



# City of Northfield

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

## Meeting Minutes - Draft Planning Commission

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Wednesday, October 30, 2024

6:00 PM

Council Chambers

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### Special

#### 6:00 PM - SPECIAL PLANNING COMMISSION AGENDA CALL TO ORDER AND ROLL CALL

*Chair Buckheit called the meeting to order at 6:04pm.*

**Present** 7 - William Schroeer, Chair Betsey Buckheit, Brian Nowak, Bill Kuhlmann, Julia Menard, Vice Chair Tracy Heisler, and Donald Stager

#### ALSO PRESENT

*Community Development Director Jake Reilly, City Planner Mikayla Schmidt, Administrative Associate Kari Bonde.*

#### APPROVAL OF AGENDA

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

**Yes:** 6 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Heisler, and Stager

**Not Present:** 1 - Menard

#### OPEN PUBLIC COMMENT

*No comment.*

#### PUBLIC HEARINGS

1. [BC 24-015](#) Public Hearing for Consideration of a Zoning Map Amendment by the City of Northfield for the Northwest Development Area.

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

*Commissioner Menard arrived at 6:05pm.*

*Community Development Jake Reilly gave a PowerPoint brief presentation on the proposed text amendments to the Land Development Code (Agriculture, Industrial and Cannabis) including history and background information.*

*Chair Buckheit opened the Public Hearing at 6:28pm.*

*City Planner Mikayla Schmidt gave a PowerPoint presentation on the timeline frame, reviewed criteria and findings for the proposed text amendments to the Northwest Development Area.*

*Sara Lofgren - 7750 320 St W. - owner of Vixen Hollow Farms, not in favor of the rezone.*

*Kevin Larson, Director of Facilities of St. Olaf College - wants to keep the 40 acres for solar that St. Olaf owns.*

*Paige Bowen, 407 Prairie St. - resident and user of Vixen Hollow, wants to keep the Northfield the way it is and not build data centers here, not in favor of the rezone.*

*Sherry T. - granddaughter does riding lessons at Vixen Hollow and helps out at the farm. Not in favor of an industrial park due to the impact on the wildlife and farm.*

*Teagen Larson, 2208 Valley Dr. - part of Vixen Hollow, born and raised in Northfield, wants to keep the farmland around Northfield.*

*Gregory Langer, family owns farmland Northeast of area - gave additional history of the 530 acres. Wants farmland and open spaced preserved, improve Garrett Ave. Not in favor of the rezone.*

*Siri Bowen, 407 Prairie St. - read a letter on behalf of her daughter, Siri. Loves going to Vixen Hollow and will suffer if it is taken away.*

## REGULAR AGENDA

2. [24-646](#) Review and Discussion of Amendments to Chapter 34 - Land Development Code Related to Industrial and Agricultural Use Regulations and Re-zoning of Property.

**Attachments:** [1 - Link to 2008 Comprehensive Plan](#)  
[2 - Link to 2021-2024 Strategic Plan](#)  
[3 - Link to Alternative Urban Areawide Review page](#)  
[4 - Link to 2019 Climate Action Plan](#)  
[5 - I1 Zoning Amendments Redline](#)  
[6 - I1 Zoning Amendments Additions](#)

*City Planner Mikayla Schmidt and Community Development Director Jake Reilly answered questions posed by Commissioners.*

## ADJOURNMENT

**A motion was made by Commissioner Menard, seconded by Vice Chair Heisler, to adjourn the meeting. The motion carried by the following vote:**

**Yes:** 7 - Schroeer, Chair Buckheit, Nowak, Kuhlmann, Menard, Heisler, and Stager