



City of Northfield

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

Meeting Minutes - Draft Planning Commission

Thursday, September 18, 2025

6:00 PM

Council Chambers

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

Chair Kuhlmann called the meeting to order at 6:02pm.

Present 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

Also present: City Planner/Interim Community Development Director Mikayla Schmidt, Administrative Associate Kari Bonde. Youth rep: Abby Pape.

APPROVAL OF AGENDA

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

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

APPROVAL OF MINUTES

1. [25-379](#) June 16, 2025 PC Meeting Minutes

Attachments: [6-16-2025 PC Meeting Minutes](#)

A motion was made by Commissioner Holmes, seconded by Commissioner Schmidt, to approve the June 16, 2025 PC Meeting Minutes. The motion carried by the following vote:

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

2. [25-507](#) July 17, 2025 ZBA Meeting Minutes

Attachments: [07-17-2025 ZBA Meeting Minutes](#)

A motion was made by Commissioner Holmes, seconded by Commissioner Schmidt, to approve the July 17, 2025 ZBA Meeting Minutes. The motion carried by the following vote:

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

3. [25-508](#) July 17, 2025 PC Meeting Minutes - Work Session

Attachments: [07-17-2025 PC Meeting Minutes - Work Session](#)

A motion was made by Commissioner Holmes, seconded by Commissioner Schmidt, to approve the July 17, 2025 PC Meeting Minutes - Work Session. The motion carried by the following vote:

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

4. [25-509](#) August 21, 2025 PC Meeting Minutes

Attachments: [08-21-2025 PC Meeting Minutes](#)

A motion was made by Commissioner Holmes, seconded by Commissioner Schmidt, to approve the August 21, 2025 PC Meeting Minutes. The motion carried by the following vote:

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

OPEN PUBLIC COMMENT

No public comment.

PUBLIC HEARINGS

5. [BC 25-010](#) Public Hearing for Consideration of a Zoning Map Amendment for 1900 Cannon Road.

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

City Planner Mikayla Schmidt noted the rezone no longer needs to happen because of the recent Comp Plan updates, it can remain zoned Industrial. We are holding the Public Hearing because we had already noticed it in the newspaper.

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

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

6. [25-510](#) Zoning Map Amendment for 1900 Cannon Rd.

Attachments: [1 - Hyperlink to Access Chapter of the 2045 Northfield Comprehensive Plan](#)
[2 - Hyperlink to the 2045 Future Land Use Map](#)

No action taken.

BOARD MEMBER AND COMMISSIONER REPORTS

None.

STAFF UPDATES

Zoning Code update interviews have been held this week. After interviews, we will decide if second round interviews will be held or if an offer will be given. Gave update on Archer, Cedar Meadows, Ames Mill Dam meeting, Mathias attended the Historic Preservation Conference in New Ulm and presented on the designation of Central Park with Alice Thomas.

ADJOURNMENT

A motion was made by Commissioner Holmes, seconded by Commissioner Buckheit, to adjourn the meeting. The motion carried by the following vote:

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes