

City of Northfield

*City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov*



Meeting Agenda

Thursday, April 16, 2026

6:00 PM

Council Chambers

Planning Commission

6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. [26-193](#) March 19, 2026 PC Meeting Minutes

Attachments: [1 SUPPLEMENTAL - 04-14-26 Supplemental Memo No. 1 - 1 pg](#)
[2 SUPPLEMENTAL - 03-19-2026 PC Meeting Minutes](#)

OPEN PUBLIC COMMENT

Persons may take one opportunity to address the Board/Commission for two (2) minutes (not including interpreter's time) on any topic, even if on the agenda, with the condition that they may not speak on the same item later in the meeting. No notification of the Chair is required. However, speakers are asked to complete a sign up card. Persons wanting a response to a question must submit the question in writing to the recording secretary. Questions must include name and information on how to contact. You may use the back side of the comment cards available in the meeting room. Persons cannot gift their 2 minute speaking time to other members of the public.

PUBLIC HEARINGS

The public will have the opportunity to speak for or against the issue for a maximum of two (2) minutes (not including interpreter's time) per item. The Chair will recognize speaker at podium and conversation will be between the Chair and speaker. Persons must give their name, address, and if representing a business, must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record. Citizens who have material to be handed out shall provide a minimum of 12 copies of the material to City staff. Staff will then pass the information to the appropriate people.

2. [PC Res. 2026-003](#) Consideration of a Conditional Use Permit for Carleton College to Make Transportation Facility Improvements within the Perimeter Transition Area North of 1st St. E.

Attachments: [1 - PC Resolution](#)
[2 - Presentation Abbreviated](#)
[3 - Updated Bus Route Maps](#)
[4 - Public Comment](#)
[5 - SUPPLEMENTAL - 04-14-26 Supplemental Memo No. 1 - 1 pg](#)
[6 - SUPPLEMENTAL - Additional Public Comments - Carleton](#)

3. [26-194](#) Public Hearing for Consideration of a Conditional Use Permit for Black Bear Wellness MN to Operate a Cannabis Retail Establishment at 680 Professional Dr.

Attachments: [1 - Public Hearing Notice Mailing](#)
[2 - Location Map](#)

4. [PC Res. 2026-004](#) Consideration of a Conditional Use Permit for Black Bear Wellness MN to Operate a Cannabis Retail Establishment at 680 Professional Dr.
- Attachments:** [1 - PC Resolution](#)
[2 - Location Map](#)
[3 - Cannabis CUP Presentation](#)
5. [PC M2026-000](#) Public Hearing for Consideration of the Preliminary Plat Request for Harvest Hills Second Addition.
- Attachments:** [1 - Public Hearing Notice & Location Map](#)
[2 - SUPPLEMENTAL - 04-14-26 Supplemental Memo No. 1 - 1 pg](#)
[3 - SUPPLEMENTAL - Harvest Hills Second Addition Public Comment](#)
6. [PC Res. 2026-005](#) Consideration of the Preliminary Plat for Harvest Hills Second Addition.
- Attachments:** [1 - PC Resolution](#)
[2 - Location Map](#)
[3 - Harvest Hills Second Addition Preliminary Plat - Plans Set](#)
[4 - Harvest Hills Second Addition Street Trees Plan](#)
[5 - Exterior Site Images & Floor Plans](#)
[6 - Harvest Hills Second Addition Application Narrative](#)

BOARD MEMBER AND COMMISSIONER REPORTS

REGULAR AGENDA

Persons that wish to speak on a regular agenda item must provide name and address by completing & submitting a sign up card. Persons may also contact the staff liaison via the City's website no later than 12:00 noon on the day of the meeting. The Chair will call up individuals to speak, based on preregistration and cards submitted, after the staff report on an item. Please be respectful of the public's and the Commission's time.

7. [PC M2026-001](#) Consider a motion affirming the proposed TIF Plan for Harvest Hills conforms to general plans for development of the City and is consistent with the Northfield 2045 Comprehensive Plan
- Attachments:** [1 - TIF Plan Harvest Hills PC](#)
8. [PC M2026-002](#) Consider a Motion Requesting City Council Commit to Addressing Concerns About Traffic Safety Raised in Recent Public Hearings.
- Attachments:** [1 - Partial Resolution Draft](#)

STAFF UPDATES

9. [26-195](#) Staff Updates.

Attachments:

- [1 - Upcoming Council Agenda Items](#)
- [2 - Hyperlink to Northfield Construction & Development Projects](#)
- [3 - Hyperlink to Maryland Department of Planning Webinars](#)
- [4 - Hyperlink to the Zoning Code Update Website](#)

ADJOURNMENT