



# City of Northfield

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

## Meeting Minutes - Draft Planning Commission

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Tuesday, April 11, 2017

5:00 PM

Council Chambers

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### Special Meeting

#### Rollcall

**Present** 5 - Joe Gasior, Richard Schulte, Russell Halverson, William Schroeer, and Kate Stuart  
**Absent** 2 - Jay Jasnoch, and Michael Skunes

### I. Call to Order and Approval of Agenda

*Also in attendance: City Planner Scott Tempel, Community Planning & Development Director Chris Heineman, Administrative Assistant Mikayla Fischer, City Council Liaison David DeLong, Brett Reese, Scott Koester, Brent Nystrom, Nate Anderson, Joe Lorsung, Philip Weyhe, Victor Summa, Todd Bornhauser and Charlie Kyte.*

*Absent: Youth Representative Henry Hofstad.*

**A motion was made by Schulte, seconded by Halverson, to approve the agenda.  
The motion carried by the following vote:**

**Yes:** 5 - Gasior, Schulte, Halverson, Schroeer, and Stuart

### II. New Business

1. [PC M2017-004](#) Consideration of Floodplain Conditional Use Permit - The Crossing Fairfield Hotel.

**Attachments:** [1 - Fairfield Inn Grading Plan](#)  
[2 - Fairfield Inn Site Plan](#)

*Scott Tempel reviewed his staff report and answered questions posed by the commissioners on the Floodplain CUP for The Crossing Fairfield Hotel.*

*Chair Gasior invited the applicant to speak. Scott Koester reviewed the scope of the project and explained how the underground parking will be properly floodproofed.*

*Victor Summa - 812 St. Olaf Ave., stated the public hearing was published and noticed, but felt it was not properly done. Summa felt the material presented did not allow the commissioners to properly review the CUP.*

*Chair Gasior invited the applicant to speak. Joe Lorsung and Nathan Anderson, both working on the construction of the hotel, responded to questions posed by the commissioners regarding the dumpster location, the stormwater detention area, building elevation and location.*

**A motion was made by Schulte, seconded by Schroeer, to close the public**

hearing at 5:48pm. The motion carried by the following vote:

**Yes:** 5 - Gasior, Schulte, Halverson, Schroeer, and Stuart

A motion was made by Schulte, seconded by Halverson, to recommend approval to City Council to approve a Floodplain CUP permit to Big Ten Residential, LLC allowing the hotel to be built lower than base flood elevation due to the applicant meeting the F1 flood-proofing standards. The motion carried by the following vote:

**Yes:** 5 - Gasior, Schulte, Halverson, Schroeer, and Stuart

### **III. Reports and Discussion Items**

### **IV. Adjournment**

A motion was made by Schulte, seconded by Stuart, to adjourn the meeting at 5:59pm. The motion carried by the following vote:

**Yes:** 5 - Gasior, Schulte, Halverson, Schroeer, and Stuart