



City of Northfield

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

Meeting Minutes - Draft Planning Commission

Monday, March 10, 2025

4:30 PM

2nd Floor Training Room

Special Meeting

4:30 PM - REGULAR AGENDA

CALL TO ORDER AND ROLL CALL

Meeting Minutes from the regular meeting in February will be approved at the March 20th meeting in the Council Chambers.

Chair Kuhlmann called special meeting to order at 4:35pm. Alisha Hayes took roll call.

Present: Chair Bill Kuhlmann, Betsey Buckheit, Philip Holleran, Kathleen Holmes, Brian Nowak, and Steven Schmidt

Absent: William Schroeder (excused), Casson (Youth Member), and Arenas (Youth Member)

Also present: Chad Beumer, Council Member (Ex Officio Member); Jake Reilly, Community Development Director; Mikayla Schmidt, City Planner; Mathias Hughey, Associate City Planner; and Alisha Hayes, Meeting Associate

REGULAR AGENDA

1. [25-134](#)

Northfield 2045 Comprehensive Plan draft review and discussion

Jake Reilly led PowerPoint presentation, which started at approximately 4:50pm and was recorded on TEAMS.

The following is a summary of items brought to the table, discussed, and/or asked questions about, but are not limited to these:

- Path forward to final version of Comprehensive Plan, but not 100% finalized.*
- Comp plans=aspirational ideas and Strategic Plan= changes, additions and action*
- Chair Kuhlmann- we need to narrow down areas that need to be changed and avoid open ended discussion to lead into the next meeting to make the changes needed.*

Adopted Policy Documents should be incorporated:

- A thru J include in documents? Feedback needed on A-J*
- Holmes against A-J has metrics, not actions (saying we're going to do these things but not how)*
- Holleran, do we change language or reference Comp Plan from 2019*
- Reilly, take out A thru F vs. G thru J*
- Buckheit, specification comes from Strategic plan, not Comp Plan*
- Reilly, A thru F removed from the action (link to online document) but easily referenced*

Want more accountability to add density on residential lots:

- Reilly, we currently allow more density compared to other cities our size and for a longer length of time
- Buckheit, people would like to see a maximum
- Holleran, encouragement issue or allowed issue
- Nowak, scale (future land development code issue) would be okay to expand # if there was reference to code standards
- Reilly, people have argued we need a clear statement of pro density but R1 also promotes that, so what else is needed? The problem is the tool, not the current Comp Plan
- Zoning Code Improvement will happen in Land Development Code

Want more ability to build "small scale multi-family or missing--middle residential". What's the right range?

- Holleran, at what number of units can we get to a scale of most cost effective per square foot
- Nowak, 4 to 16 units as part of the Comp Plan
- Reilly, reduce uncertainty when it comes to the LCD rewrite and/or Zoning Commission. Overall residential density to be more cost effective with municipality we serve (waste and transit are two imp. factors)
- Schmidt- use a tier system, make it flexible enough when we write it--we just want it to get us there

Discussion to be continued at March 20th meeting in the Council Chambers

ADJOURNMENT

Meeting adjourned at 6:56 p.m.