



# City of Northfield

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

## Meeting Minutes - Final Zoning Board of Appeals

---

Thursday, October 15, 2020

6:00 PM

GoTo Meeting

---

### Rollcall

**Present:** 4 - Betsey Buckheit, Tracy Heisler, William Schroeer and Aaron Swoboda

**Absent:** 2 - Joe Gasior and Greg Siems

*Vice Chair Buckheit called the meeting to order at 6:02pm.*

*Also present: Reese Sutelgte - ISG, Paul Reiland - Johnson Reiland Builders and Remodelers, Chris Flood - Three Rivers Community Action, City Planner Mikayla Schmidt, Community Development Director Mitzi Baker, Administrative Associate Kari Bonde, Youth rep: Sofia Chihade.*

### Call to Order and Approval of Agenda

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

**Yes:** 4 - Vice Chair Buckheit, Heisler, Schroeer and Swoboda

### Approval of Minutes

1. [20-529](#) September 17, 2020 ZBA Meeting Minutes

**Attachments:** [1 - Draft 09-17-2020 ZBA Meeting Minutes](#)

**A motion was made by Swoboda, seconded by Schroeer, to approve the  
September 17, 2020 ZBA meeting minutes. The motion carried by the following  
vote:**

**Yes:** 4 - Vice Chair Buckheit, Heisler, Schroeer and Swoboda

### Public Hearing

*Vice Chair Buckheit opened the public hearing at 6:07pm..*

*City Planner Mikayla Schmidt introduced the Spring Creek Townhomes variance.*

*Paul Reiland, Johnson Reiland Builders and Remodelers spoke briefly on the project.*

*A motion was made by Schroeer, seconded by Heisler to closed the public hearing at  
6:14pm. All in favor. Motion passes.*

## New Business Items

2. [ZBA Res. 2020-005](#) Consider Resolution for Two Variance Requests for Spring Creek Townhomes 2nd Addition.

**Attachments:** [1 - ZBA Resolution](#)  
[2 - Exhibit A](#)  
[3 - Location Map](#)  
[4 - Spring Creek Townhomes 2nd Addition - Site Plan](#)

A motion was made by Schroeer, seconded by Heisler to approve separating the variances into two resolutions and approve Resolution 2020-005A -Variance Request for Spring Creek Townhomes 2nd Addition to allow greater than 20% of the lots in the block to be tied to the provision of affordable housing for Spring Creek Townhomes 2nd Addition. The motion carried by the following vote:

**Yes: 4 - Vice Chair Buckheit, Heisler, Schroeer and Swoboda**

A motion was made by Swoboda, seconded by Schroeer to approve Resolution 2020-005B -Variance Request for Spring Creek Townhomes 2nd Addition to allow one proposed multi-family building (building "A", which fronts Millstream Lane) to be constructed with street-facing attached garages. The motion carried by the following vote:

**Yes: 4 - Vice Chair Buckheit, Heisler, Schroeer and Swoboda**

3. [ZBA Res. 2020-006](#) Consider Resolution for a Variance Request for the First Phase of the Bluff View Subdivision.

**Attachments:** [1 - ZBA Resolution](#)  
[2 - Exhibit A](#)  
[3 - Location Map](#)  
[4 - Phase 1 Bluff View Subdivision - Garage Variance Exhibit](#)

*Open Public hearing at 6:27pm for Bluff View variance.*

*City Planner Mikayla Schmidt introduced the Bluff View variance request.*

*Paul Reiland, Johnson Reiland Builders and Remodelers and Reese Sutelgte with ISG, gave a brief introduction and answered questions posed by the ZBA.*

*A motion was made by Schroeer, seconded by Heisler to close the public hearing. All in favor. Motion passes.*

A motion was made by Swoboda, seconded by Heisler, to approve the ZBA Resolution 2020-006 for the First Phase of the Bluff View. The motion failed by the following vote:

**Yes: 1 - Swoboda**

**No: 3 - Vice Chair Buckheit, Heisler and Schroeer**

## Reports and Discussion Items

*No reports.*

- a) Commissioner Comments and Reports
- b) Staff Updates and Reports
- c) Comments from the Chair

## Adjournment

A motion was made by Heisler, seconded by Swoboda, to adjourn the meeting at 7:05pm. The motion carried by the following vote:

**Yes:** 4 - Vice Chair Buckheit, Heisler, Schroeer and Swoboda