



**CITY OF MOORHEAD
PLANNING COMMISSION / BOARD OF ADJUSTMENT
VIRTUAL MEETING MINUTES
May 5, 2021 AT 5:00 PM**

Pursuant to due call and notice thereof, a regular meeting of the Planning Commission was held virtually from Moorhead City Hall on May 5, 2021 at 5:00 PM.

Roll call of members was made as follows:

Board Member, Ward 1:	Nicole Mattson	Present
Board Member, Ward 2:	Steve Moore	Present
Board Member, Ward 3:	Brent Behm	Present
Board Member, Ward 4:	Ezzat Haider	Absent
Board Member, At-Large:	Tim Stone	Present
Board Member, City Council:	Steve Lindaas	Arrived at 5:03 PM
Board Member, County Board:	Jenna Kahly	Present

I. Agenda

Steve Lindaas joined at 5:03 PM.

Motion to Approve by Brent Behm and seconded by Steve Moore.

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 1

II. Approval of Minutes

1. April 7, 2021

Motion to Approve by Brent Behm and seconded by Steve Moore.

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 1

III. Citizens to be Heard

None

IV. Public Hearing – Planning Commission

1. Request of Storemoor LLP for the following considerations regarding 825 46th Avenue South.

- 1. Amend the Comprehensive Plan future land use map from Low Density Residential to Community Commercial**
- 2. Rezone from TZ: Transitional to CC: Community Commercial / GO: Gateway Overlay**

Motion to Open Public Hearing by Brent Behm and seconded by Steve Moore.

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 1

Staff briefed Commission on the request for a rezoning and comprehensive plan amendment for the self-storage facility site, which was approved when it was in the Urban Expansion District prior to annexation. The rezoning and comprehensive plan amendment will complete the annexation process.

Staff recommended approval of the rezone and comprehensive plan amendment.

Motion to Close Public Hearing by Nicole Matson and seconded by Brent Behm.

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 1

Motion to recommend approval of a Rezone from TZ: Transitional to CC: Community Commercial / GO: Gateway Overlay by Brent Behm and seconded by Steve Moore.

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 1

Motion to recommend approval of a Comprehensive Plan Amendment from Low Density Residential to Community Commercial by Brent Behm and seconded by Nicole Matson.

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 1

V. Other Business

1. 17th Street Corridor Study Presentation by MetroCOG and Bolton and Menk

Luke Champa (MetroCOG), Dan Farnsworth (MetroCOG) and Jim Mertz (Bolton-Menk) presented the final recommendation for the 17th Street Corridor Study.

Motion to recommend approval of the 17th Street Corridor Study by Steve Lindaas and seconded by Brent Behm.

Motion Passed: For: 6; Against: 0; Abstain: 0; Absent: 1

VI. Reports / Information

Staff reminded the Planning Commission about the joint virtual workshop with the City Council and Economic Development Authority on May 24th at 4:30 PM to discuss the Onward Moorhead Comprehensive Plan Update.

VII. Adjournment

Motion to Adjourn at 5:52 pm by Brent Behm and seconded by Nicole Matson.

The proceedings of this meeting are digitally recorded and are available for public review.

APPROVED BY:

ATTEST:


Timothy Stone
Chair


Robin Huston
City Planner / Zoning Administrator

Respectfully submitted by:
Forrest Steinhoff, Assistant City Planner