



City of Northfield

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

Meeting Minutes - Draft Zoning Board of Appeals

Thursday, February 19, 2026

6:00 PM

Council Chambers

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

Chair Kuhlmann called the meeting to order at 6:01pm.

Chair Kuhlmann introduced the new ZBA/Planning Commissioner, Aaron Lauer. He replaced Commissioner Holmes who was a voting Council representative.

Present: 7 - Commissioner Bill Kuhlmann, Commissioner William Schroeer, Commissioner Betsey Buckheit, Commissioner Philip Holleran, Commissioner Brian Nowak, Commissioner Steven Schmidt and Commissioner Aaron Lauer

Also present: City Planner Mikayla Schmidt, Associate City Planner Mathias Hughey, Community Development Director Scott Wopata, Administrative Associate Kari Bonde. Youth rep: Abby Pape.

APPROVAL OF AGENDA

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

Yes: 7 - Commissioner Kuhlmann, Commissioner Schroeer, Commissioner Buckheit, Commissioner Holleran, Commissioner Nowak, Commissioner Schmidt and Commissioner Lauer

OPEN PUBLIC COMMENT

None.

PUBLIC HEARINGS

1. [BC 26-001](#) Public Hearing for a Variance Request at 2150 Declaration St.

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

Chair Kuhlmann opened the public hearing at 6:09pm.

Associate City Planner Mathias Hughey introduce the variance request for 2150 Declaration St.. Hughey reviewed the variance request, location, proposed renderings and criteria of findings. Staff is in support of the variance request.

Enrico Williams, architect of the project - gave additional information on the project and answered questions from commissioners.

A motion was made by Commissioner Nowak, seconded by Commissioner

Schroeer, to close the Public Hearing. The motion carried by the following vote:

Yes: 7 - Commissioner Kuhlmann, Commissioner Schroeer, Commissioner Buckheit, Commissioner Holleran, Commissioner Nowak, Commissioner Schmidt and Commissioner Lauer

2. [ZBA Res. 2026-001](#) Consideration of a Variance Request to Exceed the Maximum Height Limit in the C2 District by 4 Feet.

Attachments: [1 - Resolution](#)
[2 - Renders and Floor Plans](#)
[3 - Exterior Elevations](#)

A motion was made by Commissioner Buckheit, seconded by Commissioner Schmidt, to approve the ZBA Resolution 2026-001 - Approving a Variance Request at 2150 Declaration St.. The motion carried by the following vote:

Yes: 7 - Commissioner Kuhlmann, Commissioner Schroeer, Commissioner Buckheit, Commissioner Holleran, Commissioner Nowak, Commissioner Schmidt and Commissioner Lauer

ADJOURNMENT

Chair Kuhlmann adjourned the meeting at 6:39pm.