

# City of Northfield

*City Hall  
801 Washington Street  
Northfield, MN 55057  
[northfieldmn.gov](http://northfieldmn.gov)*



## Meeting Agenda

**Thursday, October 10, 2024**

**6:00 PM**

**Council Chambers**

**Planning Commission**

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

### APPROVAL OF AGENDA

### APPROVAL OF MINUTES

1. [24-608](#) October 19, 2023 ZBA Meeting Minutes

**Attachments:** [10-19-2023 ZBA Meeting Minutes](#)

2. [24-609](#) September 5, 2024 PC Meeting Minutes

**Attachments:** [09-05-2024 PC Meeting Minutes](#)

### OPEN PUBLIC COMMENT

*Persons may take one opportunity to address the Board/Commission for two (2) minutes (not including interpreter's time) on any topic, even if on the agenda, with the condition that they may not speak on the same item later in the meeting. No notification of the Chair is required. However, speakers are asked to complete a sign up card. Persons wanting a response to a question must submit the question in writing to the recording secretary. Questions must include name and information on how to contact. You may use the back side of the comment cards available in the meeting room. Persons cannot gift their 2 minute speaking time to other members of the public.*

### PUBLIC HEARINGS

*The public will have the opportunity to speak for or against the issue for a maximum of two (2) minutes (not including interpreter's time) per item. The Chair will recognize speaker at podium and conversation will be between the Chair and speaker. Persons must give their name, address, and if representing a business, must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record. Citizens who have material to be handed out shall provide a minimum of 12 copies of the material to City staff. Staff will then pass the information to the appropriate people.*

3. [BC 24-013](#) Public Hearing for Consideration of a Zoning Map Amendment for the City of Northfield at 1280 Bollenbacher Dr.

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

4. [PC Res. 2024-006](#) Consideration of a Zoning Map Amendment for the City of Northfield at 1280 Bollenbacher Dr.

**Attachments:** [1 - PC Resolution](#)

5. [BC 24-014](#) Public Hearing for Consideration of a Zoning Map Amendment for the City of Northfield at Lot 1, Block 1 of Cannon Commercial Center 2nd Addition.

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

6.     [PC Res. 2024-007](#)                   Consideration of a Zoning Map Amendment for the City of Northfield at Lot 1 Block 1 Cannon Commercial Center 2nd Addition.

**Attachments:**     [1 - PC Resolution](#)

## REGULAR AGENDA

*Persons that wish to speak on a regular agenda item must provide name and address by completing & submitting a sign up card. Persons may also contact the staff liaison via the City's website no later than 12:00 noon on the day of the meeting. The Chair will call up individuals to speak, based on preregistration and cards submitted, after the staff report on an item. Please be respectful of the public's and the Commission's time.*

7.     [24-610](#)                   Review and Discussion of Amendments to Chapter 34 - Land Development Code Related to Industrial and Agricultural Land Uses and Re-Zoning of Property.

**Attachments:**     [1 - Council Res. 2019-008](#)  
                          [2 - Hyperlink to 2008 Comprehensive Plan](#)  
                          [3 - Hyperlink to Northwest Area Business Park and AUAR \(\(added reference material -](#)  
                          [4 - Hyperlink to 2045 Comprehensive Plan landing page \(added reference material - op](#)  
                          [5 - Hyperlink to Climate Action Plan \(added reference material - optional reading\)](#)  
                          [6 - Current LDC Language](#)

8.     [24-611](#)                   Comprehensive Plan Update and Discussion

**Attachments:**     [1 - Vision and Guiding Values \(draft\)](#)  
                          [2 - Introduction \(draft, graphical\)](#)  
                          [3 - July 2024 Comprehensive Plan Update](#)  
                          [4 - August 2024 Comprehensive Plan Update](#)  
                          [5 - September 2024 Comprehensive Plan Update](#)  
                          [6 - Steering Committee #4 Packet - July 2024](#)  
                          [7 - Steering Committee #5 Packet - August 2024](#)  
                          [8 - Steering Committee #6 Packet - October 2024](#)

## STAFF UPDATES

## BOARD MEMBER AND COMMISSIONER REPORTS

## ADJOURNMENT