



**CITY OF MOORHEAD
PLANNING COMMISSION / BOARD OF ADJUSTMENT
MEETING MINUTES
OCTOBER 7, 2020 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 October 7, 2020, 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	Absent
Board Member, Ward 4:	James McKinstra	Absent
Board Member, At Large:	Timothy Stone	Present
Board Member, City Council:	Steve Lindaas	Present
Board Member, County Board:	Jim Haney	Present

I. Roll Call

II. Agenda

Motion to Approve made by Steve Lindaas and seconded by Jim Haney

Motion Passed: For: 5; Against: 0; Abstain: 0; Absent: 2

III. Approval of Minutes

1. September 2, 2020

Motion to Approve made by Steve Lindaas and seconded by Jim Haney

Motion Passed: For: 5; Against: 0; Abstain: 0; Absent: 2

IV. Citizens To Be Heard

None

V. Public Hearing – Planning Commission

1. [Request of Enclave Development LLC for the following considerations at 828 & 900 30th Avenue S:](#)

- A. Rezone a portion of 828 and all of 900 30th Ave S from RC: Regional Commercial/GO: Gateway Overlay to RHD-1: Residential High Density/GO: Gateway Overlay
- B. Amend the Comprehensive Plan for same area from Regional Commercial to High Density Residential

Motion to Open Public Hearing made by Steve Lindaas and seconded by Jim Haney

Motion Passed: For: 5; Against: 0; Abstain: 0; Absent: 2

Staff briefed Commissioners on the request.

After further discussion with the applicant, it was recommended the applicant revise the request and change it from High Density Residential & RHD-1 to Mixed Use & MU-3: Commercial Mixed Use.

Staff recommends denial of the original application.

No public comments were received.

Motion to Close Public Hearing made by Steve Lindaas and seconded by Jim Haney

Motion Passed: For: 5; Against: 0; Abstain: 0; Absent: 2

Motion to Deny original application made by Steve Lindaas and seconded by Jim Haney

Rezone a portion of 828 and all of 900 30th Ave S from RC: Regional Commercial/GO: Gateway Overlay to RHD-1: Residential High Density/GO: Gateway Overlay

Motion Passed: For: 5; Against: 0; Abstain: 0; Absent: 2

Motion to Deny original application made by Steve Lindaas and seconded by Jim Haney

Amend the Comprehensive Plan Future Land Plan from Regional Commercial to High Density Residential.

Motion Passed: For: 5; Against: 0; Abstain: 0; Absent: 2

Motion to Approve revised application made by Steve Lindaas and seconded by Jim Haney

Rezone from RC: Regional Commercial/GO: Gateway Overlay to MU-3: Commercial Mixed Use/GO: Gateway Overlay

Motion Passed: For: 5; Against: 0; Abstain: 0; Absent: 2

Motion to Approve revised application made by Steve Lindaas and seconded by Jim Haney

Amend the Comprehensive Plan for same parcel from Regional Commercial to Mixed Use.

Motion Passed: For: 5; Against: 0; Abstain: 0; Absent: 2

VI. Other Business

1. 8th Street Redevelopment Housing Tax Increment Financing (TIF) Plan

Derrick LaPoint updated the Planning Commission about the TIF Plan that is proposed for the same housing project discussed previously on this agenda.

Motion to Approve finding that a redevelopment plan for 8th Street Redevelopment Housing Project and a Tax Increment Financing Plan for tax increment financing (Housing District No. 29 (8th Street Redevelopment Housing Project) conform to the general plans for the development and redevelopment of the city made by Steve Lindaas and seconded by Jim Haney.

Motion Passed: For: 5; Against: 0; Abstain: 0; Absent: 2

Reports / Information

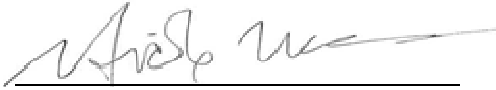
VII.

VIII. Adjournment

Motion to Adjourn at 5:33 p.m. made by Steve Lindaas and seconded by Jim Haney

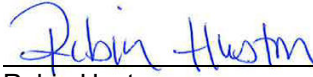
The proceedings of this meeting are digitally recorded and are available for public review.

APPROVED BY:



Nicole Mattson
Chair

ATTEST:



Robin Huston
City Planner/Zoning Administrator

*Respectfully submitted by:
Forrest Steinhoff, Assistant City Planner*