



**PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING AGENDA
AUGUST 3, 2026 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.**

Disclaimer: Voting requirements may be subject to changes in the law, parliamentary procedural matters, or other unforeseen issues. The City Attorney provides opinion on questions of voting requirements by the Moorhead City Code, Minnesota State Statutes, and parliamentary procedure.

1. Call to Order/Roll Call
2. Agenda Amendments
3. Approval of Minutes
 - A. July 14, 2026
4. Citizens To Be Heard
5. Public Hearing -- Planning Commission
 - A. Request of Agassiz Builders, LLC for Zoning Map and Comprehensive Plan Amendments for 1325 Main Ave SE
 - B. Request of M. Mahmood, on behalf of Boston Auto Sales, LLC, for Conditional Use Permit for Auto Sales Business at 2520 20th Ave S
 - C. Request of Partridge Creek, LLC for Vacation of 10-foot Utility Easements in Partridge Creek Addition
6. Other Business
7. Reports/Information
 - A. January-June 2026 Onward Moorhead! Comprehensive Plan Implementation Update
8. Adjourn

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**MINUTES OF THE PLANNING COMMISSION/BOARD OF
ADJUSTMENT
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.
July 14, 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.

2. Agenda Amendments

Motion to Approve July 14, 2026 Agenda made by Sebastian McDougall and seconded by Paul Krabbenhoft.

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. May 4, 2026

Motion to Approve made by Jana Kasper 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

4. Citizens To Be Heard

None

5. Public Hearing -- Planning Commission

A. Request of Lowry Engineering for Preliminary & Final Plat for Prairie Parkway 5th Addition

Motion to Open Public Hearing made by Christopher Marohl 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, which is a replat of Prairie Parkway 4th and 2nd Additions. The developer intends to convert two large vacant parcels originally intended for multi-family units into lots for a mix of single-family detached homes, twin homes and townhomes.

No public comments were received prior to the meeting or at the meeting.

Staff recommended the Planning Commission to recommend approval to the City Council the Preliminary and Final Plat for Prairie Parkway 5th Addition, contingent on the following:

1. Plat Drawing:
 - a. Add monuments to all corners.
 - b. Add measurement on eastern boundary of roadway on Lot 1, Block 2.
 - c. Correct distance at the boundary between Lot 1 and Lots 14-18, Block 2 as there appears to be a rounding error (0.02' difference).
 - d. On page 2, correct owner's certificate to include "a part of the vacated 41st Ave S right of way of Prairie Parkway 2nd Addition.
 - e. On page 1, note 2 should reflect the already recorded vacation of part of 41st Ave S right of way, Document #863844.
2. Additional utility and drainage easements shall be provided, as needed.
3. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
4. Applicant/Owner to receive all required federal, state and local permits.

Motion to Close 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

Motion to Recommend Approval to the City Council the Preliminary and Final Plat for Prairie Parkway 5th Addition made by Jana Kasper and seconded by Sebastian McDougall, contingent on the following:

1. Plat Drawing:
 - a. Add monuments to all corners.
 - b. Add measurement on eastern boundary of roadway on Lot 1, Block 2.
 - c. Correct distance at the boundary between Lot 1 and Lots 14-18, Block 2 as there appears to be a rounding error (0.02' difference).
 - d. On page 2, correct owner's certificate to include "a part of the vacated 41st Ave S right of way of Prairie Parkway 2nd Addition.
 - e. On page 1, note 2 should reflect the already recorded vacation of part of 41st Ave S right of way, Document #863844.
2. Additional utility and drainage easements shall be provided, as needed.
3. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
4. Applicant/Owner to receive all required federal, state and local permits.

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 Houston Engineering for Preliminary & Final Plat and Zoning Map Amendment for Partridge Creek Second Addition

Motion to Open Public Hearing made by Jana Kasper 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

Staff briefed the Commission on the request to facilitate residential development, including requiring either a temporary or permanent second access to comply with Subdivision Code requirements.

No public comments were received prior to the meeting or at the meeting.

Staff recommended the Planning Commission to recommend approval to the City Council the Preliminary and Final Plat and Zoning Map Amendment for Partridge Creek Second Addition, contingent on the following:

- A. One access in and out of the development is not permitted. A permanent second access from 28th St S is temporarily waived for this second addition with the condition that either:
 - 1. A temporary second access (i.e., a gravel road that can accommodate public safety vehicles) must be provided with this second addition, as approved by the City Engineer, or
 - 2. A permanent access is provided via 23rd St S with this second addition.
- B. Temporary dead end streets required to have temporary cul-de-sacs.
- C. A stormwater pond will be constructed on adjacent parcels (58.900.2866 & 58.900.2868) and will need to be completed in advance of or concurrent with the street construction for this addition.
- D. Vacate previously platted 10-foot utility easements along the former rear property lines of Block 4, Partridge Creek Addition.
- E. Either a waiver of Subdivision Code 11-5-7 or a redesign approved by the City Engineer is needed for the 23rd St S/43rd Ave S intersection as it does not currently meet the subdivision requirement for intersection angles to be less than 75 degrees.
- F. Plat Drawing:
 - 1. On page 1, add curve C13 & C14 to curve table.
 - 2. On page 1, add "UNPLATTED" south of 44th Ave S.
 - 3. On page 1, the sum of distances for Lots 25-31, Block 1 do not match the street dimension (0.02' difference).
 - 4. On page 1, curve data appears to be missing from drawing and curve table for Lot 16, Block 4.
 - 5. On page 1 & 2, 21st St S to be renamed 22nd St S.
 - 6. On page 1 & 2, add 5-ft interior side yard utility & drainage easements to all parcels.
 - 7. On page 1 & 2, block boundary dimensions along labeled 21st St S (to be renamed 22nd St S) do not match the sum of the lot dimensions (off by 0.01').
 - 8. On page 2, add 21st St S to most western street south of curve.
 - 9. On page 2, Lot 28, Block 1 rear lot dimensions are being obscured by bearing label.
 - 10. On page 3, correct City Attorney name to Kathryn J. McNamara.

11. On page 3, under City Planner, correct plat name to Partridge Creek Second Addition.
 12. On page 3, legal description must begin from a PLSS corner, rather than a corner of the pervious plat.
- G. Additional utility and drainage easements shall be provided, as needed.
- H. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
- I. Applicant/Owner to receive all required federal, state and local permits.

Motion to Close Public Hearing made by Jana Kasper 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

Motion to Recommend Approval to the City Council the Zoning Map Amendment from TZ: Transitional to RLD-3: Residential Low Density - 3 for Partridge Creek Second Addition made by Paul Krabbenhoft 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 Preliminary and Final Plat for Partridge Creek Second Addition made by Sebastian McDougall and seconded by Jana Kasper, contingent on the following:

- A. One access in and out of the development is not permitted. A permanent second access from 28th St S is temporarily waived for this second addition with the condition that either:
 - i. A temporary second access (i.e., a gravel road that can accommodate public safety vehicles) must be provided with this second addition, as approved by the City Engineer, or
 - ii. A permanent access is provided via 23rd St S with this second addition.
- B. Temporary dead end streets required to have temporary cul-de-sacs.
- C. A stormwater pond will be constructed on adjacent parcels (58.900.2866 & 58.900.2868) and will need to be completed in advance of or concurrent with the street construction for this addition.
- D. Vacate previously platted 10-foot utility easements along the former rear property lines of Block 4, Partridge Creek Addition.
- E. Either a waiver of Subdivision Code 11-5-7 or a redesign approved by the City Engineer is needed for the 23rd St S/43rd Ave S intersection as it does not currently meet the subdivision requirement for intersection angles to be less than 75 degrees.
- F. Plat Drawing:
 - i. On page 1, add curve C13 & C14 to curve table.
 - ii. On page 1, add "UNPLATTED" south of 44th Ave S.
 - iii. On page 1, the sum of distances for Lots 25-31, Block 1 do not match the street dimension (0.02' difference).
 - iv. On page 1, curve data appears to be missing from drawing and curve table for Lot 16, Block 4.

- v. On page 1 & 2, 21st St S to be renamed 22nd St S.
 - vi. On page 1 & 2, add 5-ft interior side yard utility& drainage easements to all parcels.
 - vii. On page 1 & 2, block boundary dimensions along labeled 21st St S (to be renamed 22nd St S) do not match the sum of the lot dimensions (off by 0.01’).
 - viii. On page 2, add 21st St S to most western street south of curve.
 - ix. On page 2, Lot 28, Block 1 rear lot dimensions are being obscured by bearing label.
 - x. On page 3, correct City Attorney name to Kathryn J. McNamara.
 - xi. On page 3, under City Planner, correct plat name to Partridge Creek Second Addition.
 - xii. On page 3, legal description must begin from a PLSS corner, rather than a corner of the pervious plat.
- G. Additional utility and drainage easements shall be provided, as needed.
- H. Applicant/Owner shall enter into a developer’s agreement with the City of Moorhead.
- I. Applicant/Owner to receive all required federal, state and local permits.

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 Houston Engineering for Zoning Map and Comprehensive Plan Amendments for 801 10th Ave S, 1022 8th St S and 1102 8th St S (Concordia College)

Motion to Open Public Hearing made by Jana Kasper 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 stating this project provides an opportunity for Concordia to redevelop the parcels with student housing and additional services that are compatible with the student body and surrounding neighborhood.

No public comments were received prior to the meeting or at the meeting.

Staff recommended the Planning Commission to recommend approval to the City Council the Zoning Map Amendment from INS: Institutional to MU-2: Neighborhood Mixed Use and the Comprehensive Plan Amendment from Public/Institutional to Mixed Use at 801 10th Ave S, 1022 8th St S, and 1102 8th St S.

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 Zoning Map Amendment from INS: Institutional to MU-2: Neighborhood Mixed Use for 801 10th Ave S, 1022 8th St S, and 1102 8th St S, made by Jana Kasper 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

Motion to Recommend Approval to the City Council the Comprehensive Plan Amendment from Public/Institutional to Mixed Use for 801 10th Ave S, 1022 8th St S, and 1102 8th St S, made by Lindsie Schoenack and seconded by Paul Krabbenhoft.

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

- D. Request of A. Morris for Zoning Text Amendment related to Off-Street Parking Surfacing in Title 10, Chapter 20, Moorhead City Code.

Motion to Open Public Hearing made by Sebastian McDougall 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

Staff briefed the Commission on the request to make the code more flexible giving residents and businesses more surfacing options for driveways and parking lots, including pervious options to if parcels are at the impervious surface maximum.

No public comments were received prior to the meeting or at the meeting.

Staff recommended Planning Commission to recommend approval to the City Council the zoning text amendment related to Moorhead City Code Title 10, Chapter 20, Off Street Parking.

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 Text
Amendment related to Moorhead City Code Title 10, Chapter 20, Off-Street
Parking**

Surfacing 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

6. Other Business

None

7. Reports/Information

None

8. Adjourn

**Motion to Adjourn at 06:08 PM made by Jana Kasper and seconded by Lindsie
Schoenack.**

APPROVED BY:

ATTEST:

Robert Seigel
Chair

Robin Huston
City Planner / Zoning Administrator

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



To: Moorhead Planning Commission
Prepared By: Forrest Steinhoff, Assistant City Planner
Date: August 3, 2026
Subject: Zoning Map and Comprehensive Plan Amendments – 1325 Main Ave SE

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	Agassiz Builders, LLC
REQUESTED ACTION	1. Zoning Map Amendment from Community Commercial to Light Industrial 2. Comprehensive Plan Amendment from Commercial to Industrial
PURPOSE	To facilitate development of shop condos
ADDRESS/PARCEL NUMBER/LEGAL	<u>1325 Main Ave SE</u> Parcel Identification Number: TBD Part of Lot 10, Block 1, Twelfth Avenue Business Park Addition and Part of Lot 1, Block 1, Twelfth Avenue Business Park Second Addition, City of Moorhead, Clay County, Minnesota
CURRENT COMPREHENSIVE PLAN	Commercial
PROPOSED COMPREHENSIVE PLAN	Industrial
CURRENT ZONING	Community Commercial / Gateway Overlay
PROPOSED ZONING	Light Industrial / Gateway Overlay
EXISTING LAND USE	Shop Condos
SURROUNDING LAND USE	North: Shop Condos West: Industrial / Stormwater Pond South: Industrial East: Shop Condos
APPLICATION DATE/60-DAY DEADLINE	July 13, 2026 / September 10, 2026
PUBLICATION DATE	July 23, 2026

BACKGROUND

The Agassiz Shop Condo site began construction in 2023 with additional buildings phased over the past few years. A minor subdivision for the site was recently approved at the June 22, 2026 City Council meeting to split off 2.38 acres of the western portion of the development.

Now, the applicant wishes to rezone this new parcel to Light Industrial and also to update the Comprehensive Plan Future Land Use Map designation to Industrial.

PROPOSAL REVIEW

Zoning - Historically, this area was guided towards industrial uses but was rezoned from Light Industrial to Community Commercial in 2007 along with a complimentary Comprehensive Plan Amendment from Industrial to Commercial based on 2004 Comprehensive Plan recommendations to allow for commercial development along Main Ave SE at Gateway Overlay District standards, which included more architectural and site design requirements for structures visible from Main Ave SE.

Now, because this new parcel is not visible from Main Ave SE, the requested actions still abide by the intent of the Gateway Overlay District.

Context/Uses – With the recent minor subdivision and since this area has a mix of commercial and industrial uses, the request will expand potential uses for the site.

Community Commercial zoning allows a variety of commercial uses that are typically focused on services/sales directly to the community.

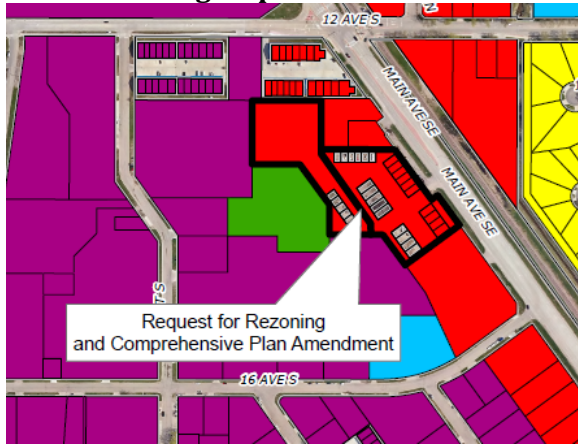
Light Industrial zoning will continue to permit the same Community Commercial uses but also open up this new parcel to industrial uses like assembly, production, manufacturing and processing.

Access/Streets/Mobility – Access to the site is available from Main Ave SE. An access easement will be recorded to ensure the recently subdivided parcel is accessible.

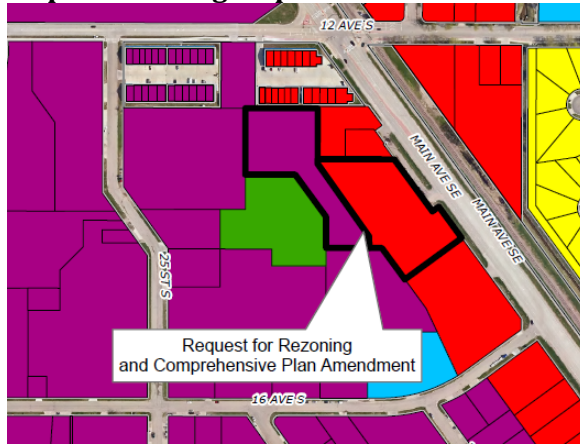
MATBUS Route 3 has eastbound stops along 12th Ave S and there are multi-use paths along 12th Ave S and Main Ave SE.

Utilities – Municipal utilities are available to the site.

Current Zoning Map



Proposed Zoning Map



Zoning District Legend

RLD1: Residential Low Density 1	RHD: Residential High Density	MU3: Commercial Mixed Use	INS: Institutional
RLD2: Residential Low Density 2	CC: Community Commercial	MU4: Gateway Mixed Use	P: Public Open Space
RLD3: Residential Low Density 3	MU1: Downtown Center Mixed Use	LI: Light Industrial	TZ: Transitional
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	HI: Heavy Industrial	Not Applicable

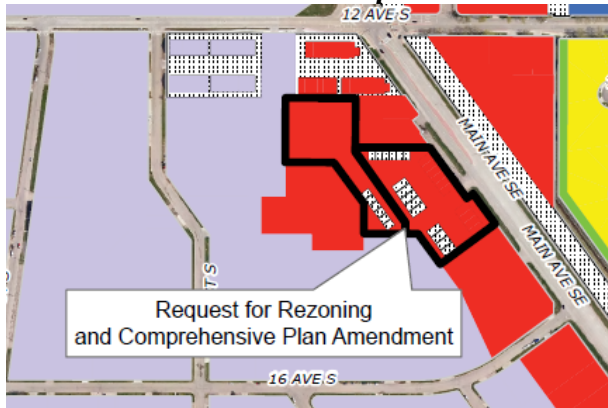
Zoning Comparison		
Community Commercial		Light Industrial
The purpose of the Community Commercial district is to provide an area to concentrate commercial services offering a variety of goods and services. The CC district encourages a variety of uses aimed at providing a diversity of jobs, commercial services and shopping facilities.		The purpose of the Light Industrial district is to provide an area to concentrate commercial and light industrial uses. The LI district encourages commercial and light industrial facilities with a variety of jobs.
Site Requirements		
Setbacks	Front Yard: 10' Interior Side Yard: 10' Common Wall: 0' Street Side Yard: 10' Rear Yard: 10'	Front Yard: 10' Interior Side Yard: 10' Common Wall: 0' Street Side Yard: 10' Rear Yard: 10'
Principal Building Height Limit	45' if within 150' of a principal residential structure.	None

	55' if more than 150' of a principal residential structure.	
Impervious Coverage Limit	85%	None
Permitted, Provisional & Conditional Uses – see attached zoning use table for use comparison		

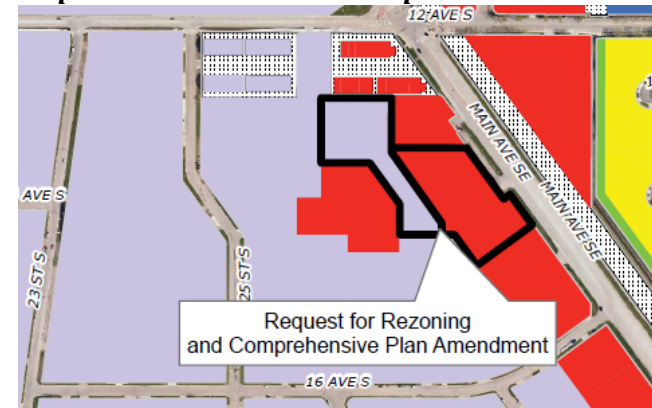
Comprehensive Plan Conformity – The Commercial Future Land Use designation for this new parcel has been in place since 2007, which was based on recommendations from the 2004 Comprehensive Plan.

A Comprehensive Plan Amendment for this new parcel is also needed from Community Commercial to Industrial, which would be in conformance with other contiguous Industrial future land uses in this area and also still meets the intent of keeping Community Commercial land uses directly abutting Main Ave SE, which is part of the Gateway Overlay District.

Current Future Land Use Map



Proposed Future Land Use Map



2022 Future Land Use

Low Density Residential	Commercial	ROW
Medium Density Residential	Industrial	Railroad
High Density Residential	Parks/Open Space	Transitional Areas
Mixed Use	Public/Institutional	Moorhead City Limits

Future Land Use Description Comparison

Commercial	Industrial
Commercial includes a wide range of businesses that sell food, merchandise, entertainment, or professional services – including retail stores, restaurants, hotels, and professional offices.	Industrial business describes facilities which manufacture or process food, goods, or equipment. It also includes warehouses, repacking facilities and self-storage buildings. These businesses typically have little space devoted to displays and often do not sell directly to the general public. Industrial areas may include limited community commercial uses.

POLICY CONSIDERATIONS

The Planning Commission has the authority to make recommendations to the City Council, who has the authority to grant or deny the request for Zoning Map and Comprehensive Plan Amendments.

CONSIDERATION OF CRITERIA

Section 10-2-3E of the Moorhead Zoning Ordinance states that the Planning Commission and City Council shall consider possible adverse effects of the proposed zoning map amendment. Their judgment shall be based upon, but not limited to, the following factors:

ZONING MAP AMENDMENT

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan;
☒ Yes. With the proposed Comprehensive Plan amendment, the proposal will be compatible with existing and future surrounding land uses.
2. The proposed use is or will be compatible with present and future land uses of the area;
☒ The proposed uses will be compatible with the present and future uses of the area.
3. The proposed use conforms with all performance standards contained herein (i.e., parking, loading, noise, etc.);
☒ During building plan review, all performance standards will be reviewed to meet Moorhead City Code.
4. The proposed use will not have an adverse effect upon the area in which it is proposed;
☒ The proposed uses will not tend or actually have an adverse effect on the area in which it is proposed.
5. The proposed use will not depreciate the property value of the area in which it is proposed;
☒ The proposed uses will not depreciate property values of the area.
6. Traffic generation by the proposed use is within the capabilities of streets serving the property;
☒ The proposed uses will be accommodated by the existing capabilities of the streets serving the property.
7. The proposed use can be accommodated with existing or future public services and facilities including parks, streets, and utilities, and will not overburden the City's service capacity.
☒ The proposed uses can be accommodated by the existing public service facilities that currently serve or are near the property.

COMPREHENSIVE PLAN AMENDMENT

1. Have circumstances changed since the adoption of the Comprehensive Plan and/or Growth Area Plan that justify the proposed change?
☒ Yes. While the Future Land Use of the site is designated as a Community Commercial in the current 2022 Onward Moorhead! Comprehensive Plan, in order to provide additional flexibility for commercial and industrial development, the amendment is necessary. The proposed change aligns with the intent of Industrial, which is contiguous to the site and will support a blend of commercial and industrial uses.

2. Is the proposal consistent with the vision set forth in the Comprehensive Plan and with the policies stated in the Comprehensive Plan and Growth Area Plan for the neighborhood and area?
 - ☒ Yes. The request is consistent with the 2022 Onward Moorhead! Comprehensive Plan which encourages economic development.
3. What is the expected effect of the proposed change on the 5 Big Ideas of the Comprehensive Plan?
 - ☒ Integrate a mix of mutually supportive land uses and experiences in redevelopment areas by building upon and strengthening existing retail centers and utilizing experience-based marketing.
 - ☒ Build and nurture local businesses as key partners in building and maintain a prosperous community.
4. Is the proposal compatible with surrounding land uses existing or uses designated in the Comprehensive Plan and/or in a Growth Area Plan?
 - ☒ Yes. With the proposed Comprehensive Plan amendment, the proposal will be compatible with existing and future surrounding land uses.
5. Can the proposed use be served adequately with existing or planned streets and utilities?
 - ☒ The proposed uses can be accommodated by the existing capabilities of the streets serving the property.
6. What will be the environmental impacts of the proposed use? Will it require an environmental impact statement or a change to the Alternative Urban Area-wide Review?
 - ☒ Minimal additional environmental impacts as the project is the continued development of an existing shop condo development and future uses are similar to existing.

SUGGESTED ACTION

Recommend Approval. After consideration of criteria noted above, staff suggests that the Planning Commission recommend approval to the City Council of the following for 1325 Main Ave SE:

1. Zoning Map Amendment from Community Commercial to Light Industrial
2. Comprehensive Plan Amendment from Commercial to Industrial

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in The FM Extra on July 23, 2026 and mailed to adjacent property owners within 350 feet of the site.

Comments:

No public comments received to date.

ATTACHMENTS

1. Community Commercial & Light Industrial Zoning Use Comparison Table

2. General Location, Current/Proposed Future Land Use, and Current/Proposed Zoning Maps
3. Notice of Hearing/Parties notified

10-18-1: USE TABLES AND UNLISTED USES:

The following table specifies permitted, provisional and conditional land uses in the city of Moorhead:

- P

=

Permitted use
- CU

=

Conditional use permit
- ()

=

Letters in round brackets refer to the corresponding subsection of section 10-18-2 of this chapter
- PU

=

Provisional use
- Blank

=

Prohibited

Use Category (General)	Use Type (Detailed)	Commercial Districts	Industrial Districts
		CC	LI
Adult establishments	All types		P ¹
Agricultural related	Farm cooperatives		CU
	Farm supply store	P	P
	Feed mixing		CU
	Fertilizer manufacturing		
	Grain elevator or produce collection/distribution		CU
	Implement dealer/services	PU (P)	P
	Manufacturing/processing, general		CU
Animal services	Animal shelter	PU (Q)	P
	Groomer (no kennel)	P	P
	Groomer/kennel/daycare	PU (Q)	PU (Q)
	Pet store (live animals)	PU (Q)	PU (Q)
	Veterinary clinic or hospital	PU (Q)	PU (Q)
Auto/transportation related	Auto/truck/recreational vehicles/boats/trailers/ motorcycles sales, rental, service and repair	CU (R)	CU (R)
	Automotive service station (gasoline/repair/service facility)	CU (R)	CU (R)
	Car wash and auto detailing	PU (R)	P
	Impound lot		CU (Y)
	Parking lot (as a principal use)	PU (S)	P

	Parking structure	P	P
	Salvage yard		
	Tire shredding/recapping or retreading		CU
	Transportation/freight/cargo terminals		P
	Truck stops/truck parking		P
Cannabis and hemp related	Cannabis or tobacco paraphernalia or tobacco/vape shop	P	P
	Home/personal cultivation of hemp or cannabis flower		
	Home/personal extraction or sale of hemp or cannabis flower and products		
	State-licensed lower-potency hemp edible retailer-only and the following cannabis-related uses: delivery service, event organizer business and retailer-only	P	P
	State-licensed medical cannabis retailer-only	P	P
	State-licensed medical cannabis combination business	PU (FF)	P
	State-licensed medical cannabis cultivator or processor		P
	State-licensed lower-potency hemp edible, cannabis edible or medical cannabis edible manufacturing (breweries and small-batch baking/cooking with associated packaging utilizing already made concentrates)	P	P
	State-licensed lower-potency hemp edible manufacturing and the following cannabis-related uses: cultivator,		P

	manufacturer, transporter and wholesaler		
	State-licensed lower-potency hemp edible wholesaler	P	P
	State-licensed cannabis microbusiness	PU (GG)	PU (GG)
	State-licensed cannabis mezzobusiness	PU (HH)	PU (HH)
	State-licensed cannabis testing facility	PU (II)	P
Dependent care	State licensed assisted living and service-based facilities	PU (D)	PU (D)
	State certified or licensed childcare center	PU (E)	PU (E)
	State licensed family childcare (home based)	PU (F&H)	
Dwellings	Dwelling, multi-family - apartments		
	Dwelling, multi-family - townhouse/rowhouse or triplex		
	Dwelling, single-family		
	Dwelling, two-family twin home or duplex		
	Dwelling, temporary family healthcare ²		
	Dwelling unit, accessory		
	Dwelling/home occupations		
	Dwellings, Manufactured Home Park		
Gas/fuel/chemicals	Gas/fuel/chemical bulk storage plants/distribution		
	Gas/fuel/chemical manufacturing		
	Oil filtering/mixing		CU (CC)
	Other injurious hazardous or offensive chemical use not listed		

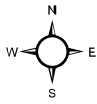
Lodging/temporary overnight stay	Bed and breakfast	CU (A)	
	Campgrounds		
	Hotel (with or without conference center)	P	
	Housing shelters/temporary housing	CU (O)	
Manufacturing/production/assembly/processing	Advertising products (signs/billboards)	CU	P
	Asphalt and concrete batching or ready-mix plants		
	Bottling	P	P
	Concrete or cement products		P
	Dairy products		P
	Equipment repair (non-auto)	PU (R)	P
	Packing and crating	P	P
	Slaughterhouse (not stockyards)		
	Wholesale	P	P
	Wood shops/cabinetry/carpentry products (with limited manufacturing)	PU (X)	P
	Wood shops/cabinetry/carpentry products (with manufacturing)		P
Personal services	Barber/hair salon/massage/nail salon/spa/tattoo/body piercing	PU (C)	PU (C)
	Mortuary/funeral services (cremation)		P
	Mortuary/funeral services (no cremation)	P	P
Public/institutional	Campus organizations	CU (B)	

	Community theater/arts center/museums	P	
	Government offices or other non-public works facilities	P	P
	Hospital/Ambulance	P	P
	Library	P	
	Parks/playgrounds/open space	P	
	Public and semipublic recreation uses	P	
	Public regulated utility structures (non-substation)	P	P
	Public regulated utility structures (substation)		P
	Public works facilities		P
	Religious institutions/group assembly/membership organizations	CU (L)	CU (L)
	Religious institution micro-dwelling unit sacred community	CU (EE)	CU EE)
	Schools, Primary, Secondary, Collegiate (public or private)	CU (L)	
	Transit center	P	P
Recreation/entertainment	Amphitheater/amusement park/putt putt golf/ax throwing/batting cages/driving ranges/cornhole/pickleball/paintball/skate park	PU (T)	PU (T)
	Bars, taverns, nightclub, brewery, distillery with or without live music/DJ or patio	PU (U)	
	Bar/restaurant or cocktail/wine bar with live music/DJ or patio	PU (U)	
	Bar/restaurant or cocktail/wine bar without live music/DJ or patio	P	
	Bowling or movie theater	P	

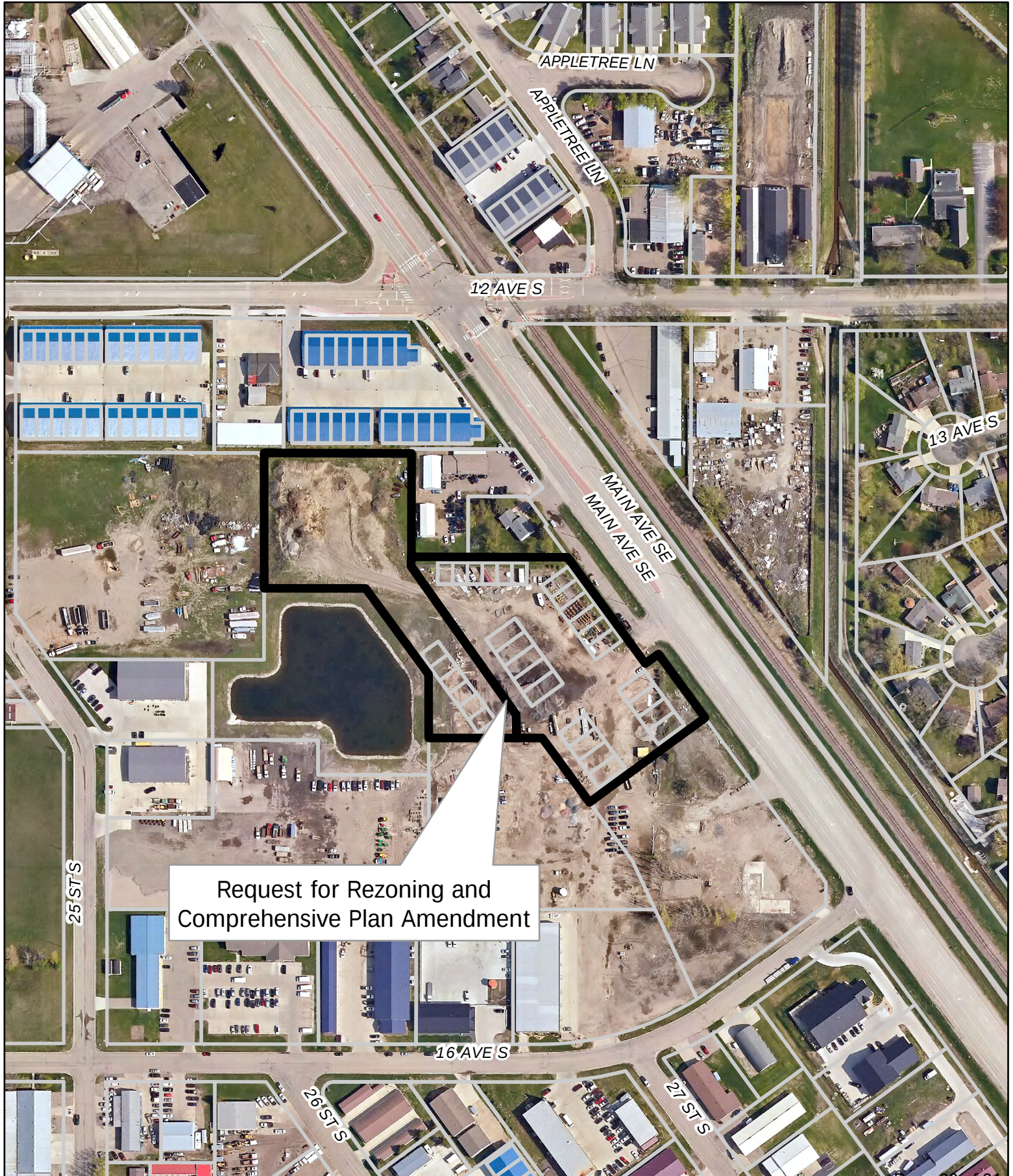
	Cafes/coffeehouses (without live performance)	P	
	Cafes/coffeehouses (with live performance)	PU (U)	
	Community center/recreation center/physical fitness center	P	P
	Radio and television offices/stations	PU (Z)	P
	Recording studios for audio, video, film	PU (Z)	P
	Restaurants (no drive- through)	P	P
	Restaurants (with drive- through)	P	P
	Shooting range (indoor)		PU (T)
	Shooting range (outdoor)		
Retail and office	Banks (with drive-through)	P	P
	Banks (without drive- through)	P	P
	Baking, candy and other food products (on site production and retail)	P	P
	Catering	P	P
	Contractor offices/sales rooms/supplies (no outdoor display or storage)	PU (V)	PU (V)
	Contractor offices/sales rooms/supplies (with outdoor display and/or storage)	PU (V)	PU (V)
	Contractor offices/sales rooms/supplies (with outdoor display only)	PU	P
	Convenience grocery stores (with gas)	PU (R)	PU (R)]
	Grocery/convenience store (no gas)	P	P

	Home improvement / Hardware retailers with outdoor sales display/lumberyards	PU (W)	PU (W)
	Home improvement / Hardware retailers without outdoor sales display/lumberyards	P	P
	Laundromat	P	
	Liquor store	P	
	Lumberyards	PU (W)	PU (W)
	Meat market including processing	P	P
	Meat market not including processing	P	P
	Medical/dental offices/clinics	P	P
	Nursery/lawn and garden	P	P
	Offices, professional	P	P
	Retail (with drive-through)	P	P
	Textiles, spinning, weaving, dyeing, printing, knit goods, yarn, thread and cordage duty with retail component	P	P
	Textiles, spinning, weaving, dyeing, printing, knit goods, yarn, thread and cordage duty without retail component		P
	Thrift store/consignment	P	P
Warehousing/storage	Self-storage and/or outdoor storage facilities	CU (BB)	P
	Self-storage facilities without outdoor storage	CU (BB)	P
	Cold storage, warehouse and distribution centers for nonexplosive material		P
Wireless Telecommunication			
	Ground-mounted structure	CU	P

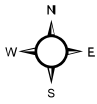
	Roof and building-mounted structure and antenna	P	P
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General Location Map
1325 Main Ave SE
58.799.0100



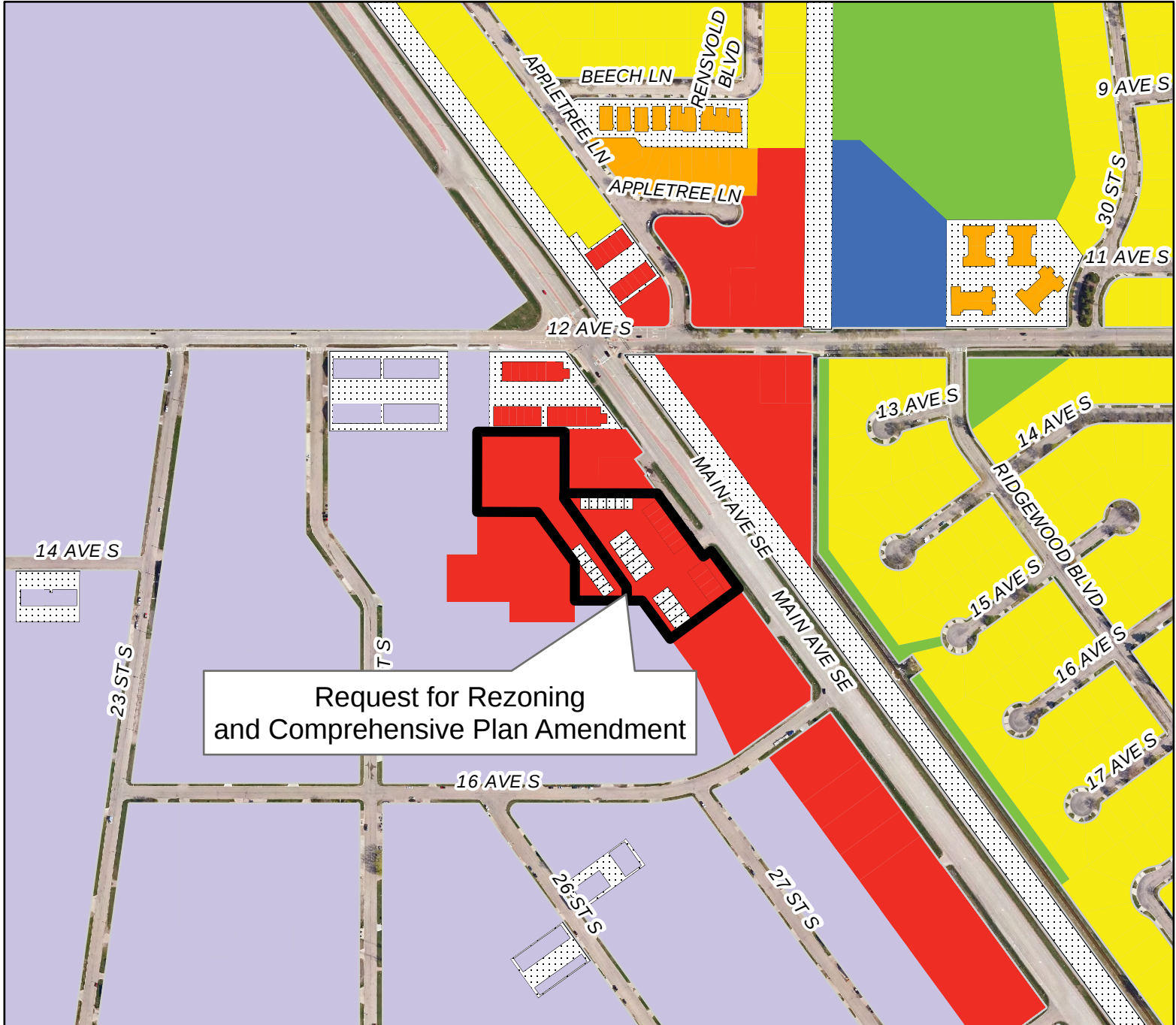
Request for Rezoning and
Comprehensive Plan Amendment



Current Future Land Use Map

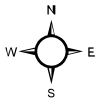
1325 Main Ave SE

58.799.0100



2022 Future Land Use

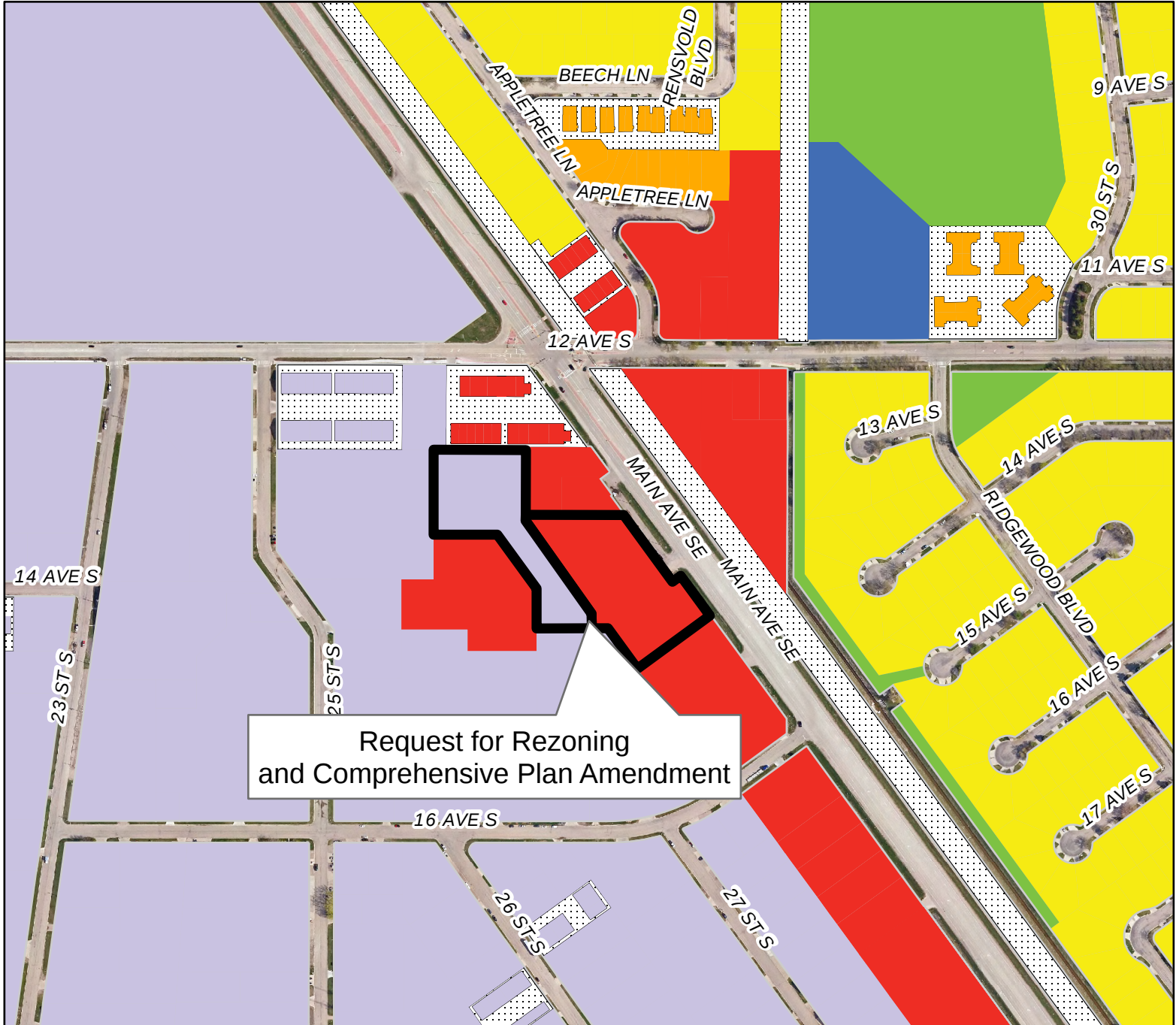
	Low Density Residential		Commercial		ROW
	Medium Density Residential		Industrial		Railroad
	High Density Residential		Parks/Open Space		Transitional Areas
	Mixed Use		Public/Institutional		Moorhead City Limits



Proposed Future Land Use Map

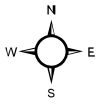
1325 Main Ave SE

58.799.0100



2022 Future Land Use

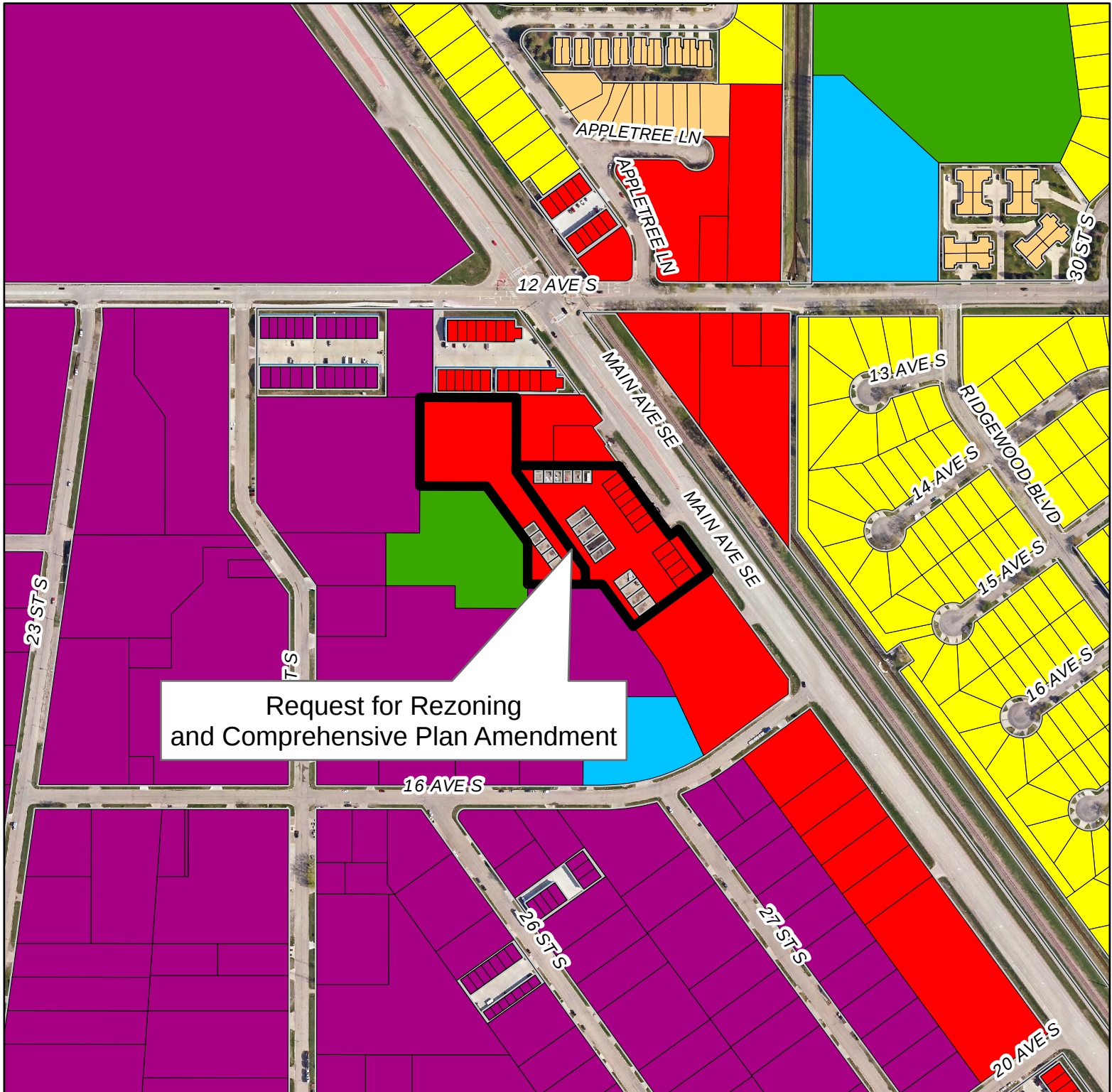
	Low Density Residential		Commercial		ROW
	Medium Density Residential		Industrial		Railroad
	High Density Residential		Parks/Open Space		Transitional Areas
	Mixed Use		Public/Institutional		Moorhead City Limits



Current Zoning Map

1325 Main Ave SE

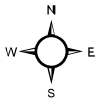
58.799.0100



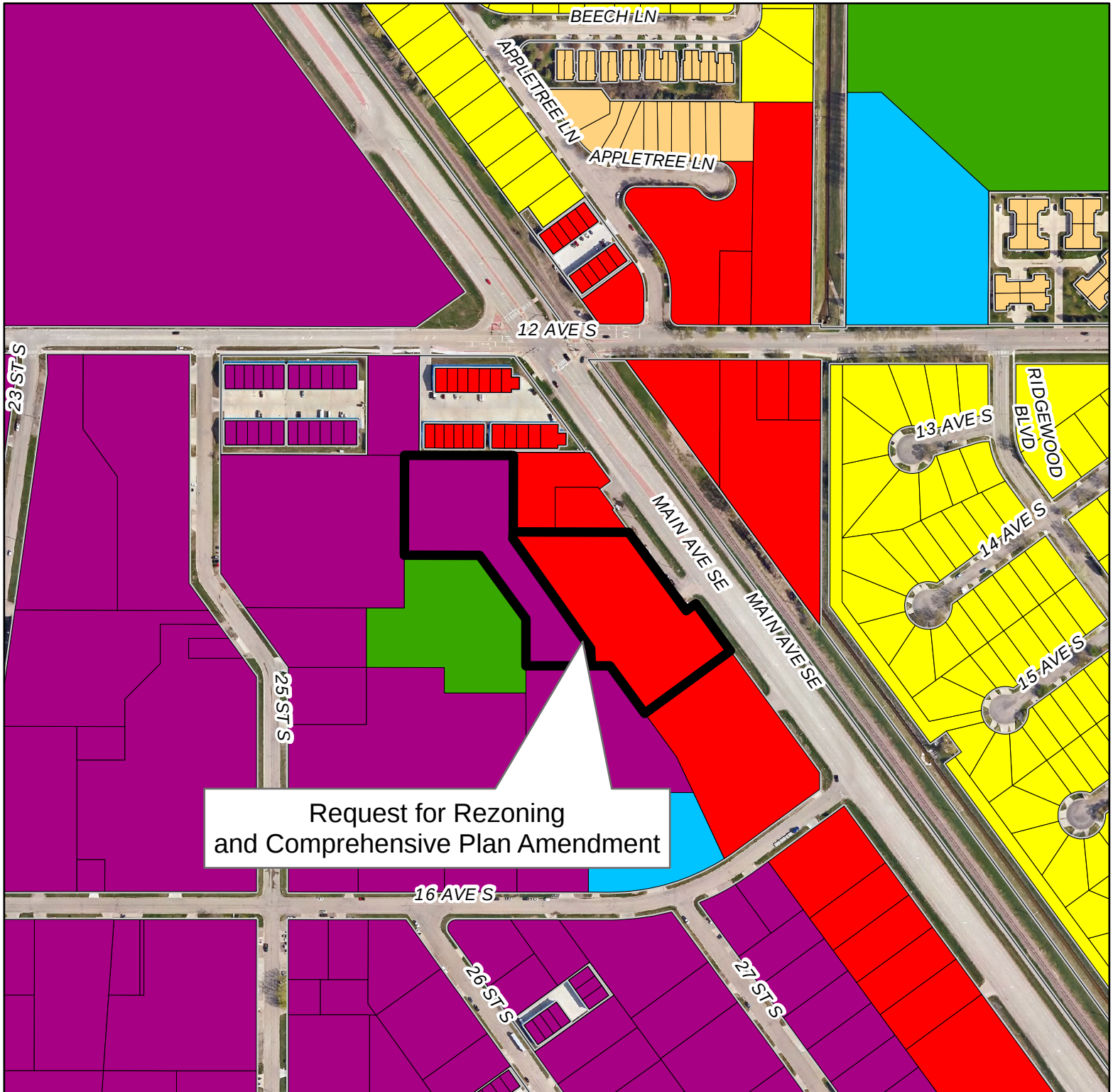
Zoning Districts

- | | | |
|---------------------------------|--------------------------------|----------------------|
| RLD1: Residential Low Density 1 | MU1: Downtown Center Mixed Use | LI: Light Industrial |
| RLD2: Residential Low Density 2 | MU2: Neighborhood Mixed Use | HI: Heavy Industrial |
| RLD3: Residential Low Density 3 | MU3: Commercial Mixed Use | P: Public Open Space |
| RMD: Res Medium Density | MU4: Gateway Mixed Use | INS: Institutional |
| RHD: Residential High Density | CC: Community Commercial | TZ: Transitional |

Not Applicable



Proposed Zoning Map 1325 Main Ave SE 58.799.0100



Zoning Districts

RLD1: Residential Low Density 1	MU1: Downtown Center Mixed Use	LI: Light Industrial	Not Applicable
RLD2: Residential Low Density 2	MU2: Neighborhood Mixed Use	HI: Heavy Industrial	
RLD3: Residential Low Density 3	MU3: Commercial Mixed Use	P: Public Open Space	
RMD: Res Medium Density	MU4: Gateway Mixed Use	INS: Institutional	
RHD: Residential High Density	CC: Community Commercial	TZ: Transitional	

Public Hearing Notice

Notice is hereby given that the Planning Commission of the City of Moorhead will hold a Public Hearing at the Hjemkomst Center Auditorium, 202 1st Ave N, on Monday, August 3, 2026 at 5:30 pm to consider the following items:

- 1. Request of Partridge Creek, LLC, for Vacation of 10-foot Utility Easements within Partridge Creek Addition described as follows:
The Southwest 10.00 feet of Block 4, Partridge Creek Addition, excepting therefrom the Northwest and Southeast 10.00 feet thereof in the City of Moorhead, Clay County, Minnesota.
- 2. Request of Agassiz Builders, LLC, for Zoning Map Amendment from CC: Community Commercial to LI: Light Industrial and Comprehensive Plan Amendment from Commercial to Industrial at:
1325 Main Ave SE – Parcel 58.799.0100 - Part of Lot 10, Block 1, Twelfth Avenue Business Park Addition and Part of Lot 1, Block 1, Twelfth Avenue Business Park Second Addition, Both to the City of Moorhead, Clay County, Minnesota (abbreviated description – full description available by request)
- 3. Request of M. Mahmood, on behalf of Boston Auto Sales, LLC, for a Conditional Use Permit to operate an auto sales business in LI: Light Industrial at:
2520 20th Ave S – 58.228.0060 – Lot 6, Block 1, Erickson First Addition, City of Moorhead, Clay County, Minnesota.

At the hearing, the City of Moorhead will afford an opportunity for interested persons to be heard with respect to these items.
If you cannot attend the hearing in person and wish to make a comment, please submit oral or written comments no later than noon the day of the meeting to:

Planning & Zoning, PO Box 779, Moorhead, MN 56561 or contact staff at planning@moorheadmn.gov or 218.299.5374.
The meeting will be live-streamed on the City’s YouTube Channel www.youtube.com/moorhead and on Moorhead Community Access Media (MCAM) - Midco Channel 12 or Sparklight Channel 58.

To request this information in a different language, please contact: 218.299.5374
Para solicitar esta información en otro idioma, comuníquese con: 218.299.5374
Ji bo daxwaza vé agahdariyê bi zimanekî din, ji kerema xwe re têkilîyê pêve bikin: 218.299.5374

Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xirii: 218.299.5374
218.299.5374: لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ

Published this 23rd day of July, 2026.

F0723-2

INTERESTED PARTY
4545 E RIVER RD SUITE 210
WEST HENRIETTA, NY 14586

INTERESTED PARTY
2900 14TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2902 14TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2906 14TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2814 36TH AVE S
FARGO, ND 58104

INTERESTED PARTY
4575 23RD AVE S # 100
FARGO, ND 58104

INTERESTED PARTY
915 7TH ST N
FARGO, ND 58102

INTERESTED PARTY
2424 RIDGE RD
ROCKWALL, TX 75087

INTERESTED PARTY
2636 16TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
35686 RUSH LAKE LOOP
OTTERTAIL, MN 56571

INTERESTED PARTY
1219 MAIN AVE SE
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 1177
MOORHEAD, MN 56561

INTERESTED PARTY
1400 25TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1620 25TH ST
MOORHEAD, MN 56560

INTERESTED PARTY
1218 55TH ST N
FARGO, ND 58102

INTERESTED PARTY
PO BOX 11087
FARGO, ND 58106

INTERESTED PARTY
443 SOUTH POND CT E
WEST FARGO, ND 58078

INTERESTED PARTY
1127 25TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
6103 MARTENS WAY S
FARGO, ND 58104

INTERESTED PARTY
16540 110TH AVE S
BARNESVILLE, MN 56514

INTERESTED PARTY
1205 4TH AVE S
FARGO, ND 58103-8210

INTERESTED PARTY
PO BOX 65
ADA, MN 56510

INTERESTED PARTY
4036 S RIVERSHORE DR
MOORHEAD, MN 56560

INTERESTED PARTY
26300 N TOWER RD
DETROIT LAKES, MN 56501

INTERESTED PARTY
508 3RD ST N
SABIN, MN 56580

INTERESTED PARTY
502 9TH ST NE
DILWORTH, MN 56529

INTERESTED PARTY
3401 21ST ST S
FARGO, ND 58103

INTERESTED PARTY
PO BOX 280
MOORHEAD, MN 56560

INTERESTED PARTY
2660 16TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 779
MOORHEAD, MN 56561-0779

INTERESTED PARTY
1626 OAK ST
LA CROSSE, WI 54603

INTERESTED PARTY
411 13TH ST NE
DILWORTH, MN 56529

INTERESTED PARTY
1462 CTY HWY 4
HENDRUM, MN 56550



To: Moorhead Planning Commission
Prepared By: Brittany Cameron, Assistant City Planner
Date: August 3, 2026
Subject: Conditional Use Permit - Auto Sales – 2520 20th Ave S

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	M. Mahmood, on behalf of Boston Auto Sales, LLC
REQUESTED ACTION/PURPOSE	Conditional Use Permit for operation of an auto sales business in LI: Light Industrial
ADDRESS	2520 20th Ave S, Unit B
PARCEL NUMBER	58.228.0060
LEGAL DESCRIPTION	Lot 6, Block 1, Erickson First Addition
COMPREHENSIVE PLAN	Industrial
ZONING	LI: Light Industrial
EXISTING LAND USE	Multi-tenant Building – Artist Studio and Private Storage/Hobby Space
SURROUNDING LAND USE	North: Spaulding Stone (office, showroom & storage) West: Multi-tenant building South: 20th Ave S/Vacant agricultural land East: Spaulding Stone (office, showroom & storage)
APPLICATION DATE/60-DAY DEADLINE	July 17, 2026 / September 14, 2026
PUBLICATION DATE	July 23, 2026

BACKGROUND/CONTEXT

M. Mahmood, on behalf of Boston Auto Sales, LLC, is requesting a Conditional Use Permit (CUP) to operate an auto sales business in Unit B at this multi-tenant site.

Conditional Use Permits for auto sales require review and approval of proposed site modifications, location and number of displayed sales vehicles, customers and employee parking and in this case, because the applicant is sharing the site with other tenants, review if other tenants have adequate parking.

PROPOSAL REVIEW

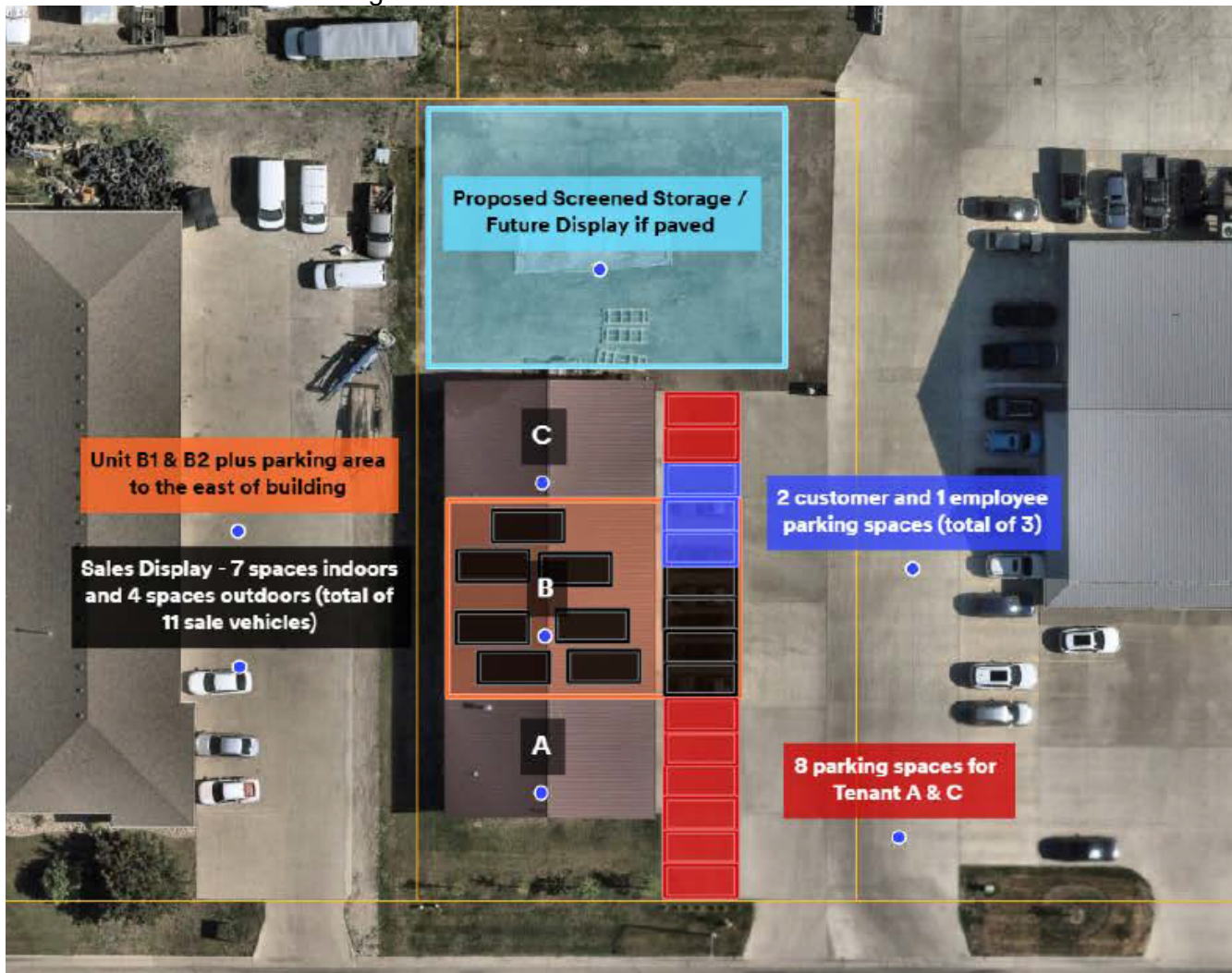
With recent zoning code changes, all auto-related uses now require a CUP in LI: Light Industrial and must meet the following criteria:

10-18-2 R. Sales, rental or repair of auto-related uses including, but not limited to, trucks, automobiles, recreational vehicles, trailers, motorcycles and boats, and non-auto equipment repair:

1. All uses shall comply with building, fire safety and health codes, zoning, local and state licensing.
2. Buildings: Buildings shall occupy a minimum of one thousand (1,000) square feet or five percent (5%) of the site, whichever is greater, and shall be oriented toward arterial or collector streets.
3. Buffering And Landscaping: Shall be provided when adjacent to residential uses consistent with chapter 19 of this title.
4. Access: Auto-related uses shall have access to streets without passing by property zoned for residential or mixed use.

5. Auto-related uses not owned by dealer shall not be stored on the site. Auto-related uses shall not be displayed “for sale” or sold unless as part of an approved and licensed sales dealership in accordance with State and City business and licensing regulations.
6. Display Standards for sales:
 - a. Must be displayed on a concrete or asphalt surface.
 - b. Must provide an on premises permanent structure as a sales office, clearly displaying the name of the license holder, phone number, and hours of operation.
 - c. Must occur on private property and may not encroach into the public right of way.
 - d. Display items for sale must be licensed and operable.

The applicant proposes to utilize Unit B of this building for auto sales with up to seven vehicles displayed within the building (in addition to required office) and up to four vehicles displayed outside of the building. With this approved CUP, the applicant may also request to add paved display/parking on the north side of the building in the future.



Access – Access to the site will be from 20th Ave S with a 2-way drive lane with a minimum width of 20 ft to be provided. No parking shall be permitted in 20 ft drive lane to keep area clear for ingress/egress of other tenants and for sanitation truck access to the dumpster.

Parking – Applicant is proposing 2 customer parking spaces plus one employee space on site. Employees may also use on-street parking. 8 parking spaces remain for tenants in Units A & C, which meet or exceed off street parking requirements for these units.

Buffering and Landscaping – Site is not adjacent to residential uses so screening/buffering not required but property owner has pre-emptively added site landscaping required for change of use of at the site.

Easement – 10 ft utility easement along the front property line and drainage easement along rear property line. Parking, vehicle display, new signage, etc. are prohibited within these areas. If fencing is placed in drainage easement, Engineering approval required.

Dumpster – Existing dumpster to remain out of drive lane and made accessible to sanitation trucks.

POLICY CONSIDERATIONS

The Planning Commission has the authority to make recommendations to the City Council, who has the authority to grant or deny the conditional use permit.

CONSIDERATION OF CRITERIA

Section 10-4-3E of the Moorhead Zoning Ordinance states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon, but not limited to, the following factors:

1. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official city comprehensive plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
 - Auto-related uses are permitted by conditional use permit in the LI: Light Industrial and the property is guided towards Industrial in the 2022 Onward Moorhead! Comprehensive Land Use Plan. The proposed use will provide a professional retail sales operation.
2. The proposed use is or will be compatible with the present and future uses of the area;
 - The proposed use is compatible with the present and future uses of the area with no interference of neighboring properties or future commercial development.
3. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - The proposed business will comply with all performance standards and any future improvements will be reviewed to meet Moorhead City Code and Minnesota Building Code.
4. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
 - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed. The proposed use will have minimal impact on the surrounding area, business activities will take place during normal business hours and will be maintained in a safe and clean condition.
5. Traffic generated by the proposed use is within the capabilities of streets serving the property.
 - The proposed use will be accommodated by existing capabilities of the streets and parking areas serving the property.

6. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
 - The proposed use can be accommodated by the existing public services and facilities and will not overburden the City's service capacity.

After consideration of criteria noted above, staff recommend approval of the requested Conditional Use Permit with the conditions noted below. The conditions were developed based upon the above noted criteria and to address the general welfare, health and safety of the neighborhood.

SUGGESTED ACTIONS

Recommend Approval. Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the Conditional Use Permit for Auto Sales in LI: Light Industrial and related Findings of Fact, contingent on the following:

1. All uses shall comply with building, fire safety and health codes, zoning, local and state licensing.
 - a. Auto sales requires both a State and City License.
2. Circulation & Parking:
 - a. Access to site from is from 20th Avenue S. A 2-way drive lane with a minimum width of 20 feet shall be provided.
 - b. No parking shall be permitted in 20-foot drive lane to keep area clear for ingress/egress of other tenants and for sanitation truck access to the dumpster.
 - c. Sales vehicles limited to 4 vehicle spaces in front of Unit B.
 - d. Unit B must also provide at least 2 customer parking spaces and 1 employee parking space in front of building.
 - e. Sales vehicles shall not be located on the gravel portion of the site.
 - f. Gravel portion of site may be used for storage with the installation of a solid screening fence no less than six (6) feet in height.
3. Display Standards: The display of vehicles "for sale" must meet the following conditions:
 - a. All sales vehicles must be displayed on a concrete or asphalt surface.
 - b. All sales vehicles may not encroach into public right of way.
 - c. All sales vehicles on site must be licensed and operable.
 - d. Vehicles not owned by licensed dealer shall not be stored, displayed "for sale" or sold.
4. Sales Office: Unit B shall clearly display the name of the license holder, phone number and hours of operation.
5. Outdoor Storage
 - a. All other business-related equipment cannot be visible from the street and shall be completely enclosed in the building or screened within a solid fenced area.
6. Auto Repair: Is not permitted at this site and no vehicles requiring repair prior to sale are permitted on site.
 - a. Auto repair use may be considered in the future if site can meet Zoning and Building Code requirements.
7. Applicant shall receive all required federal, state and local permits.

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in The FM Extra on July 23, 2026 and mailed to adjacent property owners within 350 feet of the site.

Comments:

No public comments received to date.

ATTACHMENTS

1. Findings of Fact
2. General Location, Future Land Use, and Zoning Maps
3. Notice of Hearing/Parties notified

**Conditional Use Permit
Moorhead Planning Commission
Findings of Fact**

REQUEST: Conditional Use Permit - Auto Sales in LI: Light Industrial
LOCATION: 2520 20th Avenue S – Parcel 58.228.0060
APPLICANT: M. Mahmood, on behalf of Boston Auto Sales, LLC
OWNER: Clemedtson Holdings LLC
FILE NO: 26P021

WHEREAS, the Moorhead Planning Commission received a full and complete application for a Conditional Use Permit for operation of an auto sales business; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on August 3, 2026; and

WHEREAS, upon considering the Conditional Use Permit application, staff report and analysis, public testimony and comment, and all other pertinent and available information, the Moorhead Planning Commission finds the following:

Findings of Fact

1. A full and complete application was filed by M. Mahmood, on behalf of Boston Auto Sales, LLC, and received on July 17, 2026 (herein referred to as “Application”) seeking a Conditional Use Permit for operation of an auto sales business at 2520 20th Avenue S, Parcel 58.228.0060, legally described as:

Lot 6, Block 1, Erickson First Addition
2. The property is zoned LI: Light Industrial, which permits auto sales businesses as a conditional use.
3. A public hearing was held by the Planning Commission on August 3, 2026 on the Application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
4. The request is consistent with the general intent of the LI: Light Industrial zoning district.
5. The request has been found consistent with the following considerations regarding the possible adverse effects of the requested Conditional Use Permits (Section 10-4-3E):
 - a. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purposes of the zoning district in which the applicant intends to locate the proposed use.
 - Auto-related uses are permitted by conditional use permit in the LI: Light Industrial and the property is guided towards Industrial in the 2022 Onward Moorhead! Comprehensive Land Use Plan. The proposed use will provide a professional retail sales operation.
 - b. The proposed use is or will be compatible with the present and future uses of the area;
 - The proposed use is compatible with the present and future uses of the area with no interference of neighboring properties or future commercial development.
 - c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - The proposed business will comply with all performance standards and any future improvements will be reviewed to meet Moorhead City Code and Minnesota Building Code.

- d. The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed.
 - The proposed use will not tend to or actually have an adverse effect on the area in which it is proposed. The proposed use will have minimal impact on the surrounding area, business activities will take place during normal business hours and will be maintained in a safe and clean condition.
- e. Traffic generated by the proposed use is within the capabilities of streets serving the property.
 - The proposed use will be accommodated by the existing capabilities of the streets and parking areas serving the property.
- f. The proposed use can be accommodated by public services and facilities including parks, schools, streets and utilities, and will not overburden the City's service capacity.
 - The proposed use can be accommodated by the existing public services and facilities and will not overburden the City's service capacity.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of M. Mahmood, on behalf of Boston Auto Sales, LLC, and received on July 17, 2026 (herein referred to as "Application") seeking a Conditional Use Permit - Auto Sales in LI: Light Industrial at 2520 20th Avenue S, Parcel 58.228.0060, legally described as:

Lot 6, Block 1, Erickson First Addition

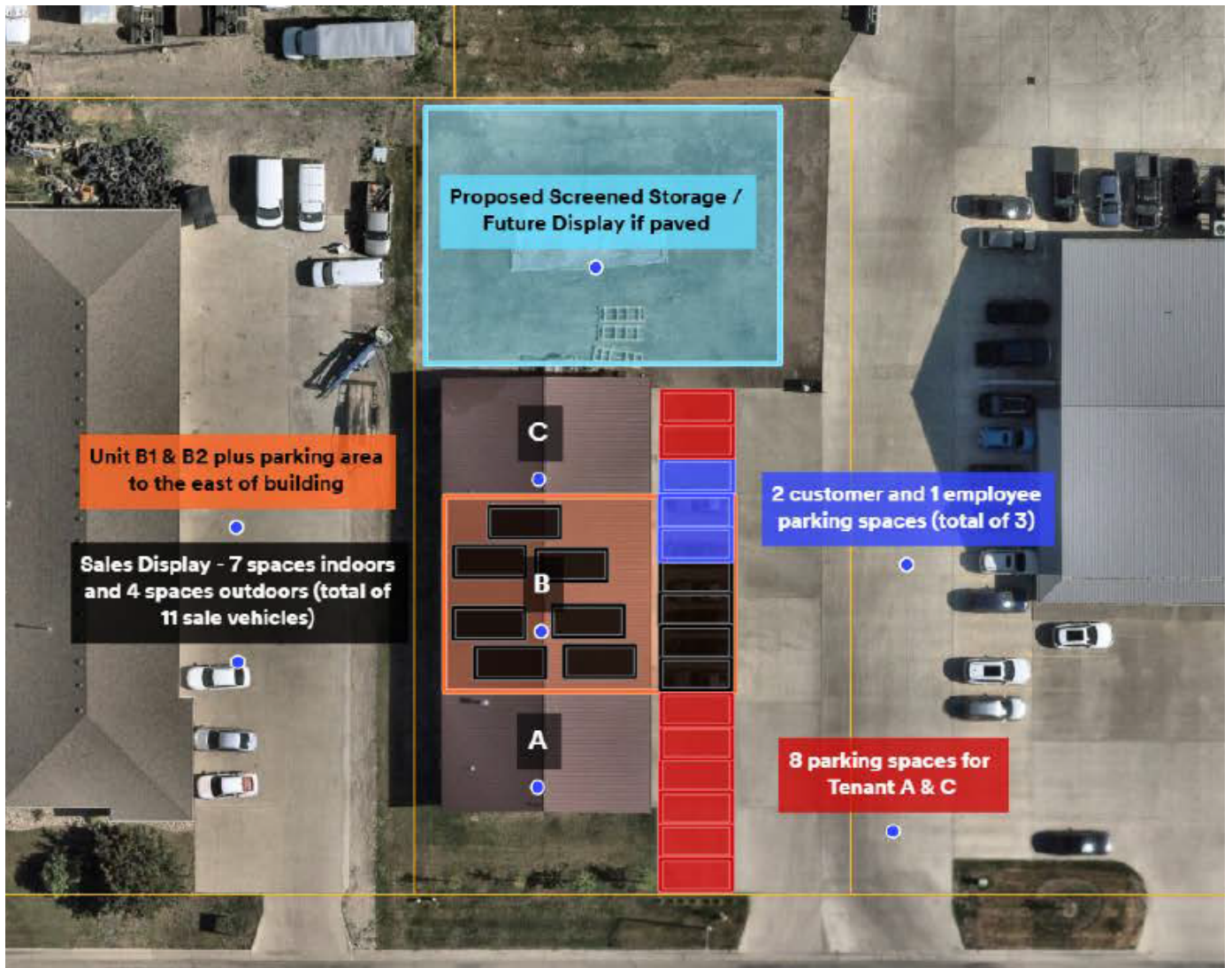
is hereby approved contingent upon:

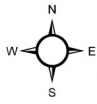
1. All uses shall comply with building, fire safety and health codes, zoning, local and state licensing.
 - a. Auto sales requires both a State and City License.
2. Circulation & Parking:
 - a. Access to site from is from 20th Avenue S. A 2-way drive lane with a minimum width of 20 feet shall be provided.
 - b. No parking shall be permitted in 20-foot drive lane to keep area clear for ingress/egress of other tenants and for sanitation truck access to the dumpster.
 - c. Sales vehicles limited to 4 vehicle spaces in front of Unit B.
 - d. Unit B must also provide at least 2 customer parking spaces and 1 employee parking space in front of building.
 - e. Sales vehicles shall not be located on the gravel portion of the site.
 - f. Gravel portion of site may be used for storage with the installation of a solid screening fence no less than six (6) feet in height.
3. Display Standards: The display of vehicles "for sale" must meet the following conditions:
 - a. All sales vehicles must be displayed on a concrete or asphalt surface.
 - b. All sales vehicles may not encroach into public right of way.
 - c. All sales vehicles on site must be licensed and operable.
 - d. Vehicles not owned by licensed dealer shall not be stored, displayed "for sale" or sold.
4. Sales Office: Unit B shall clearly display the name of the license holder, phone number and hours of operation.
5. Outdoor Storage
 - a. All other business-related equipment cannot be visible from the street and shall be completely enclosed in the building or screened within a solid fenced area.
6. Auto Repair: Is not permitted at this site and no vehicles requiring repair prior to sale are permitted on site.
 - a. Auto repair use may be considered in the future if site can meet Zoning and Building Code requirements.
7. Applicant shall receive all required federal, state and local permits.

PASSED by the Moorhead Planning Commission this 3rd day of August, 2026.

Robert Siegel, Chair
Moorhead Planning Commission

Attest: Robin Huston,
City Planner/Zoning Administrator

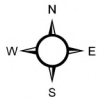




General Location Map
2520 20th Ave S
58.228.0060



20 AVE S



Future Land Use Map

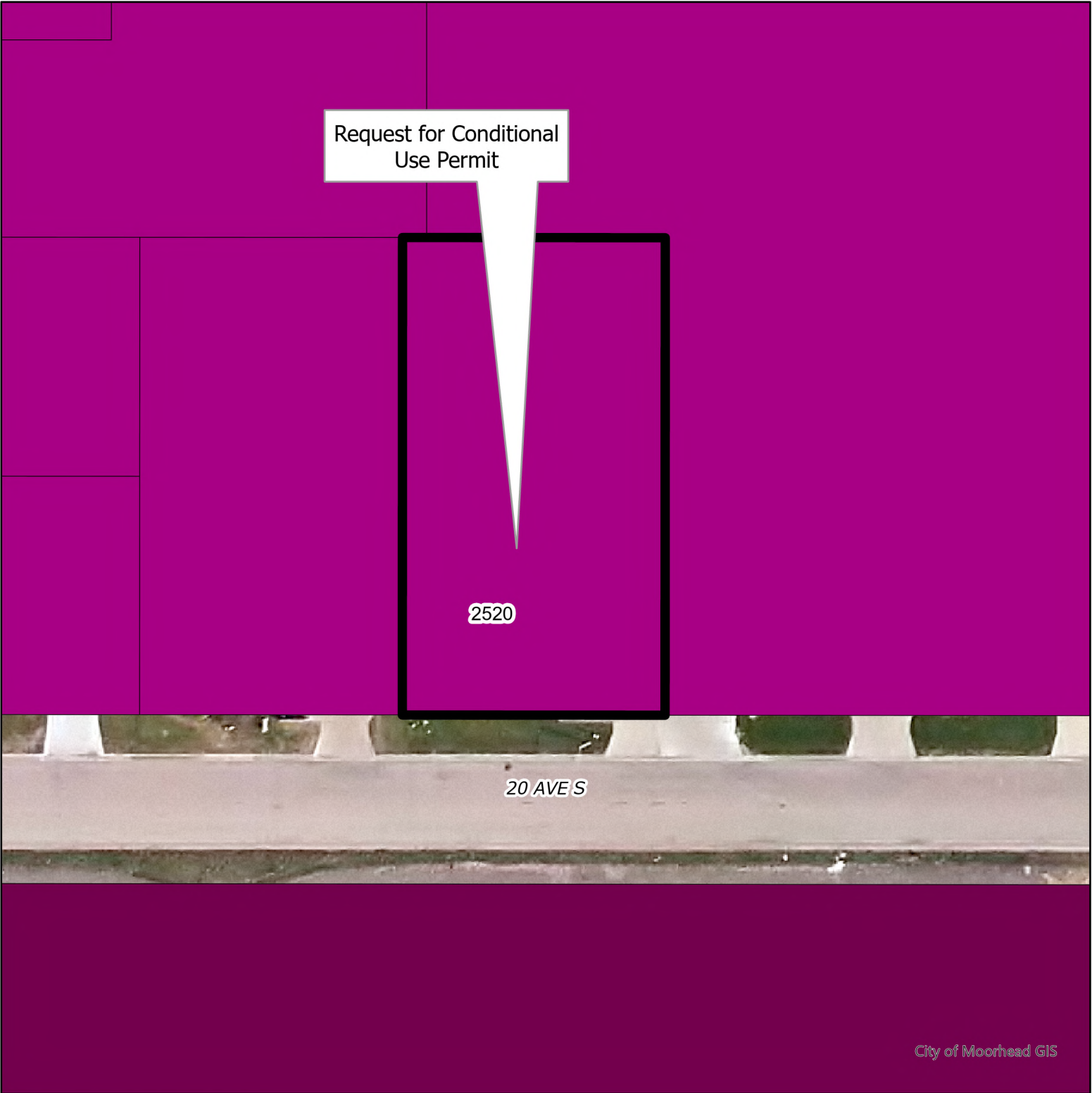
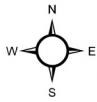
2520 20th Ave S

58.228.0060



2022 Future Land Use

	Low Density Residential		Commercial		ROW
	Medium Density Residential		Industrial		Railroad
	High Density Residential		Parks/Open Space		Transitional Areas
	Mixed Use		Public/Institutional		Moorhead City Limits



City of Moorhead GIS

Zoning District Legend

RLD1: Residential Low Density 1	RHD: Residential High Density	MU3: Commercial Mixed Use	INS: Institutional
RLD2: Residential Low Density 2	CC: Community Commercial	MU4: Gateway Mixed Use	P: Public Open Space
RLD3: Residential Low Density 3	MU1: Downtown Center Mixed Use	LI: Light Industrial	TZ: Transitional
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	HI: Heavy Industrial	Not Applicable

Public Hearing Notice

Notice is hereby given that the Planning Commission of the City of Moorhead will hold a Public Hearing at the Hjemkomst Center Auditorium, 202 1st Ave N, on Monday, August 3, 2026 at 5:30 pm to consider the following items:

- 1.Request of Partridge Creek, LLC, for Vacation of 10-foot Utility Easements within Partridge Creek Addition described as follows:
The Southwest 10.00 feet of Block 4, Partridge Creek Addition, excepting therefrom the Northwest and Southeast 10.00 feet thereof in the City of Moorhead, Clay County, Minnesota.
- 2. Request of Agassiz Builders, LLC, for Zoning Map Amendment from CC: Community Commercial to LI: Light Industrial and Comprehensive Plan Amendment from Commercial to Industrial at:
1325 Main Ave SE – Parcel 58.799.0100 - Part of Lot 10, Block 1, Twelfth Avenue Business Park Addition and Part of Lot 1, Block 1, Twelfth Avenue Business Park Second Addition, Both to the City of Moorhead, Clay County, Minnesota (abbreviated description – full description available by request)
- 3. Request of M. Mahmood, on behalf of Boston Auto Sales, LLC, for a Conditional Use Permit to operate an auto sales business in LI: Light Industrial at:

2520 20th Ave S – 58.228.0060 – Lot 6, Block 1, Erickson First Addition, City of Moorhead, Clay County, Minnesota.
At the hearing, the City of Moorhead will afford an opportunity for interested persons to be heard with respect to these items.

If you cannot attend the hearing in person and wish to make a comment, please submit oral or written comments no later than noon the day of the meeting to:

Planning & Zoning, PO Box 779, Moorhead, MN 56561 or contact staff at planning@moorheadmn.gov or 218.299.5374.

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Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xiriiir: 218.299.5374
218.299.5374: لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ

Published this 23rd day of July, 2026.

F0723-2

INTERESTED PARTY
2363 20TH AVE S
FARGO, ND 58103

INTERESTED PARTY
2420 20TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
3302 LONGFELLOW RD NE
FARGO, ND 58102

INTERESTED PARTY
1500 30TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2621 43RD AVE N
MOORHEAD, MN 56560

INTERESTED PARTY
1605 30TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
303 LIBERTY LN
HORACE, ND 58047

INTERESTED PARTY
1100 SOUTHCREEK AVE
GLYNDON, MN 56547

INTERESTED PARTY
441 KROSHUS DR
DILWORTH, MN 56529

INTERESTED PARTY
PO BOX 723597
ATLANTA, GA 31139

INTERESTED PARTY
2217 1ST AVE N
FARGO, ND 58102

INTERESTED PARTY
316 43RD AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
3625 16TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 10976
FARGO, ND 58106

INTERESTED PARTY
1444 FOX RIVER DR
DE PERE, WI 54115

INTERESTED PARTY
ONE BUSCH PLACE
ST LOUIS, MO 63118



To: Moorhead Planning Commission
Prepared By: Forrest Steinhoff, Assistant City Planner
Date: August 3, 2026
Subject: Vacation of 10-foot Easements – Partridge Creek Addition

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	Partridge Creek, LLC
REQUESTED ACTIONS	Vacation of 10-foot utility easements within Partridge Creek Addition
PURPOSE	Vacate easements that were previously platted with Partridge Creek Addition to accommodate replatted deeper lots
LEGAL DESCRIPTION	The Southwest 10.00 feet of Block 4, Partridge Creek Addition to the City of Moorhead, Clay County, Minnesota, excepting therefrom the Northwest and Southeast 10.00 feet thereof.
COMPREHENSIVE PLAN	Low Density Residential
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant / Future Prairie Parkway 5th Addition West: Vacant / Future Partridge Creek 2 nd Addition South: Vacant East: Vacant/Water tower
APPLICATION DATE	July 6, 2026
PUBLICATION DATE	July 16, 2026 and July 23, 2026

BACKGROUND & CONTEXT

The request is to vacate 10-foot utility easements along the former rear property lines of Lots 1-13, Block 4 of Partridge Creek Addition, which were replatted as Lots 1-13, Block 5, Partridge Creek Second Addition to increase the lot depth from 100 feet to 120 feet.

New 10-foot utility easements were required to be established along the new rear property lines of Lot 1-13, Block 5, Partridge Creek Second Addition.

Partridge Creek Second Addition was recommended for approval by the Planning Commission at the July 14th meeting and approved by the City Council at their July 27th meeting but has yet to be recorded.

PROPOSAL REVIEW

Utilities – Public and private utility companies serving Moorhead were contacted and no comments were received to date.

If any utilities are found, the applicants are responsible for rerouting of existing utilities/reestablishing easements or must provide additional easements.

CONSIDERATION OF CRITERIA – VACATIONS

CITY OF MOORHEAD CHARTER

SECTION 13.06. VACATION OF STREETS. The council may by resolution and in accordance with law vacate a street, alley, public grounds, public way, or part thereof, in the city. The vacation may be made after 14 days' published notice and 10 days' mailed notice to affected property owners of a public hearing before the council or planning commission on the matter. Failure to give mailed notice or any defect in the notices does not invalidate the proceedings. The clerk must give a notice of completion of the vacation proceedings with the appropriate county officer. Failure to file the notice does not invalidate the proceeding.

MOORHEAD CITY CODE

1-12-6: R. VACATION OF STREETS AND ABANDONED FACILITIES: If the city vacates a right of way that contains the facilities of the operator, and the right of way vacation does not require the relocation of the operator's facilities, the city shall, except when it would not be in the public interest, reserve to and for itself and all right of way users having facilities in the vacated right of way, the right to install, maintain and operate any facilities in the vacated right of way, and to enter upon the right of way at any time to reconstruct, inspect, maintain, or repair the facilities. If the city vacates a right of way that contains the facilities of the operator, and the right of way vacation requires the relocation of operator's facilities, payment of the relocation costs must be determined as follows: 1) if vacation proceedings are initiated by the operator, the operator must pay the relocation costs; 2) if the vacation proceedings are initiated by the city for a public project, the operator must pay the relocation costs, unless otherwise agreed to by the city and the operator; or 3) if the vacation proceedings are initiated for the purpose of benefiting a person other than the operator, the benefited person must pay the relocation costs. Operator shall notify the local government unit when facilities are to be abandoned. The operator shall remove them from the right of way if required in conjunction with other right of way repair, excavation, or construction, unless this requirement is waived by the city.

MINNESOTA STATUTES

412.851 VACATION OF STREETS.

The council may by resolution vacate any street, alley, public grounds, public way, or any part thereof, on its own motion or on petition of a majority of the owners of land abutting on the street, alley, public grounds, public way, or part thereof to be vacated. When there has been no petition, the resolution may be adopted only by a vote of four-fifths of all members of the council. No vacation shall be made unless it appears in the interest of the public to do so after a hearing preceded by two weeks published and posted notice. The council shall cause written notice of the hearing to be mailed to each property owner affected by the proposed vacation at least ten days before the hearing. The notice must contain, at minimum, a copy of the petition or proposed resolution as well as the time, place, and date of the hearing. In addition, if the street, alley, public grounds, public way, or any part thereof terminates at, abuts upon, or is adjacent to any public water, written notice of the petition or proposed resolution must be served by certified mail upon the commissioner of natural resources at least 60 days before the hearing on the matter. The notice to the commissioner of natural resources does not create a right of intervention by the commissioner. At least 15 days prior to convening the hearing required under this section, the council or its designee must consult with the commissioner of natural resources to review the proposed vacation. The commissioner must evaluate: (1) the proposed vacation and the public benefits to do so; (2) the present and potential use of the land for access to public waters; and (3) how the vacation would impact conservation of natural resources.

The commissioner must advise the city council or its designee accordingly upon the evaluation. After a resolution of vacation is adopted, the clerk shall prepare a notice of completion of the proceedings which shall contain the name of the city, an identification of the vacation, a statement of the time of completion thereof, and a description of the real estate and lands affected thereby. The notice shall be presented to the county auditor who shall enter the same in the transfer records and note upon the instrument, over official signature, the words "entered in the transfer record." The notice shall then be recorded with the county recorder. Any failure to file the notice shall not invalidate any vacation proceedings.

SUGGESTED ACTION

Recommend Approval. Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the Vacation of a 10-foot Utility Easement within Partridge Creek Addition, contingent on the following:

1. Replacement 10-foot Utility Easements to be required along the rear property lines of Lots 1-13, Block 5, Partridge Creek Second Addition. If the Partridge Creek Second Addition plat is not recorded by December 31, 2026, this vacation will be null and void.
2. Owner/Applicant is responsible for rerouting and reestablishing easements for any existing utilities.
3. Owner/Applicant to receive all required federal, state and local permits.

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in The FM Extra on July 16 and July 23, 2026. Notices were mailed to all affected property owners and local utilities.

Comments:

No public comments have been received to date.

ATTACHMENTS

1. Findings of Fact - Vacation
2. General Location Map
3. Notice of Hearing/Parties notified

**Easement Vacation
Moorhead Planning Commission
Findings of Fact**

REQUEST: Vacation of 10-foot Utility Easements

LOCATION: Lots 1 – 13, Block 4, Partridge Creek Addition

OWNER/APPLICANT: Partridge Creek, LLC

FILE NO: 26P020

WHEREAS, the Moorhead Planning Commission received a full and complete application for Vacation of 10-foot Utility Easements within Partridge Creek Addition, described as:

The Southwest 10.00 feet of Block 4, Partridge Creek Addition to the City of Moorhead, Clay County, Minnesota, excepting therefrom the Northwest and Southeast 10.00 feet thereof; and

WHEREAS, these easements are no longer needed as Lots 1-13, Block 4, Partridge Creek Addition was replatted into Partridge Creek Second Addition to accommodate larger lots;

WHEREAS, replacement 10-foot easements have been platted along the new rear property lines for Lots 1-13, Block 5, Partridge Creek Second Addition; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on August 3, 2026; and

WHEREAS, upon considering the application, staff report and analysis, public testimony and comment, and all other pertinent and available information, the Moorhead Planning Commission finds the following:

Findings of Fact

- A full and complete application was filed by Partridge Creek, LLC, and received on July 6, 2026 (herein referred to as “Application”) seeking a Vacation of 10-foot Utility Easements within Partridge Creek Addition, legally described as:

The Southwest 10.00 feet of Block 4, Partridge Creek Addition to the City of Moorhead, Clay County, Minnesota, excepting therefrom the Northwest and Southeast 10.00 feet thereof; and

- The request is for the vacation of 10-foot utility easements along the rear property lines on Lots 1-13, Block 4, Partridge Creek Addition.
- A public hearing was held by the Planning Commission on August 3, 2026 on the application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
- The request has been found consistent with the following considerations:
 - A. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purpose of the zoning district in which the applicant intends to locate the proposed use.
 - The proposed vacation is consistent with the 2022 Onward Moorhead! Comprehensive Plan and Zoning Code.
 - B. The proposed vacation request is compatible with the present and future uses of the area.
 - The proposed vacation will not be detrimental to traffic, circulation, access, emergency services, or utilities facilities.

C. The proposed action will benefit the public interest.

- The proposed vacation will support the replat of Lots 1 – 13, Block 4, Partridge Creek Addition into Lots 1-13, Block 5, Partridge Creek Second Addition. The proposed action has been considered in relation to City Charter, City Code and MN State Statutes and Rules and has been found consistent with said regulations.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of Partridge Creek, LLC for Vacation of 10-foot Utility Easements within Partridge Creek Addition, legally described as:

The Southwest 10.00 feet of Block 4, Partridge Creek Addition to the City of Moorhead, Clay County, Minnesota, excepting therefrom the Northwest and Southeast 10.00 feet thereof; and

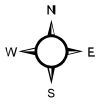
is hereby approved contingent upon:

1. Replacement 10-foot Utility Easements to be required along the rear property lines of Lots 1-13, Block 5, Partridge Creek Second Addition. If the Partridge Creek Second Addition plat is not recorded by December 31, 2026, this vacation will be null and void.
2. Owner/Applicant is responsible for rerouting and reestablishing easements for any existing utilities.
3. Owner/Applicant to receive all required federal, state and local permits.

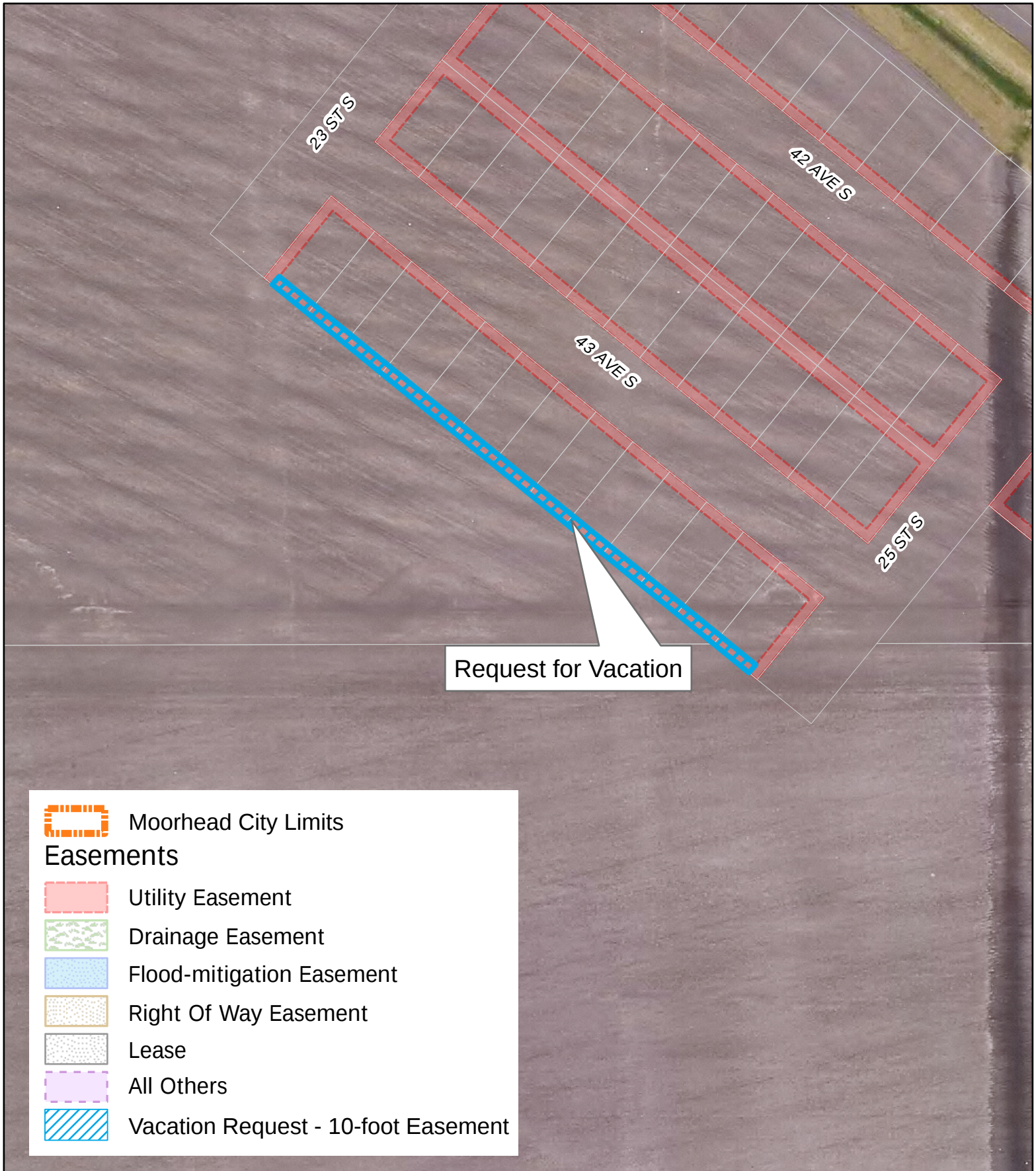
PASSED by the Moorhead Planning Commission this 3rd day of August, 2026.

Robert Seigel, Chair
Moorhead Planning Commission

Attest: Robin Huston,
City Planner/Zoning Administrator



General Location Map Vacation of Easement Partridge Creek Addition 10-foot Utility Easement



Public Hearing Notice

Notice is hereby given that the Planning Commission of the City of Moorhead will hold a Public Hearing at the Hjemkomst Center Auditorium, 202 1st Ave N, on Monday, August 3, 2026 at 5:30 pm to consider the following item:

1. Request of Partridge Creek, LLC, for Vacation of Utility Easement within Partridge Creek Addition described as follows:

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At the hearing, the City of Moorhead will afford an opportunity for interested persons to be heard with respect to these items.

If you cannot attend the hearing in person and wish to make a comment, please submit oral or written comments no later than noon the day of the meeting to:

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Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xirii:

218.299.5374

218.299.5374: لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ

Published this 16th day of July, 2026.

F0716-1

Public Hearing Notice

Notice is hereby given that the Planning Commission of the City of Moorhead will hold a Public Hearing at the Hjemkomst Center Auditorium, 202 1st Ave N, on Monday, August 3, 2026 at 5:30 pm to consider the following items:

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لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ : 218.299.5374

Published this 23rd day of July, 2026.

F0723-2

INTERESTED PARTY
2832 SHEYENNE ST
WEST FARGO, ND 58078

XCEL ENERGY
2302 GREAT NORTHERN DR
FARGO ND 58108

LUMEN TECHNOLOGIES
ATTN: ENGINEERING
302 29th St N
FARGO ND 58102

SPARKLIGHT
1024 PAGE DR
FARGO ND 58103

MPS ELECTRIC DIVISION
PO BOX 779
MOORHEAD MN 56560

MPS WATER DIVISION
PO BOX 779
MOORHEAD MN 56560

ARVIG
150 2ND ST SW
PERHAM MN 56573

NUSTAR
1101 SE MAIN AVE
MOORHEAD MN 56560

RRVC
PO BOX 358
HALSTAD MN 56548

RRT
PO BOX 136
ABERCROMBIE ND 58001

MAGELLAN PIPELINE CO LP
REAL ESTATE SERVICES
100 W 5TH ST 6TH FLOOR
TULSA OK 74103

MIDCO
50 22ND ST E
WEST FARGO ND 58078

702 COMMUNICATIONS
702 MAIN AVE
MOORHEAD MN 56560

WINDSTREAM
PO BOX 310
BIG LAKE MN 55309

SHAL NETWORKS
PO BOX 310
BIG LAKE MN 55309

AT&T
409 1ST AVE N
FARGO ND 58102

FIDIUM
3312 42ND ST S STE 100
FARGO ND 58104

DAKOTA CARRIER NETWORK
3901 GREAT PLAINS DR S
FARGO ND 58104



To: Planning Commission
Prepared By: Brittany Cameron, Assistant City Planner
Date: August 3, 2026
Subject: January – June 2026 Onward Moorhead! Comprehensive Plan Implementation Update

MEMORANDUM

INTRODUCTION

This semi-annual memo was created to provide a brief overview of 2026 projects meeting goals of the [2022 Onward Moorhead! Comprehensive Plan](#).

While a small portion of projects occurring within the city are identified through requests made to the Planning Commission, staff is now sharing a summary of Plan successes in the greater community that the Planning Commission may not be aware of.

ONWARD MOORHEAD! COMPREHENSIVE PLAN

Onward Moorhead's top priorities are encompassed in Five Big Ideas. These ideas reflect actions the City of Moorhead and its partners should take in the next five years to make substantial headway to implementing the vision of this comprehensive plan. They require both small and significant steps to meet the needs of a resilient Moorhead.

5 BIG IDEAS that will guide comprehensive plan activity for the next 5 years

- 1 TRANSFORM** downtown Moorhead into the 'heart of the community'
- 2 INTEGRATE** a mix of mutually supportive land uses and experiences in redevelopment areas
- 3 CONNECT** neighborhoods to parks and trails and provide multimodal access across the city
- 4 EMBRACE** resilient environmental and equitable solutions to ensure a greener community
- 5 BUILD AND NURTURE** local businesses as key partners

Land Use and Community Design

Land use is the foundation of any Comprehensive Plan. It shows where people are choosing to live and how dense that development is, where new businesses are locating, and whether there is a consistent distribution of amenities – like parks – throughout the city. More than that, though, it reflects how the City has directed these uses through previous planning and regulatory initiatives. This planning process is an opportunity to evaluate the location and health of existing land uses, compared to market realities. It may also reveal how existing conditions and policies may be unknowingly impacting disparities in the community.

Zoning & Other City Code Amendments

- *Ordinance 2026-01: An Ordinance to Amend the Official Zoning Map Rezoning Industrial Parcels and Amend and Reenact Moorhead City Code, Title 10, Chapter 15B, MU-2: Neighborhood Mixed Use and Chapter 18, Use Regulations*
 - Zoning Map Updates: Evaluated 275 parcels in Light Industrial and Heavy Industrial zoning districts, and Industrial Future Land Uses; 15 parcels were updated.
 - Zoning Text Updates: Cannabis and hemp business zoning use table updated due to changes at the State level.

Plans & Studies

- MetroCOG 2055 Socioeconomic and Demographic Forecast

Zoning Reviews

547 zoning reviews completed to date for inquiries relating to zoning/use questions, fences, decks, sheds/garages, additions, driveways, patios, pools, signs, chicken permits, administrative subdivisions, provisional use permits, etc. 199 cannabis-related inquiries or reviews

Sign Reviews & Permits

- 16 Permanent Signs
- 35 Portable Signs

Subdivisions

- Prairie Parkway 4th Addition – 79 new lots for single-family detached, twin home, and townhome development. This plat was not recorded.
- Prairie Parkway 3rd Addition – corrective plat to update street name and remove utility easements
- 4 Minor Subdivisions
 - 21.042.0400 – Bluestem pedestrian bridge and path
 - 2706 20 Ave S – to create 2nd developable lot
 - 4151 & 4301 28 St S – Partridge Creek Addition stormwater pond
 - 1301 Main Ave SE – to split off and rezone section of Agassiz Shop Condos

Administrative Subdivisions

- 1 Lot Combination
- 1 Boundary Line Adjustment/Lot Combination
- 1 Common Interest Community (CIC or condo plat)
- 1 Single-family Attached Split

Administrative and CIC subdivisions are approved by staff and Minor Subdivisions go directly to City Council for approval because they do not require new utilities, roads or easements like standard plats that come before the Planning Commission.

Commercial/Industrial/Institutional Building Permits

- 2200 8th Ave N – Nygaard Nursery
 - 7 new seasonal hoop-house structures
 - 1 new permanent shed
- 4131 (4125) 32nd Ave S – 100 ft monopole wireless communications tower and additional communications equipment
- 1313 30th Ave S – Moorhead Public Schools - Conversion of 3 garage parking spaces to electric vehicle charging stalls
- 431 24th St N – Charlie & Sons Electric
 - New 2,000 sf storage shop
- 2419 2nd Ave N – Red River MotorWerks
 - New 8,100 sf auto sales building
- 2901 20th St S – Triumph Lutheran Brethren Church - Renovated education and daycare wing
- 2150 15th Ave N – Renovated for temporary City animal shelter
- 2824 22nd Ave S Unit B – Renovated for cannabis wholesale & transport
- 1505 29th Ave S Units 2 & 3 – Renovated for cannabis cultivation and manufacturing
- 1505 29th Ave S Unit 1 – Renovated for cannabis cultivation
- 1307 Main Ave SE – Renovated for cannabis cultivation
- 2224 26th St S – Renovated for cannabis testing
- 4101 32nd Ave S – Renovated for cannabis cultivation
- 1506 11th St N – Renovated for cannabis dispensary
- 1610 27th St S – Renovated for cannabis cultivation
- 3865 Prairie Lane – Multi-family development
 - 4-unit townhome building with attached garages
 - 5-unit townhome building with attached garages
- 3873 Prairie Lane – Multi-family development
 - (2) 4-unit townhome buildings with attached garages
- 2745 38th Ave S – Multi-family development
 - 4-unit townhome building with attached garages

Economic Competitiveness

Moorhead has a solid economic foundation. It is a growing city in terms of population, jobs, and new development. It is integrated within an economically diverse region with a strong set of base industries, higher education being a strong economic contribution from the Moorhead side of the river. The presence of college educators and students also contributes to the city's youthful energy, its creative economy, and its innovation economy. Moorhead has natural and recreational amenities with a long riverfront and strong park system. It has a downtown center and the collective will to build on its identity and vibrancy.

- **Citywide Multi-Family Residential Projects**
 - Beehive Homes Assisted Living - 1001 Caddy Ave - 2026 incentive approved
 - 3865 & 3873 Prairie Ln Townhomes – (2) 4-unit buildings - 2026 incentive approved – construction underway
- **Citywide Commercial-Industrial Projects**
 - Red River MotorWerks Auto Sales & Showroom - 2419 2nd Ave N – 2026 incentive approved - construction underway
- **Renaissance Zone Projects**
 - 14 St & Main Ave Apartments - 1353 Main Ave - 2025 incentive approved - 2026 construction completed
 - Essentia Health Clinic - 730 Center Ave - redevelopment of the former Wells Fargo Bank building – 2026 incentive approved
- **TIF District - Downtown Redevelopment Project**
 - Sterling Development Mixed Use Building - 650 Center Ave - completed
 - The Loop: Library/Community Center - 450 Center Ave - completed
 - City Hall renovation - 475 Red River Ave – construction underway - anticipated completion fall 2026
 - Streets & Infrastructure:
 - 4th & 5th Streets and Minnesota Ave – anticipated completion fall 2026
 - Red River Avenue – completed
 - Installation of underground utilities – anticipated completion fall 2026

Mobility

Mobility is the ability to move safely, freely, and easily throughout the transportation network, and it also includes characteristics and amenities that make moving around more comfortable, safe, and enjoyable. As the city of Moorhead is forecasted to grow over the next several decades, enhanced mobility and comfort of residents to be able to walk, bike, and use other modes of transportation will be increasingly important to the city's quality of life, safety, and economy. The city's transportation network includes the system of streets, sidewalks, paths, bicycle routes, railroads, and the airport that get people and goods from one place to another. The comprehensive planning process evaluated the overall effectiveness of Moorhead's existing transportation system and analyzed trends in improving mobility to help make Moorhead more resilient in the future.

MATBUS Updates –

- 2026 Ridership (January – June): 198,841 rides in Moorhead / Dilworth
- 27 real-time passenger information signs installed at stops in Moorhead and Dilworth (60 signs system wide)
- New shelter to be installed at The Loop: Library/Community Center on Center Ave – anticipated summer 2026

Projects & Studies:

- [Reconstruction of Center Ave](#) between 8th and 10th St reducing 5 lanes to 3 – construction underway
 - Current Center Ave design continued with wider sidewalks on both sides of the road, the 8 ft bike path, and on street parking
- [17th Street N & 4th Ave N improvements](#) – construction underway
- [11th Street Underpass Project](#) – construction underway
- [40 Ave S improvements between 9 St S and 20 St S](#)
- Re-usable crosswalk stencils ordered for new downtown area
- [11th / 14th St Corridor Study](#) – Study to determine feasibility of converting one-way pairs to two-way
 - Ongoing public engagement –
 - 1st Open House – June 30th
 - 2nd Open House & Pop Up Event - anticipated fall 2026
- [1st Ave N Reconstruction Study](#) - 12th St S – 21st St S

Parks and Open Space

The pandemic has emphasized the importance of access to parks and open space for physical and mental health. Opportunities for outdoor physical activity increase fitness and lower levels of obesity while enabling people to connect with nature to enhance well-being and mental health. Parks and trails also create opportunities for social interactions, connect people to major destinations through walking and biking, and can be both free and accessible ways to recreate.

Completed Projects:

- Matson Field & Grandstand Project Phase I
 - New elevated grandstand, press box, backstop netting system, scoreboard & monument sign.
 - June 10th ribbon cutting ceremony
- [Reimagine Romkey Park](#)
 - Reconstruction of 1958 Moorhead Pool and pre-1990 park amenities
 - Pool upgrades: Zero depth entry wading pool, new main pool, waterslides, poolside rock climbing wall, upgraded concessions, universal changing room & Oasis Room
 - Park upgrades: Basketball & pickleball courts, splash pad, youth soccer field, sledding hill, traditional and natural playground, skate park & food forest
 - \$11.3 million project
 - \$5 million grant from National Park Service
 - June 29th ribbon cutting ceremony
- \$129,540 funding from Minnesota Pollution Control Agency through Clay County Public Health/PartnerSHIP 4 Health
 - Arbor Day tree planting in Woodlawn Park
 - New benches and bike repair station along River Corridor Trail
 - Burned and enhanced existing prairie sites along the River Corridor
 - Purchased lighting for Bluestem Bridge
 - Restriped crosswalks near Moorhead Area Public Schools
- Daily Park recently underwent a conversion from a Pollinator Garden to a Bee Lawn in order to increase traffic line of sight
- Disc golf course maps added to the recently redesigned Woodlawn Disc Golf Course

Ongoing Projects:

- Farmers Market – USDA Farmers Market Promotion Program grant application
 - Funding to increase awareness and improve marketing strategies for the market
- Park Sign Update
 - New park sign design will replace the existing wooden park signs and add signage to parks that have never had signage

- 16 signs ordered – anticipated to be installed July – August 2026
 - Additional signs to be ordered in 2026 & 2027
- Matson Field Project Phase II – Alex Sterns Foundation grant application
 - Phase II will continue enhancing stadium with new entry gates, a concession and bathroom area, and sunshades projected over the grandstand.
- New Natural Path Trail along the River Corridor from 6th Ave S – 12th Ave S & 14th Ave S – 16th Ave S

Other Achievements:

- Since 2024, 13 new benches have been installed along the River Corridor Trail.
- 190 garbage cans were placed citywide, with 40 along bike paths/trails, and a majority of cans being emptied multiple times per week.
- Since 2020, 984 trees have been planted in parks, not including the Reforest the Red initiative. That's more than 1 in 6 trees in the city (5,550).
- \$20,000 invested to upgrade ADA accessibility in parks since last year

Sustainability and Resilience

Sustainability is defined as meeting the needs of the present generation, without jeopardizing the ability of future generations to meet their needs. In the context of community planning, a sustainable plan is viewed as one that balances the natural environment, economic vitality, and community health. Resilience and sustainability are often discussed together. Strategies that are deployed to achieve resilience are those that increase the ability to adapt to changing conditions and recover rapidly when disruptions or events occur. In relation to major weather events, resilience is often discussed as a system that is designed to better withstand the impact and recover more readily after a major event occurs.

Completed Projects:

- [GreenStep Cities](#)
 - 2026 - Step 5 status
- Backyard Chickens
 - 2026 – 40 permits issued (8 new / 32 renewed)
- 2026 Community Garden Grants
 - 3 recipients received \$500 each
 - Growing Together/Concordia
 - PRAIRIE/New Roots
 - 1st Presbyterian Church/Grateful Community Garden
- 2026 [Mayors' Monarch Pledge](#)
 - Municipalities across North America can commit to creating a healthy, sustainable habitat for the monarch butterfly and pollinators while educating residents about how they can make a difference at home and in their community
- MPCA Climate Action Grant
 - Converted 10 acres of City properties along the Red River Corridor from turf grass to pollinators
- Energy Efficiency and Conservation Block Grant Voucher
 - Converted 183 streetlights to LED

Ongoing Projects:

- [Stormwater Resilience Project](#)
- Partnership with McKinstry
 - Preliminary energy analysis & utility bill collection for energy efficient retrofits

Arts, Culture and Placemaking

The arts and culture scene in Moorhead is part of what makes the city a great place to live, work and play. The City has intentionally fostered partnerships and organizations that enhance the vibrancy of Moorhead. The sections below describe the efforts the City has taken to build on its strong cultural resources.

Completed Projects:

- 2026 Streetlight Banners celebrating 250th anniversary of the USA
 - 10 streetlight banners designed by a local resident veteran hanging along Main Avenue from 4th Street to 6th Street
- 1st Avenue Sidewalk Stamps
 - In addition to work done in 2024 & 2025, 6 new sidewalk stamps were installed along 11th Street N.
- New Sidewalk Stamps
 - To expand existing sidewalk stamp inventory, a Request for Art as was issued for artistic submissions to be converted into sidewalk stamps.
 - 10 new art pieces were selected by the City Council and were fabricated into sidewalk stamps.

Ongoing Projects:

- Video Series with Historical and Cultural Society of Clay County (HCSCC) and Moorhead Community Access Media (MCAM)
 - Upon completion of the first episode, City Staff, HCSCC, and MCAM hosted an event to debut the first episode at The Loop. The first episode can be viewed on MCAM's broadcasting networks and HCSCC's YouTube channel: https://www.youtube.com/watch?v=9JnOs_rhpOk
- [2026 RiverArts](#) – June 25, July 8 & 22, and August 5 & 19
 - RiverArts at the Hjemkomst Heritage Center includes live music, cultural performances, artistic demonstrations/activities, refreshments, and lawn games creating a community gathering space like no other.
- 2026 Sunset on the Riverfront – September 10
 - Folkways, in collaboration with the City of Moorhead, hosts a community event located along the riverfront at American Crystal Sugar Company consisting of live music, costumed performers, an artist market, and food and drink vendors.
- 2026 Call for Public Art
 - A request for proposals was issued seeking proposals for an inspirational and movable art piece with interactive elements to be located at different locations throughout Moorhead.