



City of Northfield

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

Meeting Minutes - Draft Zoning Board of Appeals

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 6:01pm.

Present: 6 - Commissioner Betsey Buckheit, Commissioner Philip Holleran, Commissioner Steven Schmidt, Commissioner Aaron Lauer, Bill Kuhlmann and Julia Menard

Absent: 1 - Commissioner Brian 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 Commissioner Buckheit, seconded by Commissioner Schmidt, to approve the agenda. The motion carried by the following vote:

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

OPEN PUBLIC COMMENT

None.

PUBLIC HEARINGS

1. [26-320](#) Public Hearing for a Variance Request at 212 Division St. S.

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

Public hearing was opened at 6:04pm.

Associate Planner Mathias Hughey gave a PowerPoint presentation on the Variance request at 212 Division St. S. Hughey reviewed the timeline noting the HPC approved the Certificate of Appropriateness earlier this month, reviewed the variance process, location and went through the findings.

Matt Ganter with Rebound Enterprises reviewed the timeline and renderings from different street levels.

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

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

2. [ZBA Res. 2026-002](#) Consideration of a Variance to Exceed the Maximum Height Limit in the C1-B: Downtown District by 13 Feet

Attachments: [1 - ZBA Resolution](#)
[2 - Building Heights](#)
[3 - Colored Elevations 06-03-2026](#)
[4 - ZBA Resolution 2023-002](#)
[5 - SUPPLEMENTAL - ZBA Resolution and Findings \(UPDATED\)](#)
[6 - SUPPLEMENTAL - Public Comment](#)
[7 - SUPPLEMENTAL - Archer PowerPoint](#)
[8 - SUPPLEMENTAL - Staff PowerPoint](#)

A motion was made by Commissioner Buckheit, seconded by Commissioner Schmidt, to approve ZBA Resolution 2026-002, Consideration of a Variance to Exceed the Maximum Height Limit in the C1-B: Downtown District by 13 Feet. The motion carried by the following vote:

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

ADJOURNMENT

A motion was made by Commissioner Schmidt, seconded by Commissioner Holleran, to adjourn the meeting at 6:30pm. The motion carried by the following vote:

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