



City of Northfield

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

Meeting Minutes - Final Planning Commission

Thursday, August 15, 2019

6:00 PM

Council Chambers

Rollcall

Also present: City Planner Scott Tempel, Comm. Dev. Specialist Mikayla Schmidt, Beth Kallestad, Scott Koester, Brett Reese, Casey Regan, Mayor Rhonda Pownell and a couple other citizens.

Present 7 - Joe Gasior, William Schroeer, Betsey Buckheit, Tracy Heisler, Terri Jensen, Greg Siems, and Aaron Swoboda

6:00 PM - REGULAR AGENDA

CALL TO ORDER AND APPROVAL OF AGENDA

Chair Gasior called the meeting to order at 6:01PM.

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

Yes: 7 - Gasior, Schroeer, Buckheit, Heisler, Jensen, Siems, and Swoboda

APPROVAL OF MINUTES

1. [19-1030](#) Review Draft Planning Commission Meeting Minutes

Attachments: [1 - 06-20-2019 PC Minutes](#)

Schroeer entered the meeting at 6:02PM.

A motion was made by Jensen, seconded by Heisler, to approve the 06-20-2019 Planning Commission meeting minutes as amended to include technical corrections. The motion carried by the following vote:

Yes: 7 - Gasior, Schroeer, Buckheit, Heisler, Jensen, Siems, and Swoboda

PRESENTATIONS

2. [19-1031](#) The Planning Commission receives and update on the Climate Action Plan.

Kallestad presented an update on the Climate Action Plan to the commissioners.

PUBLIC HEARINGS AND RELATED ACTION

3. [19-1032](#) Public Hearing: Conditional Use Permit for Drive-Through at 142 West 2nd Street

Chair Gasior read the public hearing statement, opened the hearing at 6:21PM and invited anyone from the public to speak.

Dr. Peggy Anne Hawkins - 101 St. Olaf Ave. Unit - spoke in favor of the project because she felt the original plan for two buildings would make it more difficult to see traffic on Highway 3. She noted the developer gave a presentation to the apartment complex and she was impressed by the project.

Casey Regan - President and CEO of Premier Bank, spoke to the commission and noted the bank is family owned and operated since 1990. He's excited to present and continue a full service bank in Northfield.

A motion was made by Heisler, seconded by Swoboda, to close the public hearing at 6:36PM. The motion carried by the following vote:

Yes: 7 - Gasior, Schroeer, Buckheit, Heisler, Jensen, Siems, and Swoboda

REGULAR AGENDA

4. [PC M2019-014](#) Consideration of Conditional Use Permit for Drive-Through at 142 West 2nd Street

Attachments: [1 - Resolution](#)
[2 - Location Map](#)
[3 - Site Plan Concept](#)
[4 - Elevation Concept](#)

Schroeer noted the conditions related to pedestrian accessibility and design. He thanked the applicants for coming forward with a well thought out plan.

Chair Gasior opened the discussion up to the whole group.

Regan noted the same level concern for pedestrian accessibility and it was their intention to incorporate those details in the final site plan.

A motion was made by Vice Chair Schroeer, seconded by Buckheit, to approve the conditional use permit with conditions provided by Schroeer. The motion failed by the following vote:

Yes: 2 - Schroeer, and Heisler

No: 5 - Gasior, Buckheit, Jensen, Siems, and Swoboda

A motion was made by Buckheit, seconded by Vice Chair Schroeer, to approve the conditional use permit as amended to include the findings provided by Schroeer (attached as Exhibit A). The motion carried by the following vote:

Yes: 7 - Gasior, Schroeer, Buckheit, Heisler, Jensen, Siems, and Swoboda

REPORTS AND DISCUSSION ITEMS

Buckheit asked if the work plan would be on an upcoming agenda. Tempel stated he hopes to have a more in depth discussion next month.

Heisler noted the Riverfront Enhancement Advisory Committee met yesterday and things are proceeding with the National Park Service to create an implementation and action plan.

ADJOURNMENT

A motion was made by Jensen, seconded by Vice Chair Schroeer, to adjourn the meeting at 7:37PM. The motion carried by the following vote:

Yes: 7 - Gasior, Schroeer, Buckheit, Heisler, Jensen, Siems, and Swoboda