

Summary of Planning Commission hearing on sale of public land at 219 Water Street

On December 17, 2015, the Planning Commission held a public hearing on the sale of publicly owned land at 219 Water Street. This meeting was published in the Northfield News on December 5, 2015. No testimony was received from the public at the meeting.

The Planning Commission discussed the project in regards to its conformance to the Comprehensive Plan, the LDC and general planning principles. The proposal was found to meet the following Comprehensive Plan goals and strategies:

- LU3.2 Work collaboratively to identify structures and sites for redevelopment, intensification or reuse.
- ED1.1 Seek opportunities to address barriers to retention and expansion of existing businesses.
- ED 3.2 Any infill and redevelopment/intensification along the Cannon River corridor should be oriented to maximize the advantage that the river corridor creates for such opportunities.

Commissioners had questions regarding historic flooding on the parcel. They were informed the west part of the parcel is out of the floodplain and not impacted, but the easterly portion is impacted. There is a transformer on the east edge of the parcel that is going to be raised due to flooding problems. The City wishes to put the rear of the parcel into a utility easement to accommodate the transformer.

Commissioners also questioned the odd shaped lots that would result from the proposal. They stated their preference that the lots be divided in a manner consistent with standard planning practices that would accommodate future redevelopment of the site. They recommended straight lot lines resulting in more standard sized lots.