City of Northfield

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

Meeting Minutes - Draft
Zoning Board of Appeals

Thursday, April 18, 2019 | **6:00 PM** | **Council Chambers**

Rollcall

Also present: Council Member David DeLong, Council Member Erica Zwiefel, Janine Atchison- Housing Coordinator, Mitzi Baker - Community Development Director, Scott Tempel - City Planner, Mikayla Schmidt - Community Development Specialist, Vern & Joan Koester, Dayna Norvold, Troy Schrom and Tim Reisnouor.

Present: 7 - Joe Gasior, William Schroeer, Betsey Buckheit, Tracy Heisler, Terri Jensen, Greg Siems and Aaron Swoboda

I. Call to Order and Approval of Agenda

Chair Gasior called the meeting to order at 6:08PM.

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

Yes: 7 - Chair Gasior, Vice Chair Schroeer, Buckheit, Heisler, Jensen, Siems and Swoboda

II. New Business Items

1. ZBA Res. 2019-002 — Consider variance Resolution for Maple Brook Townhomes

Attachments: 1 - 2019-002 Variance Maple Brook
2 - Area Map
3 - Project Elevations
4 - Site Plan

Chair Gasior read the public hearing statement and opened the hearing at 6:12PM.

Tempel presented his report on the variance requests for Maple Brook Townhomes.

Schroeer entered at 6:15PM.

Heisler clarified the variance requests are to change the orientation of the buildings and the way the driveway interfaces with the street. Tempel agreed those are the variance changes requested.

Schroeer asked if the driveway could be narrowed and still meeting fire accessibility to accommodate a sidewalk. Tempel stated he has not experienced flexibility for street widths due to fire accessibility requirements.

Chair Gasior invited the applicant to speak and answer questions from the commissioners.

Tim Reisnouor, agent / architect, commented that the change to build fewer units came from direction of the owner to make the project more fitting with the neighborhood.

Schroeer asked if the applicants were open to include pervious pavers and the applicant stated the heavy fire equipment would damage the pavers.

Chair Gasior welcomed the public speak.

Aaron Shumway - 604 Ford St. E. - stated the original intent of the property was for green space. Shumway stated the townhome units do not fit well and that rentals would not be consistent with owned homes. He stated rental properties are not generally supported as a City, so this feels like a double standard. He explained the investment he made into his home because with what he thought to be a park in his back yard and now it's turning into a rental complex.

Kim Roth - 611 Ford St. E. - likes the change of putting the garage to the rear of the front facade and objects tO this layout of townhomes where the garage is forward of the front facade. Roth does not think the TIF money is worthwhile because the City will not see tax revenue from the property for many years to come. She also agreed the property was planned for green space.

Lana Reich - 538 Ford St. E. - noted her concerns on drainage for the site. She stated the northwest corner of the property has two drainage areas that flood and would like clarification on how that will be addressed.

Erica Zweifel - 406 Highland Ave. - noted she serves on the City Council and Housing & Redevelopment Authority (HRA) and feels housing is the best use for this site. She stated there is a high need for housing and a very low vacancy rate in Northfield. Zweifel noted one strategic initiative of the HRA is to support diverse housing stock and a strategic initiative of the Council is to promote affordable housing. Zweifel requested the commissioners find a way to utilize this parcel for housing.

David DeLong - 1000 Spring St. S. - noted the parcel is a buildable outlot. He stated the catch basin had to be modified from the original stormwater plan, which makes him question how the runoff was going to be handled in the first place. DeLong also stated because the outlot was dedicated to the city doesn't mean it wasn't planned for green space.

Karen Moldenhauer - 708 Ford St. E. - stated the area is swampy and she assumed someone had addressed runoff for her home, but regardless her basement flooded. Moldenhauer noted major traffic issues on Maple St. where she witnessed an emergency vehicle unable to pass due to traffic and parking. She noted a large pile of dirt was never removed and has a hard time believing Ford St. will connect through to MN 246. She requested the commissioners respect their quality of life.

Tempel noted a phone call and letter of support for the project.

A motion was made by Vice Chair Schroeer, seconded by Heisler, to close the public hearing at 6:45PM. The motion carried by the following vote:

Yes: 7 - Chair Gasior, Vice Chair Schroeer, Buckheit, Heisler, Jensen, Siems and Swoboda

A motion was made by Buckheit, seconded by Heisler, to approve the first portion of ZBA Resolution #2019-002, as it pertains to the Northfield Land Development Code Section 2.9.15 Multi-family Dwellings, to allow construction of the Maple

Brook Townhomes without primary entrances oriented to the street and with front loaded garages. The motion carried by the following vote:

Yes: 7 - Chair Gasior, Vice Chair Schroeer, Buckheit, Heisler, Jensen, Siems and Swoboda

A motion was made by Buckheit, seconded by Heisler, to approve the second portion of ZBA Resolution #2019-002, as it pertains the the Northfield Land Development Code Section 3.7.2, to allow construction of the Maple Brook Townhomes without an eight foot wide pedestrian connection. The motion carried by the following vote:

Yes: 6 - Chair Gasior, Buckheit, Heisler, Jensen, Siems and Swoboda

No: 1 - Vice Chair Schroeer

III. Adjournment

A motion was made by Buckheit, seconded by Vice Chair Schroeer, to adjourn the meeting at 7:02PM. The motion carried by the following vote:

Yes: 7 - Chair Gasior, Vice Chair Schroeer, Buckheit, Heisler, Jensen, Siems and Swoboda