



City of Northfield

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

Meeting Minutes - Draft Planning Commission

Thursday, June 18, 2026

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

Chair Kuhlmann called the meeting to order at 6:32pm.

- Present** 6 - Commissioner Buckheit, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, Commissioner Lauer, and Commissioner Menard
- Absent** 1 - Commissioner Nowak

Also present: Associate Planner Mathias Hughey, City Planner Mikayla Schmidt, Community Development Director Scott Wopata, Administrative Associate Kari Bonde. Youth rep: Abby Pape & Eli Podracky.

APPROVAL OF AGENDA

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

- Yes:** 6 - Commissioner Buckheit, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, Commissioner Lauer, and Commissioner Menard

APPROVAL OF MINUTES

1. [26-321](#) May 21, 2026 PC Meeting Minutes

Attachments: [05-21-2026 PC Meeting Minutes](#)

A motion was made by Commissioner Menard, seconded by Commissioner Schmidt, to approve the May 21, 2026 Meeting Minutes. The motion carried by the following vote:

- Yes:** 6 - Commissioner Buckheit, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, Commissioner Lauer, and Commissioner Menard

OPEN PUBLIC COMMENT

None.

PUBLIC HEARINGS

2. [26-322](#) Public Hearing for Consideration of a Conditional Use Permit for Rebound Real Estate to Construct Off-Street Parking at 212 Division St. S.

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

Chair Kuhlmann opened the public hearing at 6:34pm.

Associate City Planner Mathias Hughey gave a PowerPoint on a CUP for 212 Division St. S. to construct off-street parking. He reviewed the criteria and noted staff is in support of the CUP.

Matt Ganter with Rebound Enterprises gave additional information and answered questions from Commissioners.

A motion was made by Commissioner Schmidt, seconded by Commissioner Menard, to close the Public Hearing. The motion carried by the following vote:

Yes: 6 - Commissioner Buckheit, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, Commissioner Lauer, and Commissioner Menard

3. [PC Res. 2026-006](#) Consideration of a Conditional Use Permit for Off-Street Parking at 212 Division St. S.

Attachments: [1 - PC Resolution](#)
[2 - Architectural Renderings 06-03-2026](#)
[3 - Floor Plans 06-03-2026](#)
[4 - PC Resolution 2023-010](#)
[5 - SUPPLEMENTAL - PC Resolution \(UPDATED\)](#)
[6 - SUPPLEMENTAL - Staff PowerPoint](#)

A motion was made by Commissioner Schmidt, seconded by Commissioner Buckheit, to approve PC Resolution 2026-006 Consideration of a Conditional Use Permit for Off-Street Parking at 212 Division St. S. The motion carried by the following vote:

Yes: 6 - Commissioner Buckheit, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, Commissioner Lauer, and Commissioner Menard

BOARD MEMBER AND COMMISSIONER REPORTS

None.

STAFF UPDATES

City Planner Mikayla Schmidt will be going on maternity leave in the next couple of weeks. WSB will be coming on while Schmidt is on leave. Schmidt and Hughey reviewed projects going on around town.

Council member Holmes gave updates from Council on winter/downtown parking, traffic around schools and Cannon River Regional Park.

ADJOURNMENT

A motion was made by Commissioner Schmidt, seconded by Commissioner Buckheit, to adjourn the meeting at 6:59pm. The motion carried by the following

vote:

Yes: 6 - Commissioner Buckheit, Vice Chair Holleran, Commissioner Schmidt, Chair Kuhlmann, Commissioner Lauer, and Commissioner Menard