



City of Northfield

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

Meeting Minutes - Draft Planning Commission

Thursday, December 17, 2020

6:00 PM

GoTo Meeting

Roll Call

Chair Gaisor called the meeting to order at 6:00pm.

Present 6 - Joe Gasior, Betsey Buckheit, Tracy Heisler, Greg Siems, William Schroeer, and Aaron Swoboda

6:00 PM - REGULAR AGENDA CALL TO ORDER AND APPROVAL OF AGENDA

A motion was made by Heisler, seconded by Swoboda to approve the agenda as amended. The agenda was amended to move the Paulson Property presentation after the Public Hearing and combine the two Public Hearings with items 5 and 7 remaining separate. The motion carried by the following vote:

Yes: 6 - Siems, Schroeer, Swoboda, Gasior, Buckheit, and Heisler

Also present: City Planner Mikayla Schmidt, Administrative Associate Kari Bonde, Community Development Mitzi Baker, Youth reps- Alexandra Miller, Grant Boardman.

APPROVAL OF MINUTES

1. [20-648](#) November 19, 2020 ZBA Meeting Minutes

Attachments: [11-19-2020 ZBA Meeting Minutes](#)

A motion was made by Schroeer, seconded by Heisler, to approve the minutes as amended. The November 19, 2020 ZBA minutes need to be corrected to read as passed, to deny the Bluff View Subdivision item. The motion carried by the following vote:

Yes: 6 - Siems, Schroeer, Swoboda, Gasior, Buckheit, and Heisler

2. [20-649](#) November 19, 2020 PC Meeting Minutes

Attachments: [11-19-2020 PC Meeting Minutes](#)

A motion was made by Swoboda, seconded by Schroeer, to approve the November 19, 2020 PC Meeting minutes. The motion carried by the following vote:

Yes: 6 - Siems, Schroeer, Swoboda, Gasior, Buckheit, and Heisler

PUBLIC HEARINGS AND RELATED ACTION

- 4. [PC M2020-010](#) Public Hearing for Consideration of Ordinance Rezoning PID 2231226001 from I1-B: Industrial to N2-B: Neighborhood General 2.

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

Chair Gasior opened both Public Hearings (Public Hearing for Consideration of Ordinance Rezoning PID 2231226001 from I1-B: Industrial to N2-B: Neighborhood General 2 and Public Hearing for Consideration of Ordinance Rezoning 1050 Highway 3 North from N1-B:Neighborhood General 1 to N2-B:Neighborhood General 2.) at 6:08pm.

City Planner Mikayla Schmidt gave a PowerPoint presentation and answered questions posed by the Planning Commission.

A motion was made by Schroeer, seconded by Swoboda, to close the Public Hearing. The motion carried by the following vote:

Yes: 6 - Siems, Schroeer, Swoboda, Gasior, Buckheit, and Heisler

- 5. [PC M2020-011](#) Consideration of Ordinance Rezoning PID 2231226001 from I1-B: Industrial to N2-B: Neighborhood General 2.

Attachments: [1 - Ordinance](#)
[2 - Location Map - PID 2231226001](#)
[3 - Public Hearing Comment - Motion from EQC](#)

A motion was made by Vice Chair Buckheit, seconded by Schroeer, to approve the Consideration of Ordinance Rezoning PID 2231226001 from I1-B: Industrial to N2-B: Neighborhood General 2. The motion carried by the following vote:

Yes: 6 - Siems, Schroeer, Swoboda, Gasior, Buckheit, and Heisler

- 6. [PC M2020-012](#) Public Hearing for Consideration of Ordinance Rezoning 1050 Highway 3 North from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2.

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

- 7. [PC M2020-013](#) Consideration of Ordinance Rezoning 1050 Highway 3 North from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2.

Attachments: [1 - Ordinance](#)
[2 - Location Map - 1050 Highway 3 North](#)
[3 - Public Hearing Comment - Motion from EQC](#)

A motion was made by Heisler, seconded by Schroeer, to approve the Consideration of Ordinance Rezoning 1050 Highway 3 North from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2. The motion carried by the following vote:

Yes: 6 - Siems, Schroeer, Swoboda, Gasior, Buckheit, and Heisler

PRESENTATIONS

- 3. [20-650](#) Presentation on Site Plan Design Considerations for the “Paulson Property” Site.

Attachments: [1 - Paulson Property Presentation](#)
[2 - Draft Site Plan](#)

City Planner Mikayla Schmidt introduced this item.

Brett Reese with Rebound Enterprises, Scott Koester with Rebound Hospitality, Nate Stencil with Stencil Group and Steve Schmidt with Schmidt Homes gave a PowerPoint presentation on a proposed development idea and answered questions posed by the Planning Commission.

Planning Commissioners gave feedback on connectivity throughout the development regarding streets and trails.

STAFF UPDATE

- 8. [20-651](#) Staff Updates.

City Planner Mikayla Schmidt noted the Depot has been nominated as a heritage preservation site and gave an update on the St. Olaf project.

REPORTS FROM CHAIR AND COMMISSION MEMBERS

Commissioner Schroeer asked about Planning Commissioner training for 2021.

Chair Gasior also wanted to explore training options for commissioners and wants to take a look at the By-laws. Noted it is Aarons last meeting and thanked for his time on the Planning Commission!

ADJOURNMENT

A motion was made by Swoboda, seconded by Schroeer, to adjourn the meeting at 7:52pm. The motion carried by the following vote:

Yes: 6 - Siems, Schroeer, Swoboda, Gasior, Buckheit, and Heisler