



**PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING MINUTES
APRIL 07, 2025 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present: Member: Jana Kasper
Member: Brent Behm
Member: Robert Seigel
Member: Sebastian McDougall
Member: Paul Krabbenhoft
Absent: Member: Lindsie Schoenack

Chair Brent Behm called the meeting to order and attendance was noted.

2. Agenda Amendments

Motion to Approve made by Robert Seigel and seconded by Sebastian McDougall

Motion Passed

For: 5; Kasper, Behm, Seigel, McDougall, Krabbenhoft
Against: 0; Abstain/Recuse: 0; Absent: 1; Schoenack

3. Approval of Minutes

A. March 3, 2025 Minutes

Motion to Approve March 3, 2025 Minutes made by Paul Krabbenhoft and seconded by Jana Kasper

Motion Passed

For: 5; Kasper, Behm, Seigel, McDougall, Krabbenhoft
Against: 0; Abstain/Recuse: 0; Absent: 1; Schoenack

4. Citizens To Be Heard

None

5. Public Hearing -- Planning Commission

- A. Request of Trantina Properties, LLC for a Conditional Use Permit to operate a towing impound lot at 2857 22nd Ave S

Motion to Open Public Hearing made by Robert Seigel and seconded by Sebastian McDougall

Motion Passed

For: 5; Kasper, Behm, Seigel, McDougall, Krabbenhoft

Against: 0; Abstain/Recuse: 0; Absent: 1; Schoenack

Staff briefed the Commission on the request for a conditional use permit for a towing impound lot within the LI: Light Industrial zoning district at 2857 22nd Avenue S and stated the proposed impound lot is adjacent and across the street from existing impound lots.

No public comments were received prior to the meeting.

Staff recommended that the Planning Commission recommend approval to the City Council the Conditional Use Permit to allow operation of a towing impound lot in LI: Light Industrial and related Findings of Fact, contingent on the following:

1. A drainage and dust control plan must be submitted and approved by the City Engineer prior to storing impound vehicles on the lot.
2. Opaque screening is required around the vehicle storage area to a height no less than six (6) feet.
3. Applicant shall receive all required federal, state and local permits.

There were no public comments at the meeting.

Motion to Close Public Hearing made by Robert Seigel and seconded by Jana Kasper

Motion Passed

For: 5; Kasper, Behm, Seigel, McDougall, Krabbenhoft

Against: 0; Abstain/Recuse: 0; Absent: 1; Schoenack

Motion to Recommend Approval to the City Council the Conditional Use Permit to allow operation of a towing impound lot in LI: Light Industrial at 2857 22nd Ave S and related Findings of Fact made by Sebastian McDougall and seconded by Robert Seigel, contingent on the following:

1. A drainage and dust control plan must be submitted and approved by the City Engineer prior to storing impound vehicles on the lot.
2. Opaque screening is required around the vehicle storage area to a height no less than six (6) feet.
3. Applicant shall receive all required federal, state and local permits.

Motion Passed

For: 5; Kasper, Behm, Seigel, McDougall, Krabbenhoft

Against: 0; Abstain/Recuse: 0; Absent: 1; Schoenack

- B. Request of City of Moorhead for citywide zoning map amendments related to commercial parcels

Motion to Open Public Hearing made by Jana Kasper and seconded by Paul Krabbenhoft

Motion Passed

For: 5; Kasper, Behm, Seigel, McDougall, Krabbenhoft

Against: 0; Abstain/Recuse: 0; Absent: 1; Schoenack

Staff briefed the Commission on the request related to recent text amendments as part of the Onward Moorhead Comprehensive Plan implementation process. Staff stated this round of complimentary zoning map amendments focused on commercial parcels and parcels with a commercial future land use designation. In addition, staff mentioned the need for additional future land use designation changes but those will be addressed as a group once all the rezones are completed.

No public comments have been received to date.

Staff recommended that the Planning Commission recommend approval to the City Council the Zoning Map Amendments related to commercial parcels.

There were no public comments at the meeting.

Motion to Close Public Hearing made by Robert Seigel and seconded by Jana Kasper

Motion Passed

For: 5; Kasper, Behm, Seigel, McDougall, Krabbenhoft

Against: 0; Abstain/Recuse: 0; Absent: 1; Schoenack

Motion to Recommend Approval to the City Council the Zoning Map Amendments related to commercial parcels made by Jana Kasper and seconded by Robert Seigel

Motion Passed

For: 5; Kasper, Behm, Seigel, McDougall, Krabbenhoft

Against: 0; Abstain/Recuse: 0; Absent: 1; Schoenack

- 6. Other Business

None

- 7. Reports / Information

None

8. Adjournment

Motion to Adjourn at 5:42 PM made by Robert Seigel and seconded by Sebastian McDougall

APPROVED BY:

ATTEST:

Brent Behm
Chair

Robin Huston
City Planner / Zoning Administrator

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

DRAFT