



City of Northfield

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

Meeting Minutes - Draft Planning Commission

Thursday, April 19, 2018

7:05 PM

Council Chambers

Rollcall

Also present: City Planner Scott Tempel, Comm. Dev. Director Chris Heineman, Comm. Dev. Specialist Mikayla Fischer, Chris Kennelly, Scott Koester, Youth Representatives Paul Wehling and Anna Weber, Pete Mergens, Vern Koester, Joan Koester, Greg Halling and many other citizens.

This was approve.

Present 5 - Joe Gasior, William Schroeer, Tracy Heisler, Kate Stuart, and Aaron Swoboda

Absent 2 - Betsey Buckheit, and Jay Jasnoch

I. Call to Order and Approval of Agenda

Chair Gasior opened the Planning Commission meeting at 8:51pm.

A motion was made by Stuart, seconded by Vice Chair Schroeer, to approve the agenda as amended to remove item 3. Consideration of Conditional Use Permit for Drive-Through at 142 West 2nd Street. The motion carried by the following vote:

Yes: 5 - Gasior, Schroeer, Heisler, Stuart, and Swoboda

II. Approval of Minutes

1. [18-217](#) Draft Planning Commission Meeting Minutes

Attachments: [03-15-2018 PC Meeting Minutes](#)

A motion was made by Heisler, seconded by Stuart, to approve the 03-15-2018 Planning Commission meeting minutes as amended to include the correct spelling of Swoboda. The motion carried by the following vote:

Yes: 5 - Gasior, Schroeer, Heisler, Stuart, and Swoboda

III. New Business

2. [PC M2018-002](#) Bluff View Preliminary Plat

Attachments: [1 - Bluff View Area Map](#)
[2 - Bluff View Preliminary Plat](#)

Chair Gasior read an opening statement and opened the public hearing at 8:55pm.

Tempel reviewed the proposed preliminary plat for Bluff View.

Vern Koester stated their excitement for the project and how they look forward to seeing the property be utilized. Joan Koester stated this land used to be Koester farmland and it came back to the Koester's because the developer Arcon could not make the payments. Halling has worked closely with the Engineering department and will incorporate different features to create a pedestrian friendly design.

Chair Gasior opened the floor for the public to speak.

Frances Boehning - 6983 Dennison Blvd. - stated she wanted the City be aware of and be able to accommodate the water run-off water coming from Bridgewater Heights in Dundas.

Suzie Nakasian - 713 4th St. E. - wanted to raise the question of the developments pedestrian friendly-ness, what would be the path to get to the high school, and how do they plan to make this a safe path.

The Koester's and Tempel answered Nakasian by stating a trail will be built that extends off of the development in the Northeast corner and connect to the trail proposed run along the east side of 246. A crossing is planned for development at Arbor Street.

Teresa Evans - 104 Arbor Street - stated her concerns for how the new residents will exit out of the development and the heavy traffic at Arbor Street and 246.

A motion was made by Heisler, seconded by Vice Chair Schroeer, to close the public hearing at 9:21pm. The motion carried by the following vote:

Yes: 5 - Gasior, Schroeer, Heisler, Stuart, and Swoboda

Swoboda asked staff if Engineering was aware of the run-off issues coming from Dundas. Staff stated Engineering is aware of the issue.

Tempel stated the Koester's made the adjustments recommended by the Planning Commission. The Koester's and their partners thanked staff for their work on this project and thanked the Planning Commission members.

A motion was made by Heisler, seconded by Vice Chair Schroeer, to approve the Bluff View Preliminary Plat. The motion carried by the following vote:

Yes: 5 - Gasior, Schroeer, Heisler, Stuart, and Swoboda

A motion was made by Vice Chair Schroeer, seconded by Heisler, to extend the meeting the meeting 15 minutes. The motion carried by the following vote:

Yes: 5 - Gasior, Schroeer, Heisler, Stuart, and Swoboda

IV. Reports and Discussion Items

Chair Gasior noted the Southbridge Area Neighborhood is having an input meeting on Thursday, April 26, 2018 at 5:30pm at the Northfield Middle School cafeteria. The meeting will include presentations from the Northfield Housing and Redevelopment Authority and the Koester's on their Bluff View project.

V. Adjournment

A motion was made by Vice Chair Schroeer, seconded by Swoboda, to adjourn the meeting at 9:38pm. The motion carried by the following vote:

Yes: 5 - Gasior, Schroeer, Heisler, Stuart, and Swoboda