



# City of Northfield

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

## Meeting Minutes - Draft Heritage Preservation Commission

---

Wednesday, April 1, 2026

6:00 PM

Council Chambers

---

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

Chair Jarman called the meeting to order at 6:03 p.m.

**Present:** 6 - Chair Baird Jarman, Commissioner Clifford Clark, Commissioner Robert Stangler, Vice Chair Michael Meehan, Commissioner Sarah Beimers and Commissioner Amy Machacek Shonka

**Absent:** 1 - Commissioner Aaron Street

*Also present: Scott Wopata, Community Development Director; Mikayla Schmidt, City Planner; Mathias Hughey, Associate Planner; Matt Bailey, Meeting Associate; Teagan Noetzel, Youth Representative (non-voting); Astrid White, Youth Representative (non-voting)*

### APPROVAL OF AGENDA

**A motion was made by Vice Chair Meehan, seconded by Commissioner Machacek Shonka, to approve the agenda. The motion carried by the following vote:**

**Yes:** 5 - Chair Jarman, Commissioner Stangler, Vice Chair Meehan, Commissioner Beimers and Commissioner Machacek Shonka

### APPROVAL OF MINUTES

1. [26-166](#) March 4, 2026 HPC Meeting Minutes

**A motion was made by Commissioner Stangler, seconded by Commissioner Beimers, to approve the March 4, 2026 HPC Meeting Minutes. The motion carried by the following vote:**

**Yes:** 5 - Chair Jarman, Commissioner Stangler, Vice Chair Meehan, Commissioner Beimers and Commissioner Machacek Shonka

### OPEN PUBLIC COMMENT

*No public comment was received.*

### BOARD MEMBER AND COMMISSIONER REPORTS

*No Board and Commissioner reports were submitted.*

### REGULAR AGENDA

2. [26-167](#) Presentation from Rebound Real Estate Providing an Update on the Archer Redevelopment Project - 212 Division St. S.

*Community Development Director Scott Wopata introduced Matt Ganter, Development Manager at Rebound Partners, who provided an update on the Archer Redevelopment Project - 212 Division Street South. Ganter responded to questions and comments from the HPC concerning parking, timeline, revisions of the original design and purposes, a potential height variance, branding, and materials.*

3. [BC 26-002](#) Approval of Subcommittee to Provide Preliminary Review and Feedback on the Archer Redevelopment Project.

*Commissioner Clark joined the meeting at 6:27 p.m.*

*Associate Planner Mathias Hughey proposed a subcommittee to work with Rebound Partners and a consultant (to be determined) to provide preliminary review and feedback on the Archer Redevelopment Project. The HPC discussed the proposed subcommittee, Hughey, Community Development Director Scott Wopata, and City Planner Mikayla Schmidt provided additional context, and members of the HPC volunteered to serve on the subcommittee. Youth Representatives Noetzel and White volunteered to serve as well if they are able.*

**A motion was made by Vice Chair Meehan, seconded by Commissioner Clark, to approve the creation of a subcommittee consisting of Commissioner Beimers (acting as chair), Commissioner Stangler, and Commissioner Machacek Shonka to work with Rebound Partners and a consultant (to be determined) to provide preliminary review and feedback on the Archer Redevelopment Project. The motion carried by the following vote:**

**Yes:** 6 - Chair Jarman, Commissioner Clark, Commissioner Stangler, Vice Chair Meehan, Commissioner Beimers and Commissioner Machacek Shonka

4. [26-168](#) Discussion on Balcony Regulations in the Historic-Overlay District for the Zoning Code Update.

*Associate Planner Mathias Hughey provided information on the current regulations on balconies in the current Zoning Code and requested that the HPC discuss balcony regulations in the Historic-Overlay District for the City's Zoning Code Update. The HPC discussed precedents and recessed (or terraced) vs. hanging balconies. Commissioner Clark reported on the findings of the HPC subcommittee reviewing balconies, and the HPC discussed questions regarding balconies to be raised in the Archer Site subcommittee meetings with the developers. This discussion will be continued in future meetings.*

## STAFF UPDATES

5. [26-169](#) Staff Updates.

*City Planner Mikayla Schmidt and Associate Planner Mathias Hughey provided updates from City staff. Schmidt responded to questions and comments from the HPC concerning the Zoning Code.*

## ADJOURNMENT

Chair Jarman adjourned the meeting at 7:38 p.m.