



City of Northfield

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

Meeting Minutes - Draft Planning Commission

Monday, June 16, 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 6:04pm.

A moment of silence was taken for Representative Melissa Hortman and her husband Mark Hortman.

Also present: City Planner Mikayla Schmidt, Associate City Planner Mathias Hughey, Community Development Director Jake Reilly, Administrative Associate Kari Bonde.

Present 5 - Vice Chair William Schroeer, Betsey Buckheit, Brian Nowak, Chair Bill Kuhlmann, and Steven Schmidt

Absent 2 - Philip Holleran, and Kathleen Holmes

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: 4 - Schroeer, Buckheit, Nowak, and Chair Kuhlmann

Not Present: 1 - Schmidt

APPROVAL OF MINUTES

1. [25-338](#) April 17, 2025 PC Meeting Minutes

Attachments: [1 - April 17, 2025 PC Meeting Minutes](#)

A motion was made by Commissioner Nowak, seconded by Vice Chair Schroeer, to approve the April 17, 2025 PC Meeting Minutes. The motion carried by the following vote:

Yes: 4 - Schroeer, Buckheit, Nowak, and Chair Kuhlmann

Not Present: 1 - Schmidt

OPEN PUBLIC COMMENT

None.

PUBLIC HEARINGS

2. [25-339](#) Public Hearing on the Conditional Use Permit for St. Olaf College to add 26

Parking Stalls to the Lincoln St. Parking Lot within the Perimeter Transition Area.

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

Chair Kuhlmann opened the Public Hearing at 6:18pm.

Associate City Planner Mathias Hughey introduced this item noting St. Olaf is asking to add 26 parking stalls to the Lincoln St. Parking Lot. He reviewed the timeline, summary report, and reviewed the CUP approval criteria.

Kevin Larson, Director of Facilities at St. Olaf College - gave additional information on the project and on transportation at St. Olaf.

Hassel Morrison, Vice President for Student Life - students need private transportation after public transportation is closed and when traveling out of Northfield.

Commissioner Schmidt arrived at 6:23pm.

Stacy Nielsen, 29 Lincoln Lane - moved here in 2020 and spoke in favor of additional parking spots on campus so that Lincoln Lane is not lined with student parking.

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

Yes: 5 - Schroeer, Buckheit, Nowak, Chair Kuhlmann, and Schmidt

3. [PC Res. 2025-007](#) Consideration of a Conditional Use Permit for St. Olaf College to add 26 Parking Stalls to the Lincoln St. Parking Lot within the Perimeter Transition Area.

Attachments: [1 - PC Resolution](#)
[2 - CUP Narrative from St. Olaf College](#)
[3 - Overall Parking Map](#)
[4 - Lincoln St. Parking Lot Site Plan](#)
[5 - St. Olaf Campus Parking and TDM Memo](#)
[6 - St. Olaf Parking Study Report 2020](#)
[7 - City Council Resolution R2021-017 - 2020 St. Olaf CUP](#)
[8 - St. Olaf Parking Proposal PowerPoint Presentation](#)

A motion was made by Vice Chair Schroeer, seconded by Buckheit to amend the PC Resolution 2025-007 to remove the term "alternative" from the PC Findings. The motion carried by the following vote:

Yes: 5 - Schroeer, Buckheit, Nowak, Chair Kuhlmann, and Schmidt

A motion was made by Commissioner Buckheit, seconded by Vice Chair Schroeer, to approve PC Resolution 2025-007 as amended. The motion carried by the following vote:

Yes: 3 - Schroeer, Buckheit, and Chair Kuhlmann

No: 2 - Nowak, and Schmidt

4. [25-340](#) Public Hearing on the Annexation Application for 32260 Garrett Ave. (PID 160270005021) by Thomas Sorem.

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

City Planner Mikayla Schmidt introduced the annexation for PID 160270005021. Schmidt gave a PowerPoint reviewing the timeline & process, she noted how it supports the Comprehensive Plan and Strategic Plan. Staff is recommending annexing the property into city limits.

Daniel Bergeson - not in favor of having a data center in the NW corner of Northfield. Please find other ways to increase tax base.

Gregory Langer - opposed to annexing anymore land from Greenvale into Northfield.

A motion was made by Commissioner Buckheit, seconded by Commissioner Nowak, to closed the Public Hearing. The motion carried by the following vote:

Yes: 5 - Schroeer, Buckheit, Nowak, Chair Kuhlmann, and Schmidt

5. [PC Res. 2025-008](#) Consideration of the Annexation Application for 32260 Garrett Ave. (PID 160270005021) by Thomas Sorem.

Attachments: [1- PC Resolution](#)
[2 - Location Map](#)
[3 - Joint Resolution Greenvale Township & City of Northfield - Sorem](#)
[4 - Hyperlink to City of Northfield Annexation Policy](#)
[5 - Hyperlink to City of Northfield Strategic Plan](#)

A motion was made by Commissioner Schmidt, seconded by Commissioner Buckheit, to approve the PC Resolution 2025-008 - Approving Recommending the Annexation of PID 0432375001 to City Council. The motion carried by the following vote:

Yes: 4 - Buckheit, Nowak, Chair Kuhlmann, and Schmidt

No: 1 - Schroeer

6. [25-341](#) Public Hearing on the Annexation Application for PID 160270009012 by Matthew & Shelly Langer.

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

City Planner Mikayla Schmidt introduced the annexation for PID 160270009012. Schmidt gave a PowerPoint reviewing the timeline & process, she noted how it supports the Comprehensive Plan and Strategic Plan. Staff is recommending annexing the property into city limits.

Linus Langer - shared memories of his family farm and is not in favor of the annexation.

Mary Langer - not in favor of the annexation, wants to preserve the farm land.

Victoria Langer - not in favor of the annexation and data & tech centers.

Gregory Langer - asking the PC to deny this request.

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

Yes: 5 - Schroeer, Buckheit, Nowak, Chair Kuhlmann, and Schmidt

7. [PC Res. 2025-009](#) Consideration of the Annexation Application for PID 160270009012 by Matthew & Shelly Langer.

Attachments: [1 - PC Resolution](#)

[2 - Joint Resolution Greenvale Township & City of Northfield - Langer](#)

[3 - Location Map](#)

[4 - Hyperlink to City of Northfield Strategic Plan](#)

[5 - Hyperlink to the Northwest Area Alternative Urban Areawide Review](#)

[6 - Hyperlink to the City of Northfield Annexation Policy](#)

A motion was made by Vice Chair Schroeer, seconded by Commissioner Nowak, to deny the annexation of PID 160270009012 into the City of Northfield. The motion failed by the following vote:

Yes: 1 - Schroeer

No: 4 - Buckheit, Nowak, Schmidt and Chair Kuhlmann

A motion was made by Commissioner Buckheit, seconded by Commissioner Schmidt, to approve the PC Resolution 2025-009 - Approving Recommending the Annexation of PID 160270009012 to City Council. The motion carried by the following vote:

Yes: 4 - Buckheit, Nowak, Chair Kuhlmann, and Schmidt

No: 1 - Schroeer

8. [25-342](#) Public Hearing on the Annexation Application for PID 0432375001 by Baja3, LLC.

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

[2 - Location & Mailing Map](#)

Chair Kuhlmann noted that the applicant has withdrawn their application but we can still receive public comments.

Dorothea Rossow- not in favor of the annexation. Please protect the agriculture and climate.

Craig Holden - opposed to the annexation, opposed to taking farmland out of production.

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

Yes: 5 - Schroeer, Buckheit, Nowak, Chair Kuhlmann, and Schmidt

9. [PC Res. 2025-010](#) Consideration of the Annexation Application for PID 0432375001 by Baja3, LLC.

Attachments: [1 - PC Resolution](#)
[2 - Letter from Northfield Township on Baja3, LLC Annexation](#)
[3 - PID 0432375001 Annexation Map 1000ft](#)
[4 - Draft Annexation Development Concept](#)
[5 - Baja3 Annexation Sewer Phasing](#)
[6 - Baja3 Plat Concept](#)
[7 - Topographical Survey](#)
[8 - Vicinity Map Exhibit](#)
[9 - Annexation Request Letter from Baja3/Johnson Reiland](#)
[10 - Hyperlink to Annexation Policy](#)
[11 - Hyperlink to City of Northfield Strategic Plan](#)
[12 - SUPPLEMENTAL - PC Supplemental Agenda Background Memo for June 16, 2025](#)

There was no action taken on this item as the applicant pulled their application off the agenda.

BOARD MEMBER AND COMMISSIONER REPORTS

None.

REGULAR AGENDA

10. [BC 25-007](#) Review of the 2025 - 2028 Planning Commission Work Plan.

Attachments: [1 - Draft Planning Commission Work Plan 2025 - 2028](#)
[2 - Hyperlink to Strategic Plan](#)

City Planner Mikayla Schmidt reviewed the Work Plan document with the Planning Commissioners.

STAFF UPDATES

11. [25-343](#) Staff Updates.

Attachments: [1 - Upcoming Council Agenda Items](#)
[2 - Hyperlink to Northfield Construction & Development Projects](#)
[3 - Hyperlink to Maryland Department of Planning Webinars](#)
[4 - Hyperlink to City Calendar](#)

City Planner Mikayla Schmidt gave staff updates on:

- Cedar Meadows noting they are working on their financing*
- Ames Mill Dam*
- Maryland webinars.*

Community Development Director Jake Reilly noted that the Community Development Department will have 5 interns this Summer! Reilly gave an update on the Archer, noting that progress is moving forward.

ADJOURNMENT

Chair Kuhlmann adjourned the meeting at 7:58pm.