



# City of Northfield

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

## Meeting Minutes - Final Planning Commission

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Monday, March 10, 2025

4:30 PM

2nd Floor Training Room

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### Special Meeting

#### 4:30 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

*Meeting Minutes from the regular meeting in February will be approved at the March 20th meeting in the Council Chambers.*

**Chair Kuhlmann called special meeting to order at 4:35pm. Alisha Hayes took roll call.**

**Present: Chair Bill Kuhlmann, Betsey Buckheit, Philip Holleran, Kathleen Holmes, Brian Nowak, and Steven Schmidt**

**Absent: William Schroeer (excused), Casson (Youth Member), and Arenas (Youth Member)**

**Also present: Chad Beumer, Council Member (Ex Officio Member); Jake Reilly, Community Development Director; Mikayla Schmidt, City Planner; Mathias Hughey, Associate City Planner; and Alisha Hayes, Meeting Associate**

#### REGULAR AGENDA

1. [25-134](#) Northfield 2045 Comprehensive Plan draft review and discussion

*Jake Reilly led PowerPoint presentation, which started at approximately 4:50pm and was recorded on TEAMS.*

*The following is a summary of items brought to the table, discussed, and/or asked questions about, but are not limited to these:*

- Path forward to final version of Comprehensive Plan, but not 100% finalized.
- Comp plans=aspirational ideas and Strategic Plan= changes, additions and action
- Chair Kuhlmann- we need to narrow down areas that need to be changed and avoid open ended discussion to lead into the next meeting to make the changes needed.

*Adopted Policy Documents should be incorporated:*

- A thru J include in documents? Feedback needed on A-J
- Holmes against A-J has metrics, not actions (saying we're going to do these things but not how)
- Holleran, do we change language or reference Comp Plan from 2019
- Reilly, take out A thru F vs. G thru J
- Buckhiet, specification comes from Strategic plan, not Comp Plan
- Reilly, A thru F removed from the action (link to online document) but easily referenced

*Want more accountability to add density on residential lots:*

*-Reilly, we currently allow more density compared to other cities our size and for a longer length of time*

*-Buckheit, people would like to see a maximum*

*-Holleran, encouragement issue or allowed issue*

*-Nowak, scale (future land development code issue) would be okay to expand # if there was reference to code standards*

*-Reilly, people have argued we need a clear statement of pro density but R1 also promotes that, so what else is needed? The problem is the tool, not the current Comp Plan*

*-Zoning Code Improvement will happen in Land Development Code*

*Want more ability to build "small scale multi-family or missing--middle residential".*

*What's the right range?*

*-Holleran, at what number of units can we get to a scale of most cost effective per square foot*

*-Nowak, 4 to 16 units as part of the Comp Plan*

*-Reilly, reduce uncertainty when it comes to the LCD rewrite and/or Zoning Commission.*

*Overall residential density to be more cost effective with municipality we serve (waste and transit are two imp. factors)*

*-Schmidt- use a tier system, make it flexible enough when we write it--we just want it to get us there*

*Discussion to be continued at March 20th meeting in the Council Chambers*

## **ADJOURNMENT**

*Meeting adjourned at 6:56 p.m.*