

City of Northfield

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



Meeting Agenda

Thursday, November 21, 2024

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. [24-694](#) October 10, 2024 PC Meeting Minutes

 Attachments: [10-10-2024 PC Meeting Minutes](#)

2. [24-695](#) October 30, 2024 PC Meeting Minutes - Special Meeting

 Attachments: [10-30-2024 PC Meeting Minutes - Special](#)

3. [24-696](#) October 30, 2024 PC Meeting Minutes - Work Session

 Attachments: [10-30-2024 PC Meeting Minutes - Work Session](#)

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.

4. [BC 24-019](#) Public Hearing for Consideration of a Zoning Map Amendment by the Masonic Temple Association for 113 Linden St. S.

 Attachments: [1 - 350-foot PHN Map](#)
 [2 - PHN Mailing](#)

5. [PC Res. 2024-008](#) Consideration of a Zoning Map Amendment by the Masonic Temple Association for 113 Linden St. S.

 Attachments: [1 - PC Resolution](#)

6. [BC 24-020](#) Public Hearing for Consideration of a Zoning Map Amendment by the City of Northfield for the Northwest Development Area.
- Attachments:** [1 - Public Hearing Notice and Location Map](#)
7. [BC 24-021](#) Public Hearing for Consideration of Text Amendments Related to Related to Industrial and Agricultural Use Regulations in Multiple Sections of Chapter 34 - Land Development Code.
- Attachments:** [1 - Public Hearing Notice](#)
8. [PC M2024-005](#) Consider Text Amendments Related to Industrial and Agricultural Use Regulations in Multiple Sections of Chapter 34 - Land Development Code.
- Attachments:** [1 - Link to 2008 Comprehensive Plan](#)
[2 - Link to 2021-2024 Strategic Plan](#)
[3 - Link to Alternative Urban Areawide Review page](#)
[4 - Link to 2019 Climate Action Plan](#)
[5 - I1 Zoning Amendments Redline 10302024 DRAFT](#)
[6 - I1 Zoning Amendments Additions 10302024 DRAFT](#)
[7 - SUPPLEMENTAL 1 - City Council Supplemental Agenda Background Memo No. 1](#)
[8 - SUPPLEMENTAL 1 - Industry and agriculture](#)
[9 - I1 Zoning Amendments Redline_11152024](#)
9. [PC Res. 2024-009](#) Consideration of a Zoning Map Amendment by the City of Northfield for the Northwest Development Area.
- Attachments:** [1 - PC Resolution](#)

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.

10. [PC M2024-006](#) City of Northfield Planning Commission to Review for Compliance to Comprehensive Plan the Housing and Redevelopment Authority's Acquisition of Real Property located at 706 and 716 2nd Street West.
- Attachments:** [1 - Aerial & Location Maps](#)
[2 - HRA Board Packet 06062024](#)

STAFF UPDATES

11. [24-697](#) Staff Updates.

Attachments:

- [1 - Upcoming Council Agenda Items](#)
- [2 - Hyperlink to Projects in Northfield](#)
- [3 - August 2024 Comp. Plan Update](#)
- [4 - Comp. Plan Timeline](#)
- [5 - Hyperlink to HPC Meeting - Nov. 6, 2024](#)

BOARD MEMBER AND COMMISSIONER REPORTS

ADJOURNMENT