



# 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, February 15, 2018

7:00 PM

Council Chambers

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### Rollcall

*Also present: City Administrator Ben Martig, Comm. Dev. Specialist Mikayla Fischer, Housing Coordinator Janine Atchison, City Planner Scott Tempel, City Councilmember Liaison Suzie Nakasian, Vern Koester, Joan Koester, Pete Mergens and Greg Halling.*

**Present** 6 - Joe Gasior, Betsey Buckheit, Tracy Heisler, Jay Jasnoch, Kate Stuart, and Aaron Swoboda

**Absent** 1 - William Schroeer

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

*Chair Gasior called the meeting to order at 7:01pm.*

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

**Yes:** 6 - Gasior, Buckheit, Heisler, Jasnoch, Stuart, and Swoboda

### II. Approval of Minutes

1. [18-100](#) Draft Planning Commission Meeting Minutes

**Attachments:** [1 - 01-18-2018 PC Meeting Minutes](#)

**A motion was made by Heisler, seconded by Swoboda, to approve the 01-18-2018 PC meeting minutes as amended to add clarification to address all aspects of tiny homes and accessory dwelling units in each of the zoning districts. The motion carried by the following vote:**

**Yes:** 6 - Gasior, Buckheit, Heisler, Jasnoch, Stuart, and Swoboda

### III. Presentations

2. [18-101](#) Presentation from Environmental Quality Commission on the Climate Action Plan

*Tempel introduced Environmental Quality Commission (EQC) Vice Chair Alex Miller and EQC Member Carla Hansen. Hansen and Miller reviewed their PowerPoint presentation on the Climate Action Plan.*

### IV. New Business

3. [18-102](#) Review of Draft Southbridge Development Concepts

**Attachments:** [1 - Aerial Site Map](#)  
[2 - Southbridge Preliminary Plat](#)  
[3 - Southbridge 1st Addition](#)  
[4 - Koester Concept Plan](#)  
[5 - HRA Concept Plan](#)  
[6 - Combined Concept Plans](#)

*Tempel introduced the draft Southbridge Development project and gave some background on the item.*

*Joan and Vern Koester introduced themselves and gave history on their land and the development they are pursuing. The Koester's asked for direction from the Planning Commission on what types of housing should be addressed, connectivity of the land, and what trails and sidewalk connections would best benefit the neighborhood. Greg Halling, the Koester's engineer and partner, spoke on the connectivity, stormwater, rain gardens, trails and sidewalks, and tree plan for the development.*

*Stuart exited the meeting at 7:44pm.*

*The PC provided comments to the Koester's including:*

- adding connectivity from Ford Street leading north, so children will have walking access to the middle school*
- connecting Southbridge east/west and connecting Aspen to the south would be desirable*
- the proposed neighborhood commercial on the corner lots of Ford Street and 246 was encouraged*

*Tempel stated he would summarize the comments from the PC and relay the information to the Koester's.*

#### 4. [18-103](#) Administrative Update

**Attachments:** [1 - Projected Work Plan](#)

*Tempel updated the PC members on current and upcoming projects. Tempel stated the 2020 Census is coming up and he will be working on updating the city's address list. He stated 104 single family lots are platted and developable in Northfield.*

*Chair Gasior asked for the PC to provide individual comments on tiny homes to Tempel. Gasior asked Tempel to gather the comments and come back with an updated version on Tiny Homes for the N2 zoning district.*

## V. Reports and Discussion Items

## VI. Adjournment

**A motion was made by Buckheit, seconded by Swoboda, to adjourn the meeting.  
The motion carried by the following vote:**

**Yes:** 5 - Gasior, Buckheit, Heisler, Jasnoch, and Swoboda

**Not Present:** 1 - Stuart