

City of Northfield

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



Meeting Agenda

Monday, June 16, 2025

6:00 PM

Council Chambers

Planning Commission

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. [25-338](#) April 17, 2025 PC Meeting Minutes

Attachments: [1 - April 17, 2025 PC Meeting Minutes](#)

OPEN PUBLIC COMMENT

Persons may take one opportunity to address the Board/Commission for two (2) minutes (not including interpreter's time) on any topic, even if on the agenda, with the condition that they may not speak on the same item later in the meeting. No notification of the Chair is required. However, speakers are asked to complete a sign up card. Persons wanting a response to a question must submit the question in writing to the recording secretary. Questions must include name and information on how to contact. You may use the back side of the comment cards available in the meeting room. Persons cannot gift their 2 minute speaking time to other members of the public.

PUBLIC HEARINGS

The public will have the opportunity to speak for or against the issue for a maximum of two (2) minutes (not including interpreter's time) per item. The Chair will recognize speaker at podium and conversation will be between the Chair and speaker. Persons must give their name, address, and if representing a business, must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record. Citizens who have material to be handed out shall provide a minimum of 12 copies of the material to City staff. Staff will then pass the information to the appropriate people.

2. [25-339](#) Public Hearing on the Conditional Use Permit for St. Olaf College to add 26 Parking Stalls to the Lincoln St. Parking Lot within the Perimeter Transition Area.

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

3. [PC Res. 2025-007](#) Consideration of a Conditional Use Permit for St. Olaf College to add 26 Parking Stalls to the Lincoln St. Parking Lot within the Perimeter Transition Area.

Attachments: [1 - PC Resolution](#)
[2 - CUP Narrative from St. Olaf College](#)
[3 - Overall Parking Map](#)
[4 - Lincoln St. Parking Lot Site Plan](#)
[5 - St. Olaf Campus Parking and TDM Memo](#)
[6 - St. Olaf Parking Study Report 2020](#)
[7 - City Council Resolution R2021-017 - 2020 St. Olaf CUP](#)
[8 - St. Olaf Parking Proposal PowerPoint Presentation](#)

4. [25-340](#) Public Hearing on the Annexation Application for 32260 Garrett Ave. (PID 160270005021) by Thomas Sorem.

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

5. [PC Res. 2025-008](#) Consideration of the Annexation Application for 32260 Garrett Ave. (PID 160270005021) by Thomas Sorem.

Attachments: [1- PC Resolution](#)
[2 - Location Map](#)
[3 - Joint Resolution Greenvale Township & City of Northfield - Sorem](#)
[4 - Hyperlink to City of Northfield Annexation Policy](#)
[5 - Hyperlink to City of Northfield Strategic Plan](#)

6. [25-341](#) Public Hearing on the Annexation Application for PID 160270009012 by Matthew & Shelly Langer.

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

7. [PC Res. 2025-009](#) Consideration of the Annexation Application for PID 160270009012 by Matthew & Shelly Langer.

Attachments: [1 - PC Resolution](#)
[2 - Joint Resolution Greenvale Township & City of Northfield - Langer](#)
[3 - Location Map](#)
[4 - Hyperlink to City of Northfield Strategic Plan](#)
[5 - Hyperlink to the Northwest Area Alternative Urban Areawide Review](#)
[6 - Hyperlink to the City of Northfield Annexation Policy](#)

8. [25-342](#) Public Hearing on the Annexation Application for PID 0432375001 by Baja3, LLC.

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

9. [PC Res. 2025-010](#) Consideration of the Annexation Application for PID 0432375001 by Baja3, LLC.

Attachments: [1 - PC Resolution](#)
[2 - Letter from Northfield Township on Baja3, LLC Annexation](#)
[3 - PID 0432375001 Annexation Map 1000ft](#)
[4 - Draft Annexation Development Concept](#)
[5 - Baja3 Annexation Sewer Phasing](#)
[6 - Baja3 Plat Concept](#)
[7 - Topographical Survey](#)
[8 - Vicinity Map Exhibit](#)
[9 - Annexation Request Letter from Baja3/Johnson Reiland](#)
[10 - Hyperlink to Annexation Policy](#)
[11 - Hyperlink to City of Northfield Strategic Plan](#)
[12 - SUPPLEMENTAL - PC Supplemental Agenda Background Memo for June 16, 2025](#)

BOARD MEMBER AND COMMISSIONER REPORTS

REGULAR AGENDA

Persons that wish to speak on a regular agenda item must provide name and address by completing & submitting a sign up card. Persons may also contact the staff liaison via the City's website no later than 12:00 noon on the day of the meeting. The Chair will call up individuals to speak, based on preregistration and cards submitted, after the staff report on an item. Please be respectful of the public's and the Commission's time.

10. [BC 25-007](#) Review of the 2025 - 2028 Planning Commission Work Plan.

Attachments: [1 - Draft Planning Commission Work Plan 2025 - 2028](#)
[2 - Hyperlink to Strategic Plan](#)

STAFF UPDATES

11. [25-343](#) Staff Updates.

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

ADJOURNMENT