



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
ci.northfield.mn.us

Meeting Minutes - Draft Planning Commission

Thursday, March 18, 2021

6:00 PM

[GoTo Meeting](#)

CALL TO ORDER AND ROLL CALL

Chair Gasior called the meeting to order at 6:00pm.

Also present: City Planner Mikayla Schmidt, Administrative Associate Kari Bonde, Youth Rep: Sofia Chihade, Community Development Mitzi Baker, George Zuccolotto, Scott Wopata, Bob Thacker, Jason Ripley

Present 6 - Joe Gasior, Tracy Heisler, Greg Siems, William Schroeer, Betsey Buckheit, and Brian Nowak

APPROVAL OF AGENDA

Commissioner Nowak arrived at 6:04pm.

A motion was made by Commissioner Heisler, seconded by Commissioner Buckheit, to approve the agenda. The motion carried by the following vote:

Yes: 6 - Gasior, Heisler, Siems, Schroeer, Buckheit, and Nowak

APPROVAL OF MINUTES

1. [21-178](#) January 21, 2021 ZBA Meeting Minutes

Attachments: [01-21-2021 ZBA Meeting Minutes](#)

A motion was made by Commissioner Schroeer, seconded by Commissioner Buckheit, to approve the January 21, 2021 ZBA Meeting Minutes. The motion carried by the following vote:

Yes: 6 - Gasior, Heisler, Siems, Schroeer, Buckheit, and Nowak

PUBLIC HEARINGS AND RELATED ACTION

2. [PC M2021-016](#) Public Hearing for Consideration of the Preliminary Plat Request for the Hillcrest Village Addition.

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

Chair Gasior opened the public hearing at 6:05pm.

City Planner Mikayla Schmidt gave a Power Point presentation regarding the preliminary plat for Hillcrest Village.

CAC Executive Director Scott Wopata thanked Commissioners and staff for all of their work.

A motion was made by Commissioner Heisler, seconded by Commissioner Buckheit, to close the Public Hearing. The motion carried by the following vote:

Yes: 6 - Gasior, Heisler, Siems, Schroeer, Buckheit, and Nowak

NEW BUSINESS

3. [PC M2021-017](#) Consider the Preliminary Plat for Hillcrest Village Addition

Attachments: [1 - Location Map](#)
[2 - Hillcrest Village Survey](#)
[3 - Hillcrest Village Preliminary Plat](#)

Commissioner Nowak noted he will not vote due to his involvement in the project.

A motion was made by Commissioner Schroeer, seconded by Commissioner Heisler, to approve the Preliminary Plat for Hillcrest Village Addition with the 3 conditions. First condition, sidewalk shall be constructed from the access from this Subdivision to Fremouw Ave. along the east side of Sheldahl Rd. The second condition, sidewalk shall be constructed to create a complete loop around the cul-de-sac. The third condition, if temporary stormwater management facilities will be located within the development and later relocated to land currently owned by MnDOT, the applicant will need to execute appropriate agreements with the City to facilitate temporary easements and arrangements for said facilities. Alternatively, the Plat would need to be modified to provide long-term stormwater management on-site on an Outlot. The motion carried by the following vote:

Yes: 5 - Gasior, Heisler, Siems, Schroeer, and Buckheit

Abstained: 1 - Nowak

4. [21-179](#) Consider Discussion on Attached Items as Requested by Commission Schroeer.

Attachments: [1 - Request for Agenda Items - Commissioner Schroeer](#)
[2 - Letter to Council - Planning Commission Priorities & Budget Requests 06.24.2020](#)

Commissioner Schroeer introduced his first item being a Work Plan.

A discussion was had regarding the PC

Commissioner Schroeer left the meeting at 6:57pm.

REPORTS FROM COMMISSION MEMBERS AND CHAIR

No reports.

STAFF UPDATES

5. [21-180](#) Staff Updates

Attachments: [1 - Northfield Depot Designation Letter - SHPO](#)

City Planner Mikayla Schmidt gave updates on: a mural policy, STND becoming a locally designated site, reminder that the PC webpage has been updated and Council is working on their strategic plan.

ADJOURNMENT

A motion was made by Commissioner Nowak, seconded by Commissioner Buckheit, to adjourn the meeting at 7:02pm. The motion carried by the following vote:

Yes: 6 - Gasior, Heisler, Siems, Schroeer, Buckheit, and Nowak