



City of Northfield

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

Meeting Minutes - Draft Planning Commission

Thursday, November 20, 2025

6:00 PM

Council Chambers

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

Chair Kuhlmann called the meeting to order at 6:00pm.

Present 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

Also present: Interim Community Development Director/City Planner Mikayla Schmidt, Associate City Planner Mathias Hughey, Administrative Associate Kari Bonde.

APPROVAL OF AGENDA

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

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

APPROVAL OF MINUTES

1. [25-623](#) September 18, 2025 PC Meeting Minutes

Attachments: [09-18-2025 PC Meeting Minutes](#)

A motion was made by Commissioner Holleran, seconded by Commissioner Buckheit, to approve the September 18, 2025 PC Meeting Minutes. The motion carried by the following vote:

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

OPEN PUBLIC COMMENT

No public comments.

PUBLIC HEARINGS

2. [25-624](#) Public Hearing for Consideration of a Conditional Use Permit for Fares Ibrahim to Operate a Cannabis Retail Establishment at 2010 Jefferson Rd, Suite C.

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

Chair Kuhlmann opened the Public Hearing at 6:03pm.

No public comments.

Associate Planner Mathias Hughey introduced the Conditional Use Permit for Fares Ibrahim to operate a Cannabis Retail Establishment at 2010 Jefferson Rd. Suite C. Hughey reviewed and explained how all the criteria is met. Staff is recommending approval of the CUP to the City Council.

A motion was made by Commissioner Buckheit, seconded by Commissioner Holleran, to close the Public Hearing at 6:23pm. The motion carried by the following vote:

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

3. [PC Res. 2025-011](#) Consideration of a Conditional Use Permit for Fares Ibrahim to Operate a Cannabis Retail Establishment at 2010 Jefferson Rd. Suite C.

Attachments: [1 - PC Resolution](#)
[2 - Location Map](#)
[3 - Cannabis CUP Presentation](#)

A motion was made by Commissioner Buckheit, seconded by Commissioner Nowak, to approve PC Resolution 2025-011 - Conditional Use Permit for Fares Ibrahim to Operate a Cannabis Retail Establishment at 2010 Jefferson Rd. Suite C. The motion carried by the following vote:

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes

BOARD MEMBER AND COMMISSIONER REPORTS

None.

STAFF UPDATES

4. [25-625](#) Staff Updates.

Attachments: [1 - Upcoming Council Agenda Items](#)
[2 - Hyperlink to Northfield Construction & Development Projects](#)
[3 - Hyperlink to Maryland Department of Planning Webinars](#)

Interim Community Development Director/City Planner Mikayla Schmidt noted Houseal Lavigne was chosen for the LDC update and the contract will be going to the Council in January, Archer has been put on hold, Cedar Meadows has closed on their financing, working on getting signatures on Development Agreement and getting the plat recorded, working with POST on Ames Mill dam and our new Community Development

Director Scott Wopata will be starting on Dec. 22.

ADJOURNMENT

A motion was made by Vice Chair Schroeer, seconded by Commissioner Holmes, to adjourn the meeting at 6:36pm. The motion carried by the following vote:

Yes: 7 - Vice Chair Schroeer, Commissioner Buckheit, Commissioner Nowak, Chair Kuhlmann, Commissioner Holleran, Commissioner Schmidt, and Commissioner Holmes