



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
ci.northfield.mn.us

Meeting Minutes - Draft Zoning Board of Appeals

Thursday, April 21, 2016

7:00 PM

Rollcall

Present: 7 - Jay Jasnoch, Michael Skunes, Chris Teiken, Kate Stuart, Richard Schulte, David DeLong and Joe Gasior

Note

Also in attendance: City Planner Scott Tempel, Youth Representative Paul Wehling, Admin. Assistant Mikayla Fischer and approximately 20 other citizens.

I. Call to Order and Approval of Agenda

Chair Schulte opened the meeting at 7:00pm and introduced David DeLong to the planning commission. Chair Schulte noted the substantial attendance and explained the order of the meeting.

A motion was made by Board Member Skunes, seconded by Board Member Teiken, to approve the agenda. The motion carried by the following vote:

Yes: 7 - Board Member Jasnoch, Board Member Skunes, Board Member Teiken, Schulte, Stuart, DeLong and Gasior

II. New Business Items

1. [ZBA Res. 2016-001](#) Resolution ZBA 2016-001 - The Crossing Hotel Variances

Attachments: [1 - ZBA Resolution 2016-001](#)

[2 - Crossings Parcels](#)

[3 - Proposed Site Plan](#)

[4 - Fairfield Inn Site Plan](#)

Chair Schulte opened the public hearing at 7:09pm. City Planner Scott Tempel reviewed his staff report on the three variances requested for the Crossings Hotel project.

The commissioners discussed several topics on the request for the variances including:

- the orientation of the original building*
- sidewalks leading downtown*
- leaving an easement for a trail connection along the river (where the TIGER trail was proposed)*
- parking*
- if there are any changes to the building plans (meaning less units or if the building size changes) they would have to go through the process again*
- the parking of trucks, semi's, and RV's (which Tempel stated is not the target market for this hotel)*

-overflow parking from Defeat of Jesse James Days and other events

Chair Schulte invited the applicant to come forward. Scott Koester and Todd Byhre discussed the plan and they're for the project. They described how the shape, topography and soils make the site challenging and by code they are not required to have off-street parking. Marriott Hotel prefers one parking space per guest suite and are comfortable with the proposed parking plan. The parking plaza was the solution they needed for additional spaces, which is an underground structure.

Chair Schulte opened the floor for the rest of the public to speak.

Charles Kyte - 101 St. Olaf Ave. - stated he is in support of the variances and approving them, he likes the plan for the sidewalks and the color scheme matches the other buildings.

Robert Thompson - 101 St. Olaf Ave. - spoke about the changes the hotel will bring for the condominium owners, how parking will be affected, and is very concerned there was no chance to review the site plan or the project in general.

Suzie Nakasian - 713 4th St. E. - stated she is here as a resident and an advocate for the river, would like a better relationship with the river, and would like to see the city work with the developer to highlight it's attributes.

Diane Kyte - 101 St. Olaf Ave. - stated the condominium owners were promised they would be involved in the process of further development process. She would like to be more involved and informed, and wants to coordinate with the City to maintain the weeds along the river.

Michelle Thompson - 101 St. Olaf Ave. - would like to reinforce the statement of the three people before her, she felt left in the dark on the process, wants to know the building orientation, and needs to be on the forefront of building and plans.

Koester responded to the public comments. He stated it was never their intent to keep the owners of the condominium uninformed. They have taken a very collaborative approach overall and would be more than happy to do a full presentation on the site.

Tempel apologized to the public and explained the final site plan was just finalized which is why the map was only just available this evening. He said he would get plans to the public and answer all their questions tonight.

Tim Kehoe - 158 Water St. N. - Unit 3 - very excited about the hotel, he received a letter in mail about the project, and would like to be involved and hear more about the process as well.

Robert Thompson - 101 St. Olaf Ave. - spoke again and stated he wasn't looking for apologies, but would like a meeting to go over everything that has been decided already and about the process going forward.

Tempel stated no building permits have been issued and a site plan was needed so the developer would know of any variances required. In order to move forward with an approved site plan, these variances had to be approved.

Todd Byhre - Rebound Hospitality Director of Operations - addressed parking, noise, the pool, and reiterated how they are trying to be as considerate as they can. He looks forward to meeting with these groups and others to discuss any questions and/or concerns.

A motion was made by Board Member Teiken, seconded by Board Member Skunes, to close the public hearing at 8:15pm. The motion carried by the following vote:

Yes: 7 - Board Member Jasnoch, Board Member Skunes, Board Member Teiken, Schulte, Stuart, DeLong and Gasior

Jasnoch asked to have the process outlined for the public. Tempel stated the future dates regarding the Crossing project.

April 28th - Economic Development Authority (EDA) meeting to review the business subsidy agreement

May 3rd - Joint City Council and EDA work session to review the business subsidy agreement and terms

May 10th - Potential City Council work session to review the business subsidy agreement further if needed

May 17th - Approval of the business subsidy agreement, TIF funding, and authorizing the sale of the lot

A motion was made by Gasior, seconded by Stuart, to approve the first variance allowing the building to exceed the 10 foot maximum setback from Second Street. The motion carried by the following vote:

Yes: 7 - Board Member Jasnoch, Board Member Skunes, Board Member Teiken, Schulte, Stuart, DeLong and Gasior

A motion was made by Board Member Skunes, seconded by Board Member Teiken, to approve the second variance allowing the building to have an entrance facing a public street and the third variance to allow parking between the front of the principal structure and the front lot line to the building. The motion carried by the following vote:

Yes: 7 - Board Member Jasnoch, Board Member Skunes, Board Member Teiken, Schulte, Stuart, DeLong and Gasior

A motion was made by DeLong, seconded by Gasior, to approve Resolution 2016-001 with the amendment to add the project description: a 4 story, 80 unit building with a 72 space underground parking complex. The motion carried by the following vote:

Yes: 7 - Board Member Jasnoch, Board Member Skunes, Board Member Teiken, Schulte, Stuart, DeLong and Gasior

III. Reports and Discussion Items

- a) **Commissioner Comments and Reports**
- b) **Staff Updates and Reports**
- c) **Comments from the Chair**

IV. Adjournment

A motion was made by Board Member Teiken, seconded by Gasior, to adjourn the meeting. The motion carried by the following vote:

Yes: 7 - Board Member Jasnoch, Board Member Skunes, Board Member Teiken, Schulte, Stuart, DeLong and Gasior