



# City of Northfield

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

## Meeting Minutes - Final Planning Commission

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Thursday, October 20, 2016

7:00 PM

Council Chambers

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### Rollcall

**Present** 5 - Chair Richard Schulte, Joe Gasior, Michael Skunes, David DeLong, and Russell Halverson

**Absent** 2 - Jay Jasnoch, and Kate Stuart

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

A motion was made by Vice Chair Gasior, seconded by Commissioner DeLong, to approve the agenda as amended to include moving the discussion item on the 2018 County Road 1 Reconstruction to the first item of new business. The motion carried by the following vote:

**Yes:** 5 - Chair Schulte, Gasior, Skunes, DeLong, and Halverson

### II. Approval of Minutes

1. [16-469](#) 07-21-2016 Draft Planning Commission Meeting Minutes

**Attachments:** [07-21-2016 PC Meeting Minutes](#)

A motion was made by Commissioner DeLong, seconded by Vice Chair Gasior, to approve the Planning Commission minutes for 07-21-2016. The motion carried by the following vote:

**Yes:** 5 - Chair Schulte, Gasior, Skunes, DeLong, and Halverson

2. [16-470](#) 08-18-2016 Draft Planning Commission Meeting Minutes

**Attachments:** [08-18-2016 PC Meeting Minutes](#)

A motion was made by Commissioner Halverson, seconded by Commissioner DeLong, to approve the Planning Commission meeting minutes for 08-18-2016. The motion carried by the following vote:

**Yes:** 5 - Chair Schulte, Gasior, Skunes, DeLong, and Halverson

### III. Unfinished Business

### IV. New Business

5. [16-473](#) Discussion of the 2018 County Road 1 Reconstruction and Non-Motorized Improvement Options.

**Attachments:** [1 - Problem Statement](#)  
[2 - CSAH 1-Option 1](#)  
[3 - CSAH 1-Option 2](#)  
[4 - CSAH 1-Option 3](#)  
[5 - Northfield Parks Open Space and Trail System Plan](#)  
[6 - Land Use Plan](#)

*Chair Schulte thanked Bennett for bringing the discussion of County Road 1 reconstruction forward for planning commissions input. Bennett reviewed his staff report and PowerPoint presentation on the design concepts.*

*Gasior preferred the design of Concept 3 and expressed concerns about speed along the road. DeLong felt moving the trail route to another location other than First Timberlane Dr. made more sense and felt the tunnel was placed well. Halverson likes Concept 3 as well and would like to see the trails connect to Highway 246. Chair Schulte prefers Concept 3, would like to see the east/west trails connect to a north/south trail which would then connect to Red Wing and the Mill Towns Trail, is concerned about creating a bypass around our downtown, and wants to have an emphasis and strategy for economic development and planning as well.*

*Chair Schulte asked for public comment.*

*Erica Zweifel - 406 Highland Ave - spoke about rural versus urban pressures on this roadway, described tension at the intergovernmental meeting, discussion was held on the roundabout at the meeting, concerns about combines and semi trucks traveling the roadway safely. She would like to get a tunnel in place and phase in the rest of the pedestrian trails.*

*Josh Ramaker - Rice County SHIP Coordinator - stated his appreciation for the opportunity to have bike and pedestrian trails. He discussed the positive and negative impacts of a roundabout. Can appreciate all the angles of assessing these concept designs.*

*Maria Valdecantos - 6 Fareway Dr. - stated she is the Co-Chair of the 246 Solutions Group, would like to have MNDOT's input on these intersections, to start the process due to the increase in traffic.*

3. [16-471](#) Update on Waterford Oil CUP amendment

**Attachments:** [Waterford CUP Amendment Letter](#)

*Tempel reviewed his staff report on the CUP Waterford Oil's request to add another two storage tanks.*

**A motion was made by Vice Chair Gasior, seconded by Commissioner DeLong, to extend the meeting. The motion carried by the following vote:**

**Yes:** 5 - Chair Schulte, Gasior, Skunes, DeLong, and Halverson

4. [16-472](#) Discussion of Temporary Health Care Dwelling Regulations

**Attachments:** [Weber Memo - Temp. Health Care Dwellings](#)

*Chair Schulte attended a conference in Minnetonka on independent living for seniors and reviewed his experience and findings. Tempel asked the commissioners to review*

*Weber's memo and email him any questions, concerns or changes.*

## **V. Reports and Discussion Items**

## **VI. Adjournment**

**A motion was made by Vice Chair Gasior, seconded by Commissioner DeLong, to adjourn the meeting. The motion carried by the following vote:**

**Yes:** 5 - Chair Schulte, Gasior, Skunes, DeLong, and Halverson