



**CITY OF MOORHEAD
PLANNING COMMISSION / BOARD OF ADJUSTMENTS
MEETING MINUTES
SEPTEMBER 05, 2018 AT 5:00 PM
1ST FLOOR COUNCIL CHAMBERS, MOORHEAD CITY HALL**

Pursuant to due call and notice thereof, a regular meeting of the Planning Commission was held in the 1st Floor Council Chambers, Moorhead City Hall, on September 05, 2018, at 5:00 PM.

Roll call of the members was made as follows:

3rd Ward Council Member:	Joel Paulsen	Present
Board Member:	Paul Krabbenhoft	Absent
Board Member:	Roger Buscher	Present
Board Member:	Ben Hammer	Present
Board Member:	Jim Haney	Present
Board Member:	Matt Leiseth	Present
Board Member:	Nicole Mattson	Present

I. [Roll Call](#)

II. Agenda Amendments

III. [Approval of Minutes](#)

1. [August 1, 2018](#)

Motion made to Approve made by Matt Leiseth and seconded by Ben Hammer

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

IV. Citizens To Be Heard

V. Public Hearing -- Planning Commission

1. [Consider Actions Relating to Horizon Shores Car Wash Addition](#)

A. Preliminary and Final Plat of Horizon Shores Car Wash Addition

B. Rezoning from TZ: Transitional to RC: Regional Commercial

Motion made to Open Public Hearing made by Ben Hammer and seconded by Matt Leiseth

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

Minutes: Staff briefed the commissioners on the request of the applicant and recommended approval to the City Council with the following criteria:

- a. Owner/developer provide access and utility easements necessary to service the site.
- b. Owner provide utility plan for the parent parcel to indicate where utility connections will be made.

- c. Direct access is not permitted to 34th Street. Access is permitted to the existing access on 28th Avenue and new/future access/es on 36th Street. The existing access on 28th Avenue may not be widened and no additional access points to 28th Avenue are permitted.
- 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 made to Close Public Hearing made by Ben Hammer and seconded by Jim Haney

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

Motion made to Approve Plat and Rezoning Request from TZ: Transitional to RC: Regional Commercial for Horizon Shores Car Wash Addition with the following conditions made by Matt Leiseth and seconded by Joel Paulsen

- a. Owner/developer provide access and utility easements necessary to service the site.
- b. Owner provide utility plan for the parent parcel to indicate where utility connections will be made.
- c. Direct access is not permitted to 34th Street. Access is permitted to the existing access on 28th Avenue and new/future access/es on 36th Street. The existing access on 28th Avenue may not be widened and no additional access points to 28th Avenue are permitted.
- 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: 1

VI. Reports / Information

Minutes: Leshovsky invited the commission to the 12 Ave S Corridor Study open house - September 20, 2018 from 4:00 pm to 7:00 pm in the Birkeland Lounge at Concordia College.

VII. Adjournment

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

APPROVED BY:



Paul Krabbenhoft
Chair City Planner

ATTEST:



Kristie Leshovsky

Respectfully submitted by:
Mary Schmitt, Planning and Neighborhood Services