



City of Northfield

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

Meeting Minutes - Draft Zoning Board of Appeals

Thursday, April 19, 2018

7:00 PM

Council Chambers

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.

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

Absent: 2 - Jay Jasnoch and Betsey Buckheit

I. Call to Order and Approval of Agenda

Chair Gasior called the meeting to order at 7:03pm.

A motion was made by Vice Chair Schroeer, seconded by Swoboda, to approve the agenda. The motion carried by the following vote:

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

II. Public Hearing

Chair Gasior opened the public hearing at 7:10pm.

1. [ZBA Res. 2018-001](#) Variance Resolution - The Crossing Lot 5

Attachments: [1 - 2005 Crossing Development Retail PUD](#)
[2 - Preliminary Site Plan 1](#)
[3 - Aerial Site Plan](#)
[4 - Preliminary Site Plan 2](#)
[5 - Architectural Detail](#)
[6 - Concept Elevations](#)
[2018-001 -Approval 142 W 2nd St Variance Resolution](#)

Heineman spoke on the history of The Crossing Lot 5 and Tempel reviewed the specifics of the variance request.

Kennelly and Koester, of Rebound Development Partners, reviewed the project scope to the PC members. Kennelly reviewed the challenges and discussed the many site design variations they analyzed. Kennelly stated the benefits of the project, how they are open to working with the community on the project.

Chair Gasior inviting the public to speak.

Joan Spaulding – 421 Division St. S. (Unit 2) – stated there would be three Starbucks in Northfield if this variance were approved. She is not in support of Starbucks and stated the company is in direct competition with the other locally owned coffee houses. Spaulding also stated another coffee house will be going into the new Farmers State Bank location. She wishes the PC would take into consideration to not allow this Starbucks.

Charlie Kyte – 455 Rosewood Rd. – stated he and his wife previously lived at The Crossings condominiums. He is in favor of the Starbucks project. Kyte stated he works as a consultant for Rebound Development, but is not affiliated with this project. Kyte discussed how long it has taken to develop the project and it helps fulfill the strategic plan to infill properties.

Rick Estenson – 10541 Ibson Ave. – stated his support of the project and bringing business to town. He is a proponent of small businesses and felt the Starbucks will bring taxes, jobs, tax base while providing an opportunity for infill development.

Bob Thacker – 505 Ivanhoe Ave – stated he is a newer resident in town and discussed Starbucks commitment to community. He commented on the lack of a coffee place on the highway and thought this was a great proposal.

Tammy Enfield – 1158 Bluff Street, Dundas – stated she is a Northfield Chamber, NEC board member, and has her business in Northfield. She thought a drive through coffee shop would be well received on the north end of town and appreciated the parking being addressed on site.

Norman Oberto – 701 Banberry Ct. – stated he is in support of the project and recognizes how much work has gone into this design by Kennelly and Koester. Oberto is excited about the hotel project and thinks the Starbucks would be a good fit with minimal effect to the businesses surrounding it.

Chris Ekern – 409 Plum St. N. – stated this area is gateway to downtown and the redevelopment of the area is finally living up to that with the renovation of the creamery across the street to Tanzenwald Brewing. Ekern welcomed a new option compared to the tattered signs and weeds currently on the Starbucks lot. He stated if developers are willing to take the risk, the Planning Commission should take advantage of the opportunity.

Chair Gasior opened the floor for other questions by the applicants, public, and commissioners.

Discussion was held on:

- the MNDOT right-of-way process*
- the original design with 2 buildings on the lot,*
- the legal issues of gifting the MNDOT right-of-way to the property owner,*
- traffic counts,*
- concern on the amount of increased traffic,*
- future street design for St. Olaf Ave.,*
- creating a welcoming view to downtown and being pedestrian friendly*

A motion was made by Heisler, seconded by Vice Chair Schroeer, to close the public hearing at 8:20pm. The motion carried by the following vote:

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

A motion was made by Vice Chair Schroeer, seconded by Swoboda, to deny the 2018-001 ZBA Resolution for six variance requests at 142 West 2nd Street based Schroeer's written findings included in the supplemental packet. The motion carried by the following vote:

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

III. Adjournment

A motion was made by Swoboda, seconded by Stuart, to adjourn the meeting at 8:40pm. The motion carried by the following vote:

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