



# City of Northfield

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

## Meeting Minutes - Final Zoning Board of Appeals

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Thursday, February 20, 2020

6:00 PM

Council Chambers

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### Rollcall

**Present:** 6 - Joe Gasior, Betsey Buckheit, Jacob Hamalian, Tracy Heisler, Greg Siems and Aaron Swoboda  
**Absent:** 1 - William Schroeer

### Call to Order and Approval of Agenda

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

*Chair Gasior amended the agenda. He asked that the group photo be taken at the end of meeting.*

**A motion was made by Hamlian, seconded by Buckheit to approve the amended agenda. The motion carried by the following vote:**

**Yes:** 6 - Chair Gasior, Vice Chair Buckheit, Hamalian, Heisler, Siems and Swoboda

### Public Hearing

*Chair Gasior read the public hearing statement and opened the public hearing at 6:04pm.*

*City Planner Schmidt presented her report on a Lot Coverage Variance request for Hills of Spring Creek 9th Addition on Blocks 2 & 3.*

*Steve Schmidt, 1600 Huron Ct., noted the LDC does not adjust for lot coverage based on square footage of the lot and wanted that to be adjusted in the LDC.*

*Steve Aldrich, 1004 Hall Ave., curious on what the plans are for Spring Creek Rd. since it is not being finished.*

*Chair Gasior closed the public hearing at 6:12pm.*

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

**Yes:** 6 - Chair Gasior, Vice Chair Buckheit, Hamalian, Heisler, Siems and Swoboda

2. [ZBA Res. 2020-001](#) Consider Resolution for Lot Coverage Variances for Hills of Spring Creek 9th Addition for Blocks 2 and 3.

**Attachments:**   [1 - ZBA Resolution](#)  
[2 - Location Map](#)  
[3 - HSC 9th Lot Coverage Analysis](#)  
[4 - HSC 9th Plat w. BAR](#)  
[5 - Hills of Spring Creek Final Plat](#)

**A motion was made by Heisler, seconded by Buckheit, to approve ZBA Resolution 2020-001, Lot Coverage Variances for Hills of Spring Creek 9th Addition for Blocks 2 & 3. The motion carried by the following vote:**

**Yes:** 6 - Chair Gasior, Vice Chair Buckheit, Hamalian, Heisler, Siems and Swoboda

## **New Business Items**

1.   [20-121](#)                      Zoning Board of Appeals / Planning Commission Group Photo

*Chair Gasior noted they would take a group picture when everyone is present.*

## **Adjournment**

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

**Yes:** 6 - Chair Gasior, Vice Chair Buckheit, Hamalian, Heisler, Siems and Swoboda