



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
ci.northfield.mn.us

Meeting Minutes - Final Planning Commission

Thursday, November 16, 2017

7:00 PM

Council Chambers

I. Call to Order and Approval of Agenda

Chair Gasior called the meeting to order at 7:00pm.

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

Yes: 7 - Gasior, Schroeer, Halverson, Hansen, Heisler, Jasnoch, and Stuart

II. Approval of Minutes

1. [17-1075](#) Draft Planning Commission Meeting Minutes

Attachments: [Draft 09-21-2017 PC Meeting Minutes](#)

A motion was made by Jasnoch, seconded by Stuart, to approve the 09-21-2017 PC minutes as amended to include, "Heisler noted she is involved with both the Northfield Development Corporation's (NDDC) downtown visioning group and the Northfield Roundtable." on the Reports & Discussion item. The motion carried by the following vote:

Yes: 7 - Gasior, Schroeer, Halverson, Hansen, Heisler, Jasnoch, and Stuart

III. Unfinished Business

2. [17-1076](#) Planning Commission Work Plan

Attachments: [City Council Strategic Plan Action Plan](#)
[2017 Work Plan - October Update](#)

Tempel reviewed the Planning Commission Work Plan for the commissioners. He presented the latest version of the City Council work plan and described how the Planning Commission fits into the plan.

Staff and the PC members discussed:

-timeline

-PC workplan

-outstanding LDC items on-going working document

-updating some sections of the Comprehensive Plan

IV. New Business

3. [17-1120](#) Discussion on Tiny Homes and Accessory Dwelling Units

- Attachments:** [1 - MN Dept Labor and Industry Tiny House Fact Sheet](#)
[2 - City of Minneapolis ADU Summary](#)
[3 - City of Minneapolis ADU Ordinance](#)

Tempel reviewed the staff report on Tiny Homes and Accessory Dwelling Units (ADU). Tempel stated these types of housing promote density and affordability, both of which are on the City Council strategic plan. Health Care Pods were approved and there have been two inquiries. Tempel had two inquiries on tiny homes and interest in a tiny home development.

Discussion was held on:

- R-4 Manufactured home zoning as a reachable goal to include tiny homes in this zoning district
- ADU correlate with the affordable housing section of the strategic plan
- N2 zoning to include tiny homes
- process moving forward

PC members asked Tempel to bring forward all viable options, a pros and cons list for each option, potential site areas and present real world examples. Potentially host a work session to flush out further ideas and discuss how tiny homes and ADU's best fit into Northfield.

V. Reports and Discussion Items

Vice Chair Schroeer stated the 7th and Division street rework is going well. An event was held at Imminent Brewing to show the different design ideas.

Chair Gasior stated the Board & Commissions training was very informative. The speaker from the League of Women Voters did a nice job and provided good information.

VI. Adjournment

A motion was made by Stuart, seconded by Vice Chair Schroeer, to adjourn the meeting. The motion carried by the following vote:

Yes: 7 - Gasior, Schroeer, Halverson, Hansen, Heisler, Jasnoch, and Stuart