



City of Northfield

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

Meeting Minutes - Draft Zoning Board of Appeals

Thursday, June 17, 2021

6:00 PM

Council Chambers

CALL TO ORDER AND ROLL CALL

Chair Gasior called the meeting to order at 6:00pm.

Chair Gasior introduced the newest Planning Commissioner, Bill Kuhlmann. He gave a brief introduction of himself noting his past consulting experience, serving on profit boards and has a wife and 2 sons.

Also present: Alice Thomas, City Planner Mikayla Schmidt, Administrative Associate Kari Bonde, Chris Kennelly.

Present: 5 - Chair Joe Gasior, Tracy Heisler, William Schroeer, Brian Nowak and Betsey Buckheit

Absent: 1 - Greg Siems

APPROVAL OF AGENDA

A motion was made by Heisler, seconded by Nowak, to approve the agenda. The motion carried by the following vote:

Yes: 5 - Chair Gasior, Heisler, Schroeer, Nowak and Buckheit

PUBLIC HEARINGS AND RELATED ACTION

1. [21-362](#) Public Hearing for Consideration of a Resolution for Variance Requests at Hillcrest Village.

Attachments: [1 - Public Hearing Mailing](#)
[2 - Public Hearing Notice - Northfield News](#)
[3 - Site Plan with Parking and Landscaping](#)
[4 - Site Plan](#)
[5 - 4plex Architectural & Site Plan](#)

Chair Gasior opened the Public Hearing at 6:04pm and noted that you can speak at this Public Hearing on any three of the variances.

City Planner Mikayla Schmidt gave a Power Point presentation on the three variances that CAC is requesting.

George Zuccolotto arrived at 6:06pm.

Len Skluzacek, property owner to the North, voiced his concern about the run off.

A motion was made by Schroeer, seconded by Buckheit, to close the Public

Hearing at 6:15pm. The motion carried by the following vote:

Yes: 5 - Chair Gasior, Heisler, Schroeer, Nowak and Buckheit

NEW BUSINESS

2. [ZBA Res. 2021-010](#) Consider Resolution for Variance Requests for Hillcrest Village Lot 1 Block 2.

Attachments: [1 - ZBA Resolution](#)
[2 - Exhibit A - Findings of Fact](#)
[3 - Site Plan with Parking & Landscaping](#)
[4 - Site Plan](#)
[5 - Triplex Architectural Plans](#)
[6 - Location Map](#)

Brian recused himself due to his involvement with project.

A motion was made by Schroeer, seconded by Heisler, to approve the Variance Request for Hillcrest Village Lot 2 Block 2. The motion carried by the following vote:

Yes: 4 - Chair Gasior, Heisler, Schroeer and Buckheit

Recused: 1 - Nowak

3. [ZBA Res. 2021-011](#) Consider Resolution for Variance Request for Hillcrest Village Lot 3 Block 2.

Attachments: [1 - ZBA Resolution](#)
[2 - Exhibit A - Findings of Fact](#)
[3 - Site Plan with Parking & Landscaping](#)
[4 - Site Plan](#)
[5 - Duplex Architectural Plans](#)
[6 - Location Map](#)

A motion was made by Heisler, seconded by Buckheit, to approve the Variance Request for Hillcrest Village Lot 3 Block 2. The motion carried by the following vote:

Yes: 4 - Chair Gasior, Heisler, Schroeer and Buckheit

Recused: 1 - Nowak

4. [ZBA Res. 2021-012](#) Consider Resolution for Variance Request for Hillcrest Village Lot 2 Block 2.

Attachments: [1 - ZBA Resolution](#)
[2 - Exhibit A - Findings of Fact](#)
[3 - Site Plan with Parking & Landscaping](#)
[4 - Site Plan](#)
[5 - 4plex Architectural & Site Plan](#)
[6 - Location Map](#)

A motion was made by Buckheit, seconded by Schroeer, to approve the Variance Request for Hillcrest Village Lot 2 Block 2. The motion carried by the following vote:

Yes: 4 - Chair Gasior, Heisler, Schroeer and Buckheit

Recused: 1 - Nowak

ADJOURNMENT

A motion was made by Schroeer, seconded by Nowak, to adjourn the meeting at 6:19pm. The motion carried by the following vote:

Yes: 5 - Chair Gasior, Heisler, Schroeer, Nowak and Buckheit