

Please look at these reviews for Storm Construction and pass them on to the appropriate people.

Marv Farmer

2226 Greenfield Dr W

<https://www.yelp.com/biz/schrom-construction-eagle-lake>

Sent from my iPhone

Marv

FORMAL OBJECTION: Preliminary Plat Application for: PID 2212426022 Harvest Hills

To: Northfield Planning Commission **Date:** April 16, 2026 **Subject:** Resident Opposition.

To: Mikayla Schmidt

Please accept this letter as a formal statement of opposition from the residents of **Greenfield Drive West** and **Greenfield Drive East**. We are writing to express our **unanimous opposition** to the preliminary plat application for the proposed rental units in our neighborhood.

As a community comprised primarily of homeowners, many of whom are retirees and families with young children, we believe this project as proposed is incompatible with the established character of our neighborhood. Our specific concerns are as follows:

- **Traffic & Public Safety:** Our neighborhood is not designed for high-density transit. We are deeply concerned that this venture will double or triple the current traffic volume on Greenfield Drive. This creates a direct safety risk for the many families and seniors who walk and bike in our area.
- **Topography & Drainage Issues:** Because the development site sits significantly higher than the homes on Greenfield Drive, we have grave concerns regarding **stormwater runoff**. Replacing natural soil and vegetation with impervious surfaces (buildings/paving) will inevitably direct water toward our properties, risking basement flooding and soil erosion.
- **Loss of Green Infrastructure:** The removal of established trees and shrubs will not only damage the aesthetic of our neighborhood but will also eliminate natural sound barriers and privacy for existing residents.
- **Zoning Incompatibility:** Introducing a large-scale rental venture into a stable, owner-occupied residential area threatens the long-term character and property values of our community.

We respectfully request that the Planning Commission **deny this application**. We ask that this letter be read aloud during the public hearing and entered into the permanent official record for this project.

Thank you for your consideration of the residents who make Northfield their home.

Sincerely,

John Kunerth

Greenfield DR W

Northfield, MN 55057

atticcorp@yahoo.com

Representing the residents of Greenfield Dr. W & Greenfield Dr. E

Teresa Van Son
2200 Greenfield Dr. W
Northfield, Minnesota 55057

April 10, 2026

Mikayla Schmidt
801 Washington St. S
Northfield, Minnesota

Dear Ms. Schmidt,

I am writing to voice my opposition to the proposed Harvest Hills 2nd Addition zoning change.

A year ago, after over 40 years living elsewhere, I returned to Northfield, my hometown, as a retiree. I looked for at least two years for the right property and hoped I had found it on Greenfield Dr. While I was aware of the potential for more houses being built in the nearby cornfield, I was assured when I checked the zoning, it was slated for a reasonable 25 single family homes.

I am dismayed to now find out the city is considering changing the zoning to high-density rental housing

Here are my concerns:

The only street in and out of the proposed housing will be Fillmore/Hays. Not only will this much construction and associated equipment be disruptive to the entire neighborhood for months, when completed it will add an estimated 150 additional vehicles to a street that clearly was not built to handle that much traffic. I'm concerned over-flow and guest parking will bleed onto Greenfield – an already narrow street. Additionally, I can foresee even more accidents in the round-about at Jefferson and Jefferson – a location I already view as the most dangerous intersection in Northfield.

I also have concerns about the quality of housing that will be built. A quick check on the internet shows that people they have built for in the past are extremely unhappy, saying things like Mr. Schrom talks a good talk but lacks follow-through.

Finally, and most dismaying, is that the proposed buildings will all be rentals. Having lived in high-rental neighborhoods in the past, I know for certainty that noise, property crimes and police calls will increase and bleed into the surrounding neighborhoods.

The first block of West Greenfield is entirely retirees. It's safe to presume that all of us chose this neighborhood, in part, because it was a quiet one. Our homes are the places most of us hoped to quietly live out the end of our lives. Given the hefty increase in our property taxes this year for an ice arena none of use will use, this new zoning change, along with it's request for TIF money is frankly frustrating, infuriating and insulting.

I do not want to move again, but should this zoning change be allowed, it is likely my home will be sold, probably at loss. The likelihood the next home I buy will be in Northfield is about 20%.

Sincerely,

Teresa Van Son

To the Members of the Planning Commission,

We are writing to formally submit our objection to the requested zoning change for the property located at Harvest Hills Second Addition. As homeowners in the immediate vicinity, we oppose this amendment based on the following concerns:

- **Breach of Reasonable Expectation:** We made the significant financial decision to purchase our home based on the city's established Comprehensive Plan and the existing low-density zoning. This proposed change represents a fundamental shift in the character of our neighborhood that contradicts the long-term planning we relied upon as investors in this community.
- **Traffic Safety and Congestion:** Our current infrastructure was not designed to support the volume of vehicles associated with high-density housing. We are deeply concerned that the increased traffic will lead to significant congestion on Filmore and Hayes, creating safety hazards for pedestrians, cyclists, and local schoolchildren. All the new families' vehicles will be funneled onto a single street, Filmore, which does not appear to be designed as a thoroughfare.
- **Infrastructure Strain:** The transition from the planned zoning to high-density usage places an undue burden on our water and drainage systems, which may not be equipped to handle such a rapid increase in population density.

The proposed amendment diverges from the established residential standards that ensure our community's safety and cohesive character. Preserving the current zoning is vital to maintaining the neighborhood's stability and the quality of life we expected when moving here.

We urge the Commission to uphold the original zoning designations and protect the integrity of our residential neighborhood by denying this request.

Sincerely,

Wayne Keller