



# City of Northfield

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

## Meeting Minutes - Draft Planning Commission

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Thursday, May 18, 2023

6:00 PM

Council Chambers

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

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

**Present** 7 - William Schroeer, Chair Betsey Buckheit, Brian Nowak, Bill Kuhlmann, Jason Menard, Vice Chair Tracy Heisler, and Donald Stager

### ALSO PRESENT

*City Planner Mikayla Schmidt, Administrative Associate Kari Bonde.*

### APPROVAL OF AGENDA

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

**Yes:** 7 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Menard, Heisler, and Stager

### APPROVAL OF MINUTES

1. [23-1177](#) April 20, 2023 PC Meeting Minutes

**Attachments:** [1 - April 20, 2023 PC Meeting Minutes](#)

**A motion was made by Commissioner Kuhlmann, seconded by Vice Chair Heisler, to approve the amended minutes. The motion carried by the following vote:**

**Yes:** 7 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Menard, Heisler, and Stager

### PRESENTATIONS

2. [23-1178](#) Discuss Proposed Bridge Square Plans.

**Attachments:** [1 - Bridge Square Presentation](#)  
[2 - Hyperlink to PC 2.17.22 Staff Report](#)  
[3 - Hyperlink to PRAB Staff Report](#)  
[4 - Hyperlink to HPC Staff Report](#)  
[5 - Hyperlink to ACC Staff Report](#)

*Brit Erenler and Rachel Blaseg with Damon Farber gave a PowerPoint presentation on proposed concept plans for Bridge Square. They reviewed the history of Bridge Square, parking, how the new concept would accommodate events/programs, discussed*

*materials, elements & landscaping.*

**OPEN PUBLIC COMMENT**

*None.*

**PUBLIC HEARINGS & RELATED ACTION**

- 3. [PC M2023-008](#) Public Hearing for Consideration of a Conditional Use Permit Application from MN CSG 2019-77 LLC for a 1MW Community Solar Garden.

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

*Chair Buckheit opened the Public Hearing at 6:55pm.*

*City Planner Mikayla Schmidt introduced the all three CUPs. Schmidt reviewed the location of the CUPs, reviewed the conditions of all the CUPs and noted the change to all three CUPs. (the change being to amend the "m" category).*

*Jacob Hay, New Energy Equity - noted it is 25-35 life expectancy for the solar garden, noted the fence style will be larger so animals can fit through it.*

*Patrick Dahl, Sun Vest Solar - spoke on the life expectancy of the solar garden.*

*Edric Lysne, 3851 330th St. W. - owner of the property in the middle of the solar gardens expressed concern for the wildlife.*

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

**Yes:** 7 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Menard, Heisler, and Stager

- 4. [PC Res. 2023-002](#) Conditional Use Permit for 1MW Community Solar Garden for MN CSG 2019-77 LLC.

**Attachments:** [1 - PC Resolution](#)  
[2 - Location Map](#)  
[3 - Site Layout and Solar Schematics](#)  
[4 - Wildlife Corridor Paths](#)

**A motion was made by Commissioner Schroeer, seconded by Commissioner Kuhlmann, to approve the 1MW Community Solar Garden for MN CSG 2019-77 LLC including the changes regarding "m" and "q". The motion carried by the following vote:**

**Yes:** 7 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Menard, Heisler, and Stager

- 5. [PC M2023-009](#) Public Hearing for Consideration of a Conditional Use Permit Application from DIVOCSG 17 LLC for a 1MW Community Solar Garden.

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

*Chair Buckheit opened the Public Hearing at 7:22pm.*

*Edric Lysne, 3851 330th St. W. - noted the Greenway Corridor on the property.*

**A motion was made by Commissioner Kuhlmann, seconded by Commissioner Menard, to close the Public Hearing. The motion carried by the following vote:**

**Yes:** 7 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Menard, Heisler, and Stager

- 6. [PC Res. 2023-003](#) Conditional Use Permit for 1MW Community Solar Garden for DIVOCSG 17 LLC.

**Attachments:** [1 - Planning Commission Resolution](#)  
[2 - Location Map](#)  
[3 - Site Layout](#)  
[4 - Equipment Specifications](#)  
[5 - Wildlife Corridor Paths](#)  
[6 - Project Narrative](#)

**A motion was made by Commissioner Nowak, seconded by Commissioner Schroeer, to approve the CUP for a 1MW Community Solar Garden for DIVO CSG 17 LLC. The motion carried by the following vote:**

**Yes:** 7 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Menard, Heisler, and Stager

- 7. [PC M2023-010](#) Public Hearing for Consideration of a Conditional Use Permit Application from SV CSG Northfield, LLC for a 1MW Community Solar Garden.

**Attachments:** [1 - Public Hearing Notice and location map](#)

*Chair Buckheit opened the Public Hearing at 7:27pm.*

*Patrick Dalseth, Sunvest - noted they worked to keep clear of the diagonal waterway and wildlife corridor on the property and that they have a new access point would will be from the north side and will eliminate the one from Hwy 19.*

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

**Yes:** 7 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Menard, Heisler, and Stager

- 8. [PC Res. 2023-004](#) Conditional Use Permit for 1MW Community Solar Garden for SV CSG Northfield, LLC.

**Attachments:** [1 - PC Resolution](#)  
[2 - Location Map](#)  
[3 - Site Plans](#)  
[5 - Wildlife Corridor Paths](#)

**A motion was made by Commissioner Schroeer, seconded by Vice Chair Heisler, to approve the CUP for 1MW Community Solar Garden for SV CSG Northfield LLC to include the changes regarding "m" and adding "q". The motion carried by the following vote:**

**Yes:** 7 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Menard, Heisler, and Stager

## REGULAR AGENDA

None.

## STAFF UPDATES

10. [23-1179](#) Staff Updates.

**Attachments:** [1 - Hyperlink to League of MN Cities](#)  
[2 - Hyperlink to SmartGrowth](#)  
[3 - Hyperlink to Center for New Urbanism](#)  
[4 - Hyperlink to Urban Land Institute](#)  
[5 - Hyperlink to American Planning Association](#)  
[6 - CHS Northfield Parking Study Phase 1](#)  
[7 - Parking Study for Downtown Northfield - Key Takeaways](#)

*City Planner Mikayla Schmidt gave staff updates regarding the Comp Plan.*

## BOARD MEMBER AND COMMISSIONER REPORTS

*C. Nowak- attended HRA meeting regarding Northcounty Foundation project and would like everyone to get a copy of the Enterprise Community Partners Report.*  
*C. Schroeer - recommended the book "Paved Paradise" regarding parking.*  
*Vice Chair Heisler - educate people on parking management.*

## ADJOURNMENT

**A motion was made by Commissioner Kuhlmann, seconded by Commissioner Stager, to adjourn the meeting at 7:47pm. The motion carried by the following vote:**

**Yes:** 7 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Menard, Heisler, and Stager