



# 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, July 15, 2021

6:00 PM

Council Chambers

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### CALL TO ORDER AND ROLL CALL

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

*Also present: City Planner Mikayla Schmidt, Public Works Director/City Engineer Dave Bennett, Community Development Director Mitzi Baker, Administrative Associate Kari Bonde, City Administrator Ben Martig.*

**Present** 6 - Joe Gasior, Tracy Heisler, William Schroeer, Betsey Buckheit, Brian Nowak, and Bill Kuhlmann

**Absent** 1 - Greg Siems

### APPROVAL OF AGENDA

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

**Yes:** 6 - Gasior, Heisler, Schroeer, Buckheit, Nowak, and Kuhlmann

### APPROVAL OF MINUTES

1. [21-406](#) June 17, ZBA Meeting Minutes

**Attachments:** [06-17-2021 ZBA Meeting Minutes](#)

**A motion was made by Commissioner Schroeer, seconded by Commissioner Buckheit, to approve the June 17, 2021 ZBA Meeting Minutes as amended to include technical corrections. The motion carried by the following vote:**

**Yes:** 6 - Gasior, Heisler, Schroeer, Buckheit, Nowak, and Kuhlmann

2. [21-407](#) June 17, 2021 PC Meeting Minutes

**Attachments:** [06-17-2021 PC Minutes](#)

**A motion was made by Commissioner Schroeer, seconded by Commissioner Buckheit, to approve June 17, 2021 PC Meeting Minutes as amended to include technical corrections. The motion carried by the following vote:**

**Yes:** 6 - Gasior, Heisler, Schroeer, Buckheit, Nowak, and Kuhlmann

### PUBLIC HEARINGS AND RELATED ACTION

3. [PC M2021-025](#) Public Hearing for Consideration of the Preliminary Plat Request for Kraewood Addition.

**Attachments:** [1 - Public Hearing Notice & Location Map](#)

*Commissioner Nowak arrived at 6:05pm.*

*Commissioner Nowak noted he has a conflict of interest and will not participate on the Preliminary Plat Request for Kraewood Addition item.*

*Chair Gasior opened the Public Hearing at 6:10pm.*

*City Planner Mikayla Schmidt introduced this item and noted the findings recommended by staff.*

*Brett Reese gave a PowerPoint presentation regarding developing the Kraewood Addition. He gave background information on this property, how they created the name, noted that they held neighbor meetings, had a prior meeting with Planning Commission for feedback, gave a brief overview of the housing market in Northfield and noted this development meets the Comp and Strategic Plan. Steve Schmidt - Schmidt Homes, Nate Stencli- Stencil Group, Rob Binder - Civil Site Group and Scott Koester - Rebound Real Estate were also in attendance to answer any questions with Brett Reese.*

*Ruth Kruse, 405 Juniper W. - was not in support, noted that it would not be safe for children.*

*Amy Ripley, 520 Greenvale Ave.- not in support, worried about safety measures if this project happens.*

*Adrian Falcon - not in support of the development.*

*Annie Boehm- not in support, issues with traffic and ecological impacts.*

*Mika Turner, 611 9th St. E. - member of EQC, asked Planning Commission is this the best use of this space? Noted all the trees being taken down, think about the Climate Action Plan for this project and future projects.*

*Jane Steadman, 715 Highland Ave. - don't develop and take trees, not in support of the high density.*

*Anne Severson, 720 Greenvale Ave. - showed a picture of a bumblebee that was taken by her house, believes the bumblebee is on the Paulson Property.*

*Don Megee, 710 Highland Ave. - talked about housing data, property needs homes not rentals. Renters come and go where as family's in homes stay in the community.*

*Ray De Vries, 316 N. Plum - 1) Northfield is a lovely place to live and 2) we need affordable housing. Need to be more creative on where we put housing.*

*Steve Janice, 1741 Quie Ln. - exercising is important to me and this project will change the area in a negative way, the project will increase traffic. Paulson Property is a nature corridor. Not in favor of the development.*

*Bill Seeberg, 401 Ivanhoe Ave. - concerned about size and scale of apartment building, creates too much traffic, noted expansion in the NW part of Northfield and all the traffic associated with that. (Hospital, Greenvale School, Benedictine Living Community, Cannon Valley Dr/Thye Parkway)*

*Armand Boehme, 1106 Sunset Ct. - has lived in Northfield for 15 yrs., Paulson Woods was a draw for him to come to Northfield. Not in support for the development.*

*Julia Johnson, 725 Green Meadow Ct. - very upset about almost 900 trees being cut down. Worried about the kids with the additional traffic. Deer and ducks wont come, losing nature to cement.*

*John Bowmen, corner of Highland Ave & Ivanhoe Ave. - not in favor of changing the woods, look at other places before developing Paulson Woods.*

*Steve Ryan, 309 Plum St. - noted it was too many houses in the 12 acres.*

*Julie Johnson, 215 Cherry St. - largest concern is pedestrian safety, would like a bridge over Lincoln, protect the wildlife.*

*SHED Group:*

*Kathy Schuurman, 509 Ivanhoe Ave.- co chair of SHED, long term health concerns if Paulson Woods is developed, keep city's goals in mind and hope we can work together.*

*Tim Schroer, 801 Ivanhoe Ave. - Paulson Woods is home to the Rusty Patch Bumble Bee. Wants Northfield to: have an environmental assessment done, keep children safe, complete a traffic study, follow Northfield values and how does this development align with the comp plan, the climate action plan and housing study, build a better future!*

*Liz Paro, 504 Greenvale Ave. - got a petition with 650 signatures. People voiced concern for the Rusty Patch Bumble Bee, increase in traffic and more homes and less rentals.*

*Bruce Robert, 301 7th St. - 5 yr old son Steven was only 4 houses away when he was ran over by a school bus. Please keep safety in mind for our children.*

*Adrian Thomas, 400 Juniper W. - Quoted LDC. Does not think this project aligns with the LDC, very concerned about the increase in traffic. Need traffic control today.*

*Daniel Saxton, 409 Juniper Ave.- this development jeopardizes the safety of kids with the additional traffic. Very concerned regarding the traffic.*

*Maelynn Thomas, 400 Juniper Ave. W. - raises daily concerns regarding traffic, would like an updated traffic study. Two of her dogs have been hit by cars in this area.*

*Diane Angell, 409 Ivanhoe Ave. - Environmental assessment should be conducted, Rusty Patch Bumble Bees need the Paulson Woods environment, developer needs to make sure Rusty Patch Bumble Bees are not harmed.*

*Jason Ripley, 520 Greenvale Ave. - questions regarding zoning. Get more public input.*

*Ralph Bauer, 701 Eklund Ct. - lots of PC experience, invalid zoning map - which zone is it?*

*Tristan Cox, 508 1st St. W. - has questions about zoning, stormwater adequate, 50 foot buffer near a water collection basin, streets/sidewalks/trails, what about kids on Juniper?*

*Phillip Spensley, 505 Lincoln St. N. - undermines City Strategic goals that addresses Climate Change, EQC advises against the project, do not approve this plat.*

*Rick Swearer, 409 Ivanhoe Ave. - large trees being removed is concerning, please preserve this environment.*

*Bob Thacker, 505 Ivanhoe Ave. - Northfield needs apartments, HRA study says we need homes, need life cycle homes.*

*Dana Engstrom, 513 Ivanhoe Ave. - we need affordable housing not rentals, need life cycle homes.*

*Ken Engstrom, 513 Ivanhoe Ave. - we need affordable life cycle homes, concerned about the zoning of the property. Please prevent this development, work with Rebound for a better design.*

*Ellen Cox, 500 Ivanhoe Ave. - concerned about the zoning change and traffic changes, does the plat conform to all fire codes, save the trees, keep kids safe.*

*Karen Cherewatuk, 505 Ivanhoe Ave. - not in favor of the biggest apartment complex in the Paulson Woods, please pick another location, wants a environmental assessment, more life cycle housing.*

**A motion was made by Commissioner Heisler, seconded by Commissioner Kuhlmann, to close the Public Hearing. The motion carried by the following vote:**

**Yes:** 6 - Gasior, Heisler, Schroeer, Buckheit, Nowak, and Kuhlmann

## **NEW BUSINESS**

4. [PC M2021-026](#) Consideration of the Preliminary Plat for Kraewood Addition.

**Attachments:** [1 - Location Map](#)

[2 - Kraewood Addition Preliminary Plat](#)

[3 - Kraewood Development Prelim. Plat Plans](#)

[4 - Developer Traffic Memo 02-23-2021](#)

[5 - Developer Traffic Addendum 06-06-2021](#)

[6 - City Traffic Review by Bolton & Menk on Kraewood Add.](#)

*A motion was made by Commissioner Buckheit, seconded by Commissioner Heisler, to approve the plat with the conditions stated by staff.*

*Public Works Director/City Engineering Dave Bennett addressed traffic issue questions, parkland questions, tree questions, stormwater questions and Climate Action Plan questions posed by Commissioners.*

*City Planner Mikayla Schmidt answered questions regarding trees.*

*Community Development Director Mitzi Baker answered questions regarding Environmental Assessment Worksheet (EAW) noting that the Minnesota rules do not trigger an automatic EAW for this development.*

*A motion was made by Commissioner Heisler, to divide the question. All in favor. Motion passes.*

*A motion was made by Commissioner Schroeer, seconded by Commissioner Buckheit, to have all the streets within the plat no more than 28 feet wide and in compliance with the table. All in favor. Motion passes.*

*A motion was made by Commissioner Schroeer, to have the plat incorporate best practices in walking and biking safety. Motion fails due to a lack of second.*

*A motion was made by Commissioner Heisler, to have a pervious surface for the apartment parking lot. Commissioner Heisler withdraws her motion.*

*A motion was made by Commissioner Heisler, seconded by Commissioner Schroeer to have all mature deciduous trees (except Ash/Elm) with a diameter of greater than 12dbh inches be retained and preserved to the greatest extent possible. There was no vote on this motion.*

*A motion was made by Commissioner Schroeer, seconded by Commissioner Heisler that the Right-of-Way be 52ft. All in favor. Motion passes.*

*A motion was made by Commissioner Schroeer, seconded by Commissioner Heisler that the sidewalks be no less than 6ft throughout the development. All in favor. Motion passes.*

*A motion was made by Commissioner Schroeer, seconded by Commissioner Heisler to remove the Highland Ave. stub.  
3-Yes: Heisler, Schroeer, Kuhlmann. 2-No: Buckheit and Gasior. Motion passes.*

*A motion was made by Commissioner Schroeer, seconded by Commissioner Heisler to take a 5 minute recess. All in favor. Motion passes.*

*Chair Gasior called the meeting back to order at 8:56pm.*

*A motion was made by Commissioner Buckheit, seconded by Commissioner Heisler to adopt the findings of fact made my staff.  
4-Yes: Buckheit, Heisler, Kuhlmann, Gasior 1-No: Schroeer. Motion passes.*

*A motion was made by Commissioner Heisler that a subcommittee of three commissioners put together a memo to Council with further recommendations that we could review at the next meeting. There was no second or vote on this motion.*

*A motion was made by Commissioner Schroeer, seconded by Commissioner Buckheit to move the formation of sub committee of three to create a memo to Council. The subcommittee will consist of Commissioner Buckheit, Commissioner Kuhlmann and Commissioner Schroeer. All in favor. Motion passes.*

*A motion was made by Commissioner Schroeer, seconded by Commissioner Kuhlmann, to table the main motion until August 19. All in favor. Motion passes.*

5. [21-408](#) Northfield City Strategic Plan Presentation.

**Attachments:** [1 - Northfield StrategicReport 2021-24 \(002\)](#)  
[2 - 2021\\_07\\_15 Planning Commission Strategic Plan Update](#)

*The meeting was adjourned before this item was presented.*

## UNFINISHED BUSINESS

6. [21-409](#) Discussion on Subcommittees & Work Plan.

*The meeting was adjourned before this item was presented.*

## REPORTS FROM COMMISSION MEMBERS AND CHAIR

## STAFF UPDATES

## ADJOURNMENT

**A motion was made by Commissioner Schroeer, seconded by Commissioner Nowak, to adjourn the meeting at 9:23pm. The motion carried by the following vote:**

**Yes:** 6 - Gasior, Heisler, Schroeer, Buckheit, Nowak, and Kuhlmann