



**MINUTES OF THE PLANNING COMMISSION/BOARD OF
ADJUSTMENT
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N
May 4, 2026 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (7): Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Absent (0):

Chair Robert Seigel called the meeting to order and attendance was noted.

Staff welcomed new Planning Commissioner Christopher Marohl.

2. Agenda Amendments

Motion to Approve May 4, 2026 Agenda made by Sebastian McDougall and seconded by Lindsie Schoenack.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

3. Approval of Minutes

A. April 6, 2026 Minutes

Motion to Approve made by Paul Krabbenhoft and seconded by Christopher Marohl.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

4. Citizens To Be Heard

None

5. Public Hearing -- Planning Commission

A. Request of City of Moorhead for Conditional Use Permit for Excavation, Fill and Construction of a Floodwall in the Floodway and Flood Fringe

Motion to Open Public Hearing made by Lindsie Schoenack and seconded by Jana Kasper.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request to construct a sheet pile floodwall within the Floodway and Flood Fringe in coordination with the 1st Ave N Underpass Flood Mitigation Project. The proposal includes excavation, fill and construction within the Floodway and Floodplain.

There were no public comments prior to meeting or at the meeting.

Staff recommended the Planning Commission recommend approval to the City Council the Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe and related Findings of Fact, contingent on the following:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed land to be seeded/restored to pre-construction condition.
4. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

Motion to Close Public Hearing made by Jana Kasper and seconded by Sebastian McDougall.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe and related Findings of Fact made by Sebastian McDougall and seconded by Jana Kasper, contingent on the following:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed land to be seeded/restored to pre-construction condition.
4. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- B. Request of City of Moorhead for city-wide Zoning Map Amendments for Light Industrial and Heavy Industrial related to the 2022 Onward Moorhead Comprehensive Plan Update

Motion to Open Public Hearing made by Lindsie Schoenack and seconded by Sebastian McDougall.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for complimentary zoning map amendments related to the 2022 Onward Moorhead! Comprehensive Plan Update. This group included evaluating 275 industrial parcels with only 15 parcels that needed to be updated with no new nonconforming uses created.

There were no public comments prior to meeting or at the meeting.

Staff recommended the Planning Commission recommend approval to the City Council the Industrial Zoning Map amendments.

Motion to Close Public Hearing made by Lindsie Schoenack and seconded by Sebastian McDougall.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Zoning Map Amendments related to Industrial parcels made by Paul Krabbenhoft and seconded by Jana Kasper.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- C. Request of City of Moorhead for Text Amendments related to Moorhead City Code, Title 10, Chapter 15, MU-2: Neighborhood Mixed Use District and Chapter 18, Use Regulations

Motion to Open Public Hearing made by Christopher Marohl and seconded by Lindsie Schoenack.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for text amendments to Title 10, Moorhead Zoning Code, which are complimentary updates related to the 2022 Onward Moorhead! Comprehensive Plan Update.

After further consideration, staff removed items 3 & 4 in the memo for more work.

Items 1 & 2 address missing clarifications for new MU-2 developments and infill lots and changes for cannabis and hemp businesses zoning due to changes at the State level with the addition of a third Lower Potency Hemp Edible (LPHE) license for

“Wholesaler,” which was added in 2025.

There were no public comments prior to meeting or at the meeting.

Staff recommended to Planning Commission to recommend approval to the City Council the text amendments to Title 10, Chapter 15B, MU-2: Neighborhood Mixed Use District and Chapter 18, Use Regulations.

Motion to Close Public Hearing made by Christopher Marohl and seconded by Lindsie Schoenack.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the text amendments to Title 10, Chapter 15B, MU-2: Neighborhood Mixed Use District and Chapter 18, Use Regulations of the Moorhead City Code made by Lindsie Schoenack and seconded by Mark Tangquist.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

6. Other Business

None

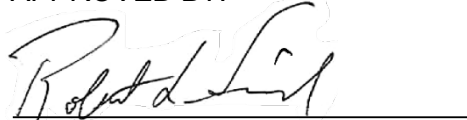
7. Reports/Information

A. Welcome new Ward 1 Planning Commissioner, Christopher Marohl!

8. Adjourn

Motion to Adjourn at 05:45 PM made by Paul Krabbenhoft and seconded by Jana Kasper.

APPROVED BY:



Robert Seigel
Chair

ATTEST:



Robin Huston
City Planner / Zoning Administrator

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