



**CITY OF MOORHEAD
PLANNING COMMISSION / BOARD OF ADJUSTMENT
VIRTUAL MEETING MINUTES
JANUARY 13, 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 January 13, 2021, at 5:00 PM.

Roll call of the members was made as follows:

Board Member, Ward 1:	Nicole Mattson	Present
Board Member, Ward 2:	Ben Hammer	Present
Board Member, Ward 3:	Brent Behm	Present
Board Member, Ward 4:	vacant	
Board Member, At Large:	Tim Stone	Present
Board Member, City Council:	Steve Lindaas	Present
Board Member, County Board:	Jenna Kahly	Present

I. Roll Call

II. Agenda

Motion to Approve made by Tim Stone and seconded by Brent Behm.

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

III. Approval of Minutes

1. October 7, 2020

Motion to Approve by Tim Stone and seconded by Brent Behm.

Motion Passed: For: 5; Against: 0; Abstain: 1; Absent: 0

2. December 2, 2020

Motion to Approve by Tim Stone and seconded by Brent Behm.

Motion Passed: For: 5; Against: 0; Abstain: 1; Absent: 0

IV. Citizens To Be Heard

None

V. Public Hearing – Planning Commission

1. Request of Prairie Parkway LLC for the following considerations:

- A. Preliminary Plat of Prairie Parkway First Addition at 2524 40th Ave S – 58.900.2101 and 58.900.1508
- B. Rezone:

58.900.2101 - P: Public Open Space to RLD-3: Residential Low Density-3, RMD-2: Residential Moderate Density-2, MU-3: Commercial Mixed Use

58.900.1508 - TZ: Transitional to RLD-3: Residential Low Density-3, RMD-2: Residential Moderate Density-2, MU-3: Commercial Mixed Use and P: Public Open Space

C. Amend the Comprehensive Plan:

58.900.2101 - Public/Institutional to Low Density Residential, Medium Density Residential, Mixed Use and Public/Institutional

58.900.1508 - High Density Residential to Low Density Residential, Medium Density Residential, Mixed Use and Public/Institutional

Motion to Open Public Hearing by Tim Stone and seconded by Brent Behm.

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

Staff briefed Commissioners on the request.

Staff recommends approval of the preliminary plat and to table the Rezoning and Comprehensive Plan Amendment until the final plat process due to proposed changes on the plat drawing.

One public comment was submitted prior to the meeting from Gwen Moore, 3447 25th St S who was concerned about:

- a. the number of homes and the small lot sizes.
- b. the houses are too tightly constructed and questioned what would happen if there is a fire.
- c. the garages were too small that cars have to park in driveways or on the street

The following members of the public also called in to comment during the virtual meeting:

1. S. Trandem, 25th St S
 - a. Likes the proposed changes to the plan/25th St S layout.
 - b. Appreciated the contact from both the developer and the City to answer questions to keep him informed.
2. V. Kittilstved, 25th St S
 - a. Proposal is too dense and he is against it due to the small lot sizes.
 - b. Concerned about 45-foot lots that do not allow for adequate garage storage/vehicle parking.
3. D. Grenz, 25th St S
 - a. Agreed with Mr. Kittilstved's logic
 - b. Likes the new proposed plan better.
4. B. A. Volk, 2812 40th Ave S, Moorhead Township
 - a. Concerned with 28th St S and 40th Ave S intersection traffic and suggests it needs a 4-way stop to help pedestrians cross safely.

Motion to Close Public Hearing by Tim Stone and seconded by Brent Behm.

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

Motion to recommend approval Preliminary Plat for Prairie Parkway First Addition by Tim Stone and seconded by Brent Behm subject to the following conditions:

- a. Utility and drainage easements shall be provided, as needed.
- b. Show/update all public easements, as needed.
- c. Add and revise plat items (signatures, acreage, labels, etc.), as needed.

- d. Owner shall enter into a developer's agreement with the City of Moorhead.
- e. Owner shall receive all required federal, state and local permits.

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

Motion to table Rezoning and Comprehensive Plan Amendments until Final Plat is submitted by Tim Stone and seconded by Brent Behm.

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

VI. Other Business

A. 2021 Election of Officers

1. Chair

Motion to elect Tim Stone as Chair by Steve Lindaas and seconded by Brent Behm.

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

2. Vice Chair

Motion to elect Brent Behm as Vice Chair by Steve Lindaas and seconded by Tim Stone.

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

3. Metro COG Policy Board Alternative Representative

Motion to elect Brent Behm as the Metro COG Policy Board Alternative Board by Tim Stone and seconded by Steve Lindaas.

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

VII. Reports / Information

None

VIII. Adjournment

Motion to Adjourn at 5:57 p.m. made by Tim Stone and seconded by Brent Behm.

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

APPROVED BY:



Timothy Stone
Chair

ATTEST:



Robin Huston
City Planner/Zoning Administrator

Respectfully submitted by:

Forrest Steinhoff, Assistant City Planner