.

The annexation does comply with the City's adopted *Northfield 2045* comprehensive plan, which has an overall vision of creating a place where all can thrive, including having safe and secure housing and economic opportunities, and sustainable, resilient, and economical infrastructure investments. The policy direction of the city's comprehensive plan is to focus on development and redevelopment opportunities that are connected to existing infrastructure and within the priority growth area within the city limits. This application does address the following comprehensive plan strategies:

- Access Strategy 2: Develop in a compact, sustainable, and fiscally responsible pattern
- Access Strategy 5: Diversify Northfield's tax base

The property in this area has gone under thorough review as part of the Alternative Urban Areawide Review (AUAR) process which was approved in September of 2023. The AUAR includes this property as part of the study.

Current best practice is to annex land directly adjacent to city limits. This property is located adjacent to the city on the north side of the Northwest Area Industrial Park. The comprehensive plan does include this land within the priority grown area, which means it is more desirable property to annex.

Strategic Plan

The 2025-2028 Strategic Plan identifies a strategic priority to improve financial strength. With three desired outcomes: increase commercial-industrial tax base, Increased revenue diversification, and taxation responsive to community needs and expectations. The annexation of this property would add more available land into the northwest area, which in turn supports all the desired outcomes of improving the city's' financial strength.

Subdivision requirements will allocate public right-of-way to connect people to places, but would likely add to greenhouse gas emissions because there would be people driving to this area to work and/or have product delivered, etc. This was analyzed at length with the AUAR and would be reviewed again with any proposed development project.