



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

Meeting Minutes - Final Planning Commission

Thursday, September 17, 2026

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

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

Present 6 - Commissioner Buckheit, Commissioner Nowak, Commissioner Schmidt, Chair Kuhlmann, Commissioner Lauer, and Commissioner Menard

Absent 1 - Vice Chair Holleran

ALSO PRESENT

Interim City Planner Mathias Hughey, Community Development Director Scott Wopata, Administrative Associate Kari Bonde.

APPROVAL OF AGENDA

A motion was made by Commissioner Nowak, seconded by Commissioner Schmidt, to approve the agenda. The motion carried by the following vote:

Yes: 6 - Commissioner Buckheit, Commissioner Nowak, Commissioner Schmidt, Chair Kuhlmann, Commissioner Lauer, and Commissioner Menard

APPROVAL OF MINUTES

1. [26-483](#) August 20, 2026 Planning Commission Meeting

Attachments: [1 - August 20, 2026 PC Meeting Minutes](#)

A motion was made by Commissioner Buckheit, seconded by Commissioner Lauer, to approve the August 20, 2026 PC Meeting Minutes. The motion carried by the following vote:

Yes: 6 - Commissioner Buckheit, Commissioner Nowak, Commissioner Schmidt, Chair Kuhlmann, Commissioner Lauer, and Commissioner Menard

OPEN PUBLIC COMMENT

None.

BOARD MEMBER AND COMMISSIONER REPORTS

Commissioner Schmidt attended the ice arena grand opening and it was amazing!

REGULAR AGENDA

2. [26-484](#) Update and Discussion on the Zoning Code Update - Preliminary Recommendations Report.

Attachments: [1 - Preliminary Recommendations Report](#)

[2 - PRR ZPAC Meeting Summary](#)

[3 - Hyperlink to Project Website](#)

Interim City Planner Mathias Hughey gave an update on the Land Development Code and answered questions from Commissioners. Concerns were brought up regarding CUP, tree replacement, Hwy 3 challenges, Jefferson Road, public institutional, college transition zone, college related use and how much regulation do we need to do?

Concerns were brought up by Commissioners for staff to address at upcoming LDC update meetings.

3. [26-486](#) Discussion Related to Park Dedication Fees for Future Text Amendment

Attachments: [1 - Link to Dec 2025 Discussion](#)

[2 - Link to Feb 2026 Discussion](#)

Community Development Director Scott Wopata and Interim City Planner Mathias Hughey introduced this item. Hughey gave a PowerPoint reviewing current dedication fees (est. 2011), current policy outcomes and fee calculations.

Commissioners noted that fees should move to the city fee schedule, not zoning code.

STAFF UPDATES

4. [26-485](#) Staff Updates.

Attachments: [1 - Upcoming Council Agenda Items](#)

[2 - Hyperlink to the Zoning Code Update Website](#)

[3 - Hyperlink to Northfield Construction & Development Projects](#)

[4 - Hyperlink to Maryland Department of Planning Webinars](#)

[5 - Hyperlink Ohio Planning Chapter Webcast Series](#)

[6 - Hyperlink to UWM Innovative Lecture Series](#)

Interim City Planner Mathias Hughey reviewed his staff updates included in the packet.

Councilor Holmes gave updates related to City Council. (Hwy 3 intersections, Parking updates, Data centers)

ADJOURNMENT

A motion was made by Commissioner Menard, seconded by Commissioner Schmidt, to adjourn the meeting at 7:51pm. The motion carried by the following vote:

- Yes:** 6 - Commissioner Buckheit, Commissioner Nowak, Commissioner Schmidt, Chair Kuhlmann, Commissioner Lauer, and Commissioner Menard