

CITY OF NORTHFIELD, MN
PLANNING COMMISSION RESOLUTION 2026-005

RECOMMENDATION TO CITY COUNCIL APPROVING A PRELIMINARY PLAT FOR HARVEST HILLS SECOND ADDITION

WHEREAS, Schrom Real Estate Holdings, LLC., the owners of the subject property (collectively the “Applicant”) have submitted an application for preliminary plat approval for Harvest Hills Second Addition, which subject property is legally described in Exhibit A; and

WHEREAS, the above-mentioned preliminary plat is attached hereto as Exhibit B (the “Preliminary Plat”); and

WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (2) the Planning Commission and City Council shall consider the following criteria in the review of a preliminary plat. Criteria (a) and (g) must be met and (b) through (f) shall be considered:

- (a) The proposed subdivision must be in full compliance with the provisions of this LDC;
- (b) The proposed subdivision must be in accordance with the general objectives, or with any specific objective, of the city's comprehensive plan, capital improvements program, or other city policy or regulation;
- (c) The physical characteristics of the site, including but not limited to topography, vegetation, susceptibility to erosion and sedimentation, susceptibility to flooding, water storage, and retention, must be such that the site is suitable for the type of development or use contemplated;
- (d) The site must be physically suitable for the intensity or type of development or use contemplated;
- (e) The design of the subdivision or the proposed improvements must not be likely to cause substantial and irreversible environmental damage;
- (f) The design of the subdivision or the type of improvements must not be detrimental to the health, safety, or general welfare of the public; and
- (g) The design of the subdivision or the type of improvement must not conflict with easements on record, unless those easements are vacated, or with easements established by judgment of a court; and

WHEREAS, City Staff and the Planning Commission have reviewed the submittal of the Preliminary Plat and have determined that it meets the above criteria contained in the City of Northfield Land Development Code; and

WHEREAS, the Planning Commission considered and recommended approval of the Applicant’s request for the Preliminary Plat at a duly noticed Public Hearing,

which took place on April 16, 2026; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION THAT: the Planning Commission hereby recommends to City Council the Findings of Fact contained in Exhibit C addressing the required criteria contained in Northfield City Code, Chapter 34, Section 8.5.12 (2), and the Preliminary Plat of Harvest Hills Second Addition, subject to the following conditions:

1. All subsequent Final Plats shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.
2. Prior to the City’s execution of a Final Plat, the Applicant must enter into an agreement with the City for the installation of all required improvements, which shall be referred to as the “Development Agreement.”
3. Pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (4) (a) the city council can approve a different time period as part of the preliminary plat approval. The preliminary plat expiration date shall be five (5) years after the date of approval.
4. The Applicant shall meet the park dedication requirements in City Code, Chapter 34, Section 5.2.6 in the form of cash-in-lieu.
5. The Applicant shall develop a phase specific erosion and sediment control plan for each individual phase.
6. The Applicant shall install an east/west 10-foot shared use path connection from the east side of Greenfield Dr. E. in between Lots 1 and 2 Block 5, to the east property line, and then running north/south the length of the east property line, and connecting to the Middle School or Carter Dr., whichever is most feasible due to grade changes.
7. The Applicant shall install an 8 ft. path on the east side of Fillmore St. from the north property line of the development to Greenfield Dr. E.

PASSED by the Planning Commission of the City of Northfield on this ____ day of _____, 2026.

Chair

Member

VOTE: ___ KUHLMANN ___ SCHROEER ___ BUCKHEIT
 ___ HOLLERAN ___ LAUER ___ NOWAK ___ SCHMIDT

EXHIBIT A

LEGAL DESCRIPTION

Parcel ID – 2212426022

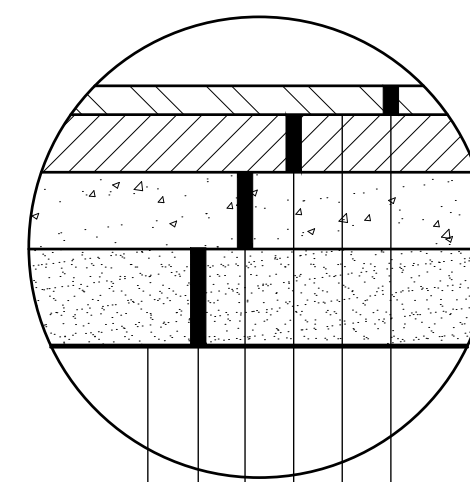
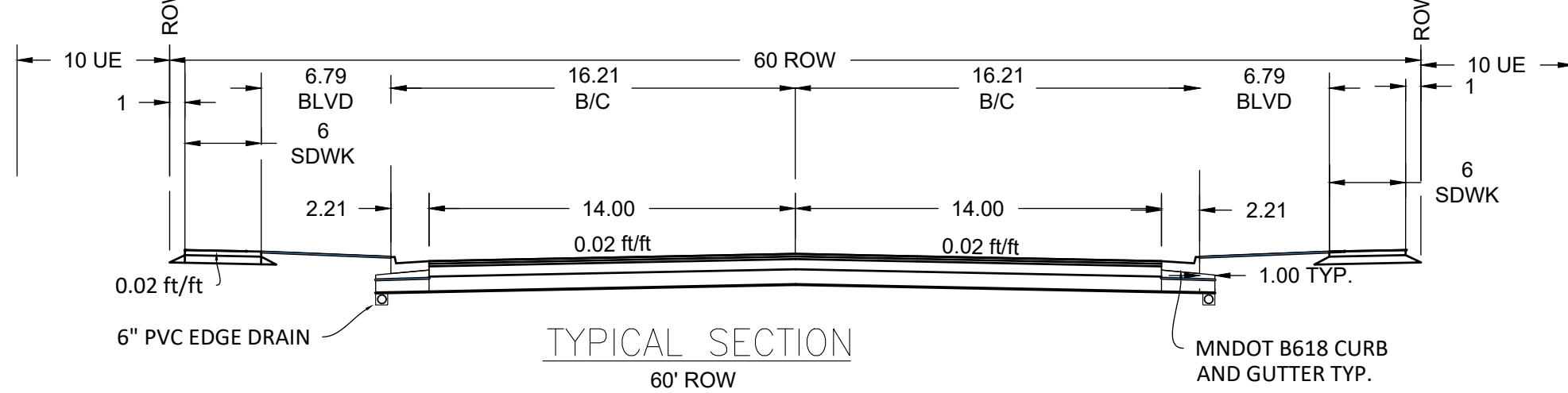
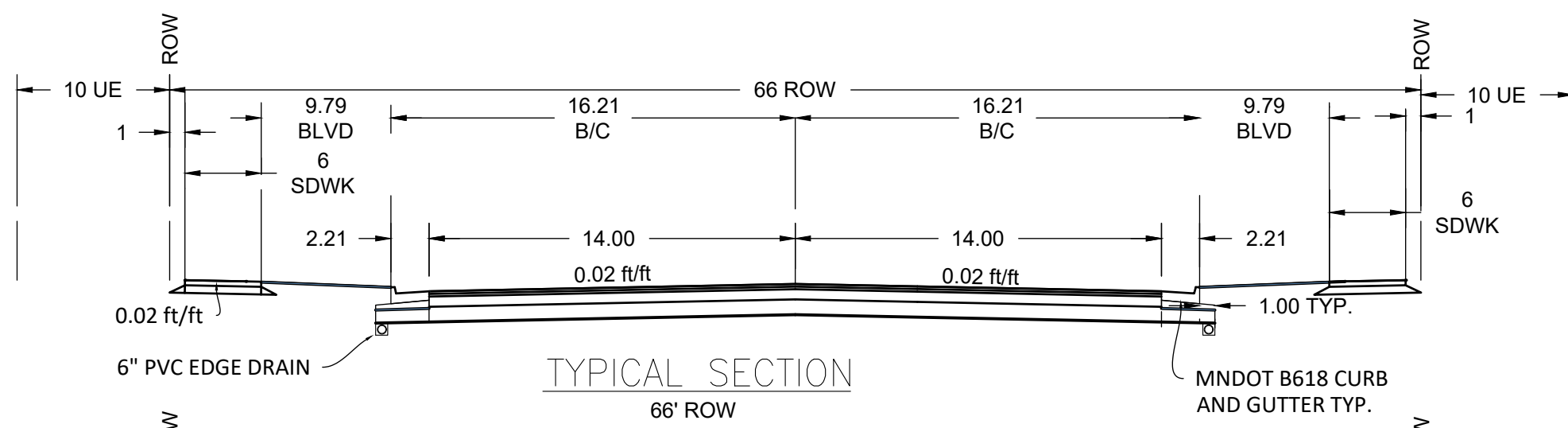
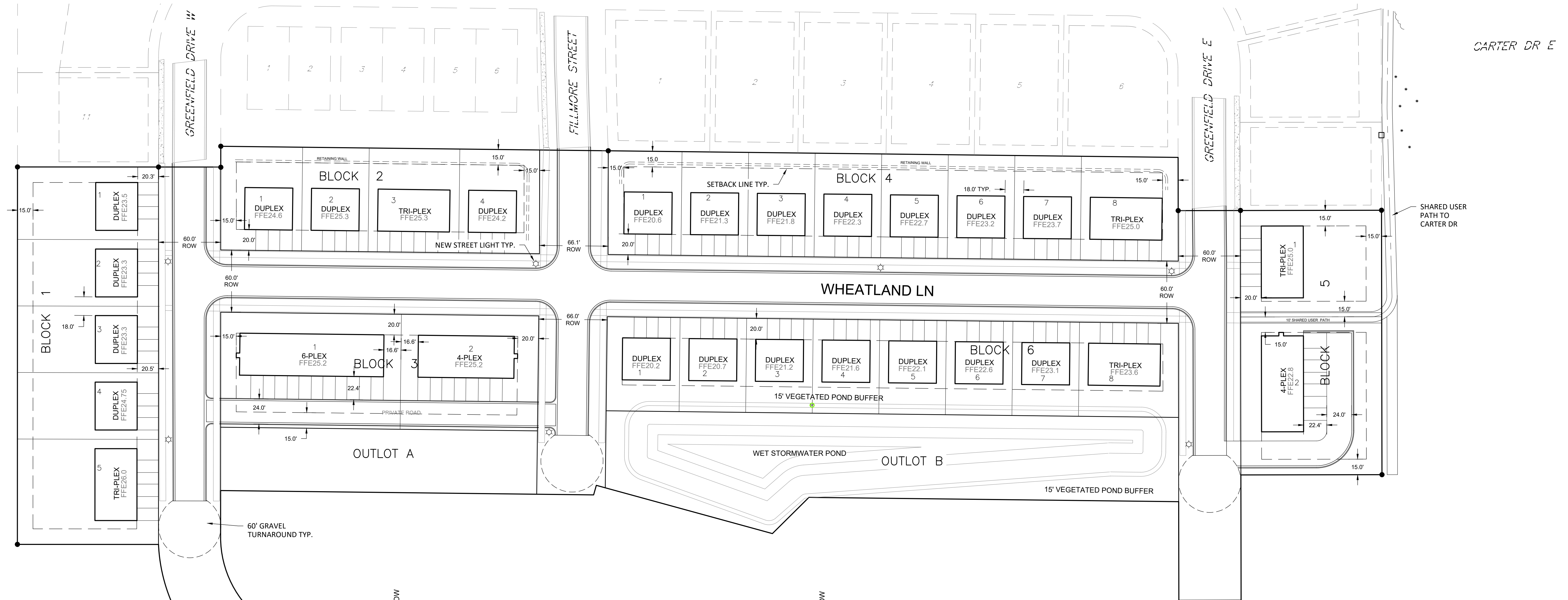
Outlot A, HARVEST HILLS, Rice County, Minnesota.

EXHIBIT B
PRELIMINARY PLAT

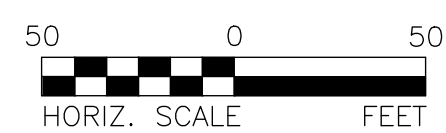
HARVEST HILLS SECOND ADDITION

OUTLOT A HARVEST HILLS

NORTHFIELD, MN




- 2.0" SPWEA230B BIT WEAR COURSE
- BITUMINOUS TACK COAT (2357)
- 2.0" SPNWB230B NON-WEAR COURSE
- 9" AGGREGATE BASE, CL 2 OR CL 5 (2211)
- 6" SELECT GRANULAR BACKFILL (3149.B.2)
- TYPE 5 GEOTEXTILE FABRIC




DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION

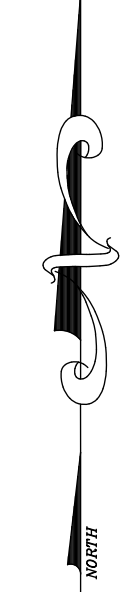

JONES HAUGH SMITH
 Engineers + Surveyors
 415 West North Street Owatonna, MN 56224-4598

DESIGNED: JHS
 DRAWN: JHS
 CHECKED: BU
 Date: 3/12/26
 DWG: 23-259

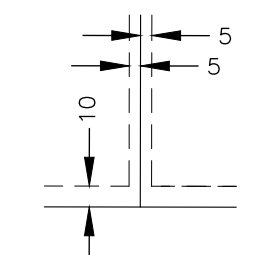
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

 John A. Schulte V
 License No. 44639 Date: 3/12/26

PRELIMINARY PLAT
 HARVEST HILLS SECOND ADDITION
 OUTLOT A HARVEST HILLS
 SITE LAYOUT PLAN

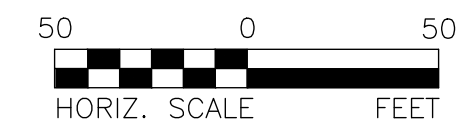
HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS NORTHFIELD, MN



Drainage and utility easements are shown thus unless otherwise noted:

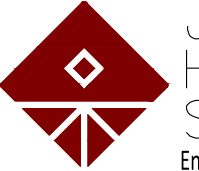


being 10' on street right of way lines and rear lot lines, and 5' on each side of side lot lines




DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION


JONES HAUGH SMITH
 Engineers + Surveyors
 415 West North Street Owatonna, MN 56007-4518

DESIGNED: JHS
 DRAWN: JHS
 CHECKED: BU
 Date: 3/12/26
 DWG: 23-259

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

 John A. Schulte V
 License No. 44639 Date: 3/12/26

PRELIMINARY PLAT
 HARVEST HILLS SECOND ADDITION
 OUTLOT A HARVEST HILLS
 LOTS PLAN

SHEET
 3
 OF
 5

EXHIBIT C

FINDINGS OF FACT

Approval Criteria & Findings:

The Planning Commission and City Council shall consider the following criteria in the review of a preliminary plat. Criteria (a) and (g) must be met and (b) through (f) shall be considered:

- (a) The proposed subdivision must be in full compliance with the provisions of this LDC;**

Staff Response: The proposed subdivision is found to be in general compliance with the LDC through review by the City Planner and the Development Review Committee.

- (b) The proposed subdivision must be in accordance with the general objectives, or with any specific objective, of the city's comprehensive plan, capital improvements program, or other city policy or regulation;**

Staff Response: The subdivision is in compliance with the comprehensive plan, Northfield 2045, and the intent of the project reflects the three core principles of Economy, Environment and Equality along with its Guiding Values. These principles are to be evaluated to weigh the impacts of the proposed project to consider what compromises are to be considered to find the best long-term outcomes.

- **Economy** – In planning for long-term economic health for the community and weighing the needs to serve new development, this housing development will fill a parcel within city limits and zoned N2-B: Neighborhood 2. This supports the economic feasibility of the project because it is adjacent to existing roads, water and sewer connections, and trails/sidewalks. The cost of the city to serve this development are low. It also supports housing near the Northfield schools, supporting families and students who could work or attend there. The developer has also applied for Tax Increment Financing which has been shown to be a need to assist with gap financing to make the development viable.
- **Environment** – This development assists in provided a more sustainable Northfield by providing 71 housing units within city limits and adjacent to many amenities like trails, sidewalks, parks and the Northfield school campus. Being walkable to the Northfield school system campus for students and potential employees creates a greater ability to walk, bike or roll to that campus and other destinations thus creating the ability to reduce greenhouse gas emissions.
- **Equality** – This development creates market rate rental units with 20% of the units rented at 50% area median income to allow for more residents the opportunity to live in Northfield. The development will create an attractive public realm and exceptional place for people as the streets will have sidewalks on both sides of the streets, a trail to the Northfield Middle School and path along Fillmore St. and trees every 40 feet. Creating housing units of these types offers market rates options for people to reside in Northfield.

- (c) The physical characteristics of the site, including but not limited to topography, vegetation, susceptibility to erosion and sedimentation, susceptibility to flooding, water storage, and retention, must be such that the site is suitable for the type of development or use contemplated;**

Staff Response: The site has some grade changes but generally the land is suited for this type of development. Stormwater management is incorporated into the project to address water storage and retention. Being an outlot from the Harvest Hills Addition, some fill was stockpiled on site and will need modification along with removal of trees that have naturally grown.

- (d) The site must be physically suitable for the intensity or type of development or use contemplated;**

Staff Response: This development site is physically suitable for the intensity of proposed units.

- (e) The design of the subdivision or the proposed improvements must not be likely to cause substantial and irreversible environmental damage;**

Staff Response: Development of the site will include grading, new private infrastructure and the development of lots. It will convert the outlot and former farmland into a residential neighborhood. The plat is not expected to result in substantial or irreversible environmental damage.

- (f) The design of the subdivision or the type of improvements must not be detrimental to the health, safety, or general welfare of the public; and**

Staff Response: The design and development of the subdivision is not expected to be detrimental to the health, safety, or general welfare of the public. Creation of the neighborhood with housing, sidewalk connections, and trail connections is expected to result in improved health, safety and general welfare of the public.

- (g) The design of the subdivision or the type of improvement must not conflict with easements on record, unless those easements are vacated, or with easements established by judgment of a court.**

Staff Response: There are no conflicting easements.