



City of Northfield

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

Meeting Minutes - Draft Heritage Preservation Commission

Wednesday, May 6, 2026

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA

CALL TO ORDER AND ROLL CALL

Present: 5 - Chair Baird Jarman, Commissioner Clifford Clark, Commissioner Sarah Beimers, Commissioner Amy Machacek Shonka and Commissioner Aaron Street

Absent: 2 - Commissioner Robert Stangler and Commissioner Larry Tolle

Also present: Scott Wopata, Community Development Director; Mathias Hughey, Associate Planner; Matt Bailey, Meeting Associate; Astrid White, Youth Representative

1. [BC 26-003](#) Introductions and Election of Heritage Preservation Commission Officers of Chair and Vice-Chair.

Commissioner Clark nominated Chair Jarman to continue on as Chair for 2026-2027. Jarman declined. Jarman nominated Commissioner Beimers as Chair. Beimers accepted and was appointed Chair by acclamation.

Clark nominated Commissioner Street as Vice Chair for 2026-2027. Street accepted and was appointed Vice Chair by acclamation.

APPROVAL OF AGENDA

A motion was made by Commissioner Street, seconded by Commissioner Jarman, to approve the agenda. The motion carried by the following vote:

Yes: 5 - Chair Jarman, Commissioner Clark, Commissioner Beimers, Commissioner Machacek Shonka and Commissioner Street

APPROVAL OF MINUTES

2. [26-233](#) April 1, 2026 HPC Meeting Minutes

A motion was made by Commissioner Jarman, seconded by Commissioner Clark, to approve the April 1, 2026 HPC Meeting Minutes. The motion carried by the following vote:

Yes: 5 - Chair Jarman, Commissioner Clark, Commissioner Beimers, Commissioner Machacek Shonka and Commissioner Street

3. [26-234](#) April 23, 2026 Special Meeting Minutes

A motion was made by Commissioner Jarman, seconded by Commissioner Shonka, to approve the April 23, 2026 HPC Special Meeting Minutes. The motion carried by the following vote:

Yes: 5 - Chair Jarman, Commissioner Clark, Commissioner Beimers, Commissioner Machacek Shonka and Commissioner Street

PRESENTATIONS

4. [26-235](#) Presentation on the Library Landscape Renewal Plans

Associate Planner Mathias Hughey introduced Natalie Draper, Director of the Northfield Public Library, who delivered a presentation on proposed Library Landscape Renewal Plans. Draper responded to questions and comments from the HPC regarding the stability of the building foundation and retaining walls, plantings, the proposed "interactive wall," and flooding concerns.

5. [26-236](#) Presentation from Rebound Real Estate Providing an Update on the Archer Redevelopment Project - 212 Division St. S.

Associate Planner Mathias Hughey introduced Matt Ganter, Development Manager at Rebound Partners, and Scott Quiring, Partner at Amcon Construction, who delivered an update on the Archer Redevelopment Project - 212 Division Street South. Community Development Director Scott Wopata provided additional context on the redevelopment process. Ganter and Quiring responded to questions and comments from the HPC concerning communication between Rebound Partners, City staff, and the HPC; building materials; ground floor facade features; and features on the sides of the building.

OPEN PUBLIC COMMENT

No public comment was received.

BOARD MEMBER AND COMMISSIONER REPORTS

No Board Member and Commissioner reports were submitted.

REGULAR AGENDA

6. [26-237](#) Continued Discussion on Balcony Regulations in the Historic-Overlay District for the Zoning Code Update.

Associate Planner Mathias Hughey provided an update on the drafting of Balcony Regulations in the Historic-Overlay District for the Zoning Code Update. The HPC discussed possible regulations, and Hughey responded to questions and comments from the HPC regarding balcony safety, the precise definition of balcony in regulations, the difference between public and private balconies, and the wording and intent of HPC's recommendations on the regulations.

A motion was made by Commissioner Jarman, seconded by Vice Chair Street, to extend the meeting by fifteen minutes. The motion carried by the following vote:

Yes: 5 - Chair Jarman, Commissioner Clark, Commissioner Beimers, Commissioner Machacek Shonka and Commissioner Street

STAFF UPDATES

7. [26-238](#) Annual Board and Commission Onboarding and Refresher.

Associate Planner Mathias Hughey provided updates from City staff. Hughey responded to questions and comments from the HPC regarding the location of the HPC agenda packets online and the size of the packets.

ADJOURNMENT

Chair Beimers adjourned the meeting at 7:45 p.m.