



**PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING AGENDA
SEPTEMBER 9, 2025 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 15, 2025
4. Citizens To Be Heard
5. Public Hearing -- Planning Commission
 - A. Request of City of Moorhead for text amendments related to Moorhead City Code, Title 10, Chapter 15, Mixed Use Districts, Chapter 18, Use Regulations, Chapter 20, Off Street Parking and related Zoning Map Amendments.
6. Other Business
 - A. Appointment to the Moorhead Wellhead Protection Team
7. Reports/Information
 - A. January-August 2025 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 15, 2025 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (6): Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel,
Sebastian McDougall, Paul Krabbenhoft

Absent (1): Brent Behm

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

2. Agenda Amendments

**Motion to Approve July 15, 2025 Agenda made by Sebastian McDougall and
seconded by Paul Krabbenhoft.**

For 6: Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel,
Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

3. Approval of Minutes

A. May 5, 2025 minutes

Motion to Approve made by Lindsie Schoenack and seconded by Jana Kasper.

For 6: Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel, Sebastian
McDougall, Paul Krabbenhoft

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, on behalf of Prairie Parkway, II, LLC, for vacation of a
30 ft Red River Valley Cooperative easement at 4051 23rd St S

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

For 6: Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel,
Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for vacation of a 30-foot utility easement
within Lot 5, Block 1 of Prairie Parkway 2nd Addition to facilitate mixed use
development as easement is no longer needed and no additional easements were

needed.

No comments were received prior to the meeting.

Staff recommended that the Planning Commission recommend approval to the City Council the Vacation of 30-foot Easement within Prairie Parkway 2nd Addition and related Findings of Fact, contingent on the following:

1. Owner/Applicant is responsible for any additional actions relating to extinguishing the easement with Red River Valley Cooperative.
2. Other existing easements running east/west on the north side of this parcel are not vacated along with this easement.
3. Owner/Applicant is responsible for rerouting and reestablishing easements for existing utilities.
4. Owner/Applicant to receive all required federal, state and local permits.

Motion to Close the Public Hearing made by Sebastian McDougall and seconded by Paul Krabbenhoft.

For 6: Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Vacation of 30-foot Easement within Prairie Parkway 2nd Addition and related Findings of Fact, made by Paul Krabbenhoft and seconded by Jana Kasper, contingent on the following:

1. **Owner/Applicant is responsible for any additional actions relating to extinguishing the easement with Red River Valley Cooperative.**
2. **Other existing easements running east/west on the north side of this parcel are not vacated along with this easement.**
3. **Owner/Applicant is responsible for rerouting and reestablishing easements for existing utilities.**
4. **Owner/Applicant to receive all required federal, state and local permits.**

For 6: Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- B. Request of Kwik Trip, Inc. for Conditional Use Permits for Dynamic Display Signs at 1409 Main Ave SE & 1100 30th Ave S

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

For 6: Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for Conditional Use Permit for the installation of On-Premise Dynamic Display Signs in the MU-4: Gateway Mixed Use and CC: Community Commercial zoning districts. The request is to modify previously approved freestanding signs by adding a 32.9-square-foot dynamic display element to each sign.

No comments were received prior to the meeting.

Staff recommended that the Planning Commission recommend approval to the City Council the Conditional Use Permits for On-Premise Dynamic Display Signs at 1100 30th Ave S and 1409 Main Ave SE and related Findings of Fact, contingent on the following:

1. No sign may be placed within 200 feet of residential use.
2. Sign may not face residential uses.
3. Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.
4. One (1) double-sided frame is permit per free-standing sign structure.
5. Sound from sign is prohibited.
6. Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
7. Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility. Page 16 of 48
8. All sources of artificial light other than streetlights shall be fixed, directed, or designed so that the source of light is directed away from adjoining residences, streets, or sidewalks.
9. Sign may not be of such intensity or brilliance as to impair the vision of a motor vehicle driver with average eyesight or to otherwise interfere with a driver's operation of a motor vehicle.
10. Sign shall be equipped with a functioning dimming mechanism.
11. Installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.
12. All sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations, wherever applicable, and receive written permission, as required.
13. Owner/Applicant to receive all required federal, state and local permits.

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

For 6: Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Conditional Use Permits for On-Premise Dynamic Display Signs at 1100 30th Ave S and 1409 Main Ave SE and related Findings of Fact made by Lindsie Schoenack and seconded by Sebastian McDougall, contingent on the following:

1. **No sign may be placed within 200 feet of residential use.**
2. **Sign may not face residential uses.**
3. **Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.**
4. **One (1) double-sided frame is permit per free-standing sign structure.**
5. **Sound from sign is prohibited.**
6. **Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.**
7. **Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility. Page 16 of 48**
8. **All sources of artificial light other than streetlights shall be fixed, directed, or designed so that the source of light is directed away from adjoining residences, streets, or sidewalks.**
9. **Sign may not be of such intensity or brilliance as to impair the vision of a motor vehicle driver with average eyesight or to otherwise interfere with a driver's operation of a motor vehicle.**
10. **Sign shall be equipped with a functioning dimming mechanism.**
11. **Installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.**
12. **All sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations, wherever applicable, and receive written permission, as required.**
13. **Owner/Applicant to receive all required federal, state and local permits.**

For 6: Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- C. Request of Meridian Mortgage, LLC for the following related to Partridge Creek Addition:
- a. Rezone from TZ: Transitional to RLD-3: Residential Low Density-3
 - b. Preliminary & Final Plat

Motion to Open the Public Hearing made by Lindsie Schoenack and seconded by Paul Krabbenhoft.

For 6: Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for items related to Partridge Creek Addition to facilitate residential development. The items included a Map Amendment from TZ: Transitional to RLD-3: Residential Low Density - 3 and Preliminary and Final Plat for the eighty-five lot Partridge Creek Addition.

A. Brandvold, 19th St S, commented prior to the meeting regarding concerns about density, quality of the development and impact to property values.

Staff recommended that the Planning Commission recommend approval of the map amendment to rezone Partridge Creek Addition from TZ: Transitional to RLD-3: Residential Low Density - 3 and Preliminary and Final Plat for Partridge Creek Addition, contingent upon the following:

1. One access in and out is not permitted. A second access into development is waived temporarily with the condition that a second access point must be provided with the next phase of the development.
2. Temporary dead-end streets required to have temporary cul-de-sacs.
3. A stormwater pond will be constructed on these parcels (58.900.2865 & 58.900.2855) and will need to be completed in advance of or concurrent with the street construction for this addition in 2026.
4. Plat Drawing:
 - a. Add existing easements listed in Title Opinion to these 2 parcels, where applicable.
 - b. A measurement to a quarter section point needs to be shown on the plat.
 - c. A curve table is required with dimensions for each of the lots on the 42nd Ave S curve.
 - d. Curve data missing from the following:
 - i. Block 1 - Lots 10, 11, 12
 - ii. Block 2 - Lots 10, 11, 12, 13, and 14
 - e. Add corner monuments
 - f. Label all new 5 ft and 10 ft utility easements
 - g. Remove extra 10 ft utility easement from Lot 1, Block 2.
 - h. Split 15 ft easement between Lot 13 and 14, Block 1 with each having 7.5 ft easement.
5. Utility and drainage easements shall be provided, as needed.
 - a. Specifically, where the plat drawing shows rear yards with 5 foot easements, these need to be 10-foot easements.
6. Owner shall enter into a developer's agreement with the City of Moorhead.
7. Owner/Applicant shall receive all required federal, state and local permits.

A. Dew, 19th St S, also commented concerns density, quality of the development and impact to property values.

Motion to Close the Public Hearing made by Jana Kasper and seconded by Paul Krabbenhoft.

For 6: Jana Kasper, Wayne Ingersoll, Lindsay Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council to Rezone Partridge Creek Addition from TZ: Transitional to RLD-3: Residential Low Density - 3 made by Paul Krabbenhoft and seconded by Jana Kasper.

For 6: Jana Kasper, Wayne Ingersoll, Lindsay Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Preliminary & Final Plat related to Partridge Creek Addition made by Sebastian McDougall and seconded by Jana Kasper, contingent on the following:

1. **One access in and out is not permitted. A second access into development is waived temporarily with the condition that a second access point must be provided with the next phase of the development.**
2. **Temporary dead-end streets required to have temporary cul-de-sacs.**
3. **A stormwater pond will be constructed on these parcels (58.900.2865 & 58.900.2855) and will need to be completed in advance of or concurrent with the street construction for this addition in 2026.**
4. **Plat Drawing:**
 - a. **Add existing easements listed in Title Opinion to these 2 parcels, where applicable.**
 - b. **A measurement to a quarter section point needs to be shown on the plat.**
 - c. **A curve table is required with dimensions for each of the lots on the 42nd Ave S curve.**
 - d. **Curve data missing from the following:**
 - i. **Block 1 - Lots 10, 11, 12**
 - ii. **Block 2 - Lots 10, 11, 12, 13, and 14**
 - e. **Add corner monuments**
 - f. **Label all new 5 ft and 10 ft utility easements**
 - g. **Remove extra 10 ft utility easement from Lot 1, Block 2.**
 - h. **Split 15 ft easement between Lot 13 and 14, Block 1 with each having 7.5 ft easement.**
5. **Utility and drainage easements shall be provided, as needed.**
 - a. **Specifically, where the plat drawing shows rear yards with 5 foot easements, these need to be 10-foot easements.**
6. **Owner shall enter into a developer's agreement with the City of Moorhead.**
7. **Owner/Applicant shall receive all required federal, state and local permits.**

For 6: Jana Kasper, Wayne Ingersoll, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

6. Other Business: None

7. Reports/Information: None

8. Adjourn

Motion to Adjourn at 6:02 PM made by Sebastian McDougall and seconded by Paul Krabbenhoft.

APPROVED BY:

ATTEST:

Robert Seigel
Vice-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: Robin Huston, City Planner/Zoning Administrator
Date: September 9, 2025
Subject: Text Amendments for Mixed Use Districts, Use Regulations, Off Street Parking & related Mixed Use Rezones

PLANNING COMMISSION REPORT

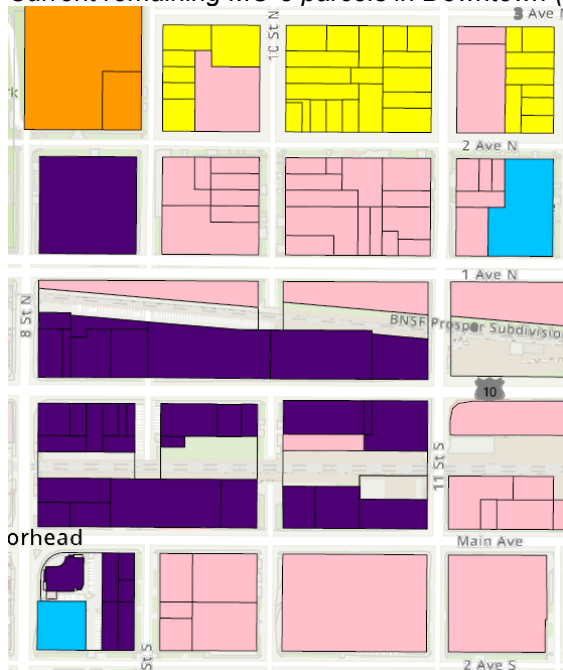
BACKGROUND

During the 2022 Onward Moorhead Comprehensive Plan update, new future land uses were approved throughout the city to reimagine development and redevelopment for the next 10 years. In order to implement those future land use updates, staff must make complimentary citywide zoning map changes and text amendments.

For this group of map amendments, staff is bringing forward an area of MU-3: Commercial Mixed Use parcels in downtown that was inadvertently left out of the last round of mixed use rezones. These changes follow the new delineation for the MU-1: Downtown Center Mixed Use zoning district, which now runs from the River to 11th St, using the new underpass as the border.

These 31 MU-3 parcels were individually evaluated for map amendment impact (e.g., are non-conforming uses being created with the proposed rezones and what, if any, is that impact?). No new non-conforming uses would be created with this change to MU-1 as there were already 9 non-conforming uses (i.e., 1 excavation business + 8 single-family dwellings) in the MU-3 district.

Current remaining MU-3 parcels in Downtown (pink)



Proposed MU-1 parcels in Downtown (purple)



In addition to the proposed zoning map amendments, staff continue to clean up Title 10, Zoning as follows below.

SUGGESTED CHANGES

1. Please see the attached mixed use parcel table for recommended zoning map amendments.
2. Staff is also proposing the following miscellaneous zoning code text amendments:

Proposed text change 1 - Reduction to minimum parking for housing:

Article 10-20-9: Number of Parking Spaces Required. As with other changes to modernize the zoning code related to housing development (e.g., previous reductions to density, lot depth, setbacks and lot coverage), we are now looking at minimum parking requirements related to housing. These reductions will put more decisions in the hands of property developers as to how they want to market their units (e.g., with parking, without parking, with bike parking only, etc.) and make it more feasible to add more housing units to Moorhead, especially in infill areas.

The new parking requirements table will also have a provision to give the zoning administrator flexibility to work with developers in cases where further parking relief may be needed (e.g., a new senior housing project does not want to provide 1 parking space per unit as many seniors no longer drive).

Proposed Dwelling Parking Requirements:

Dwellings:	
Multiple-family Apartments	Efficiency unit – 0 1- & 2-bedroom unit – 1 space 3 or more-bedroom units – 2 spaces
Single-family, Two-family, Triplex and Townhouse/Rowhouse	2 spaces per unit
Manufactured Homes	2 spaces per unit
Senior Housing	1 space per unit

Current Dwelling Parking Requirements:

Dwellings:	
Multiple-family Apartments	Efficiency unit – 1.5 spaces 1- & 2-bedroom unit – 2 spaces 3 or more-bedroom units – 2.5 spaces
Single-family, Two-family, Triplex and Townhouse/Rowhouse	2 spaces per unit
Manufactured Homes	not listed but CUP required for new parks

Senior Housing	1 space per unit
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Minimum parking requirements for commercial uses will be addressed at a later meeting.

Proposed text change 2 - Add multi-family dwellings and Home Occupations to MU-4: Gateway Mixed Use.

Article 10-18-1. Use Tables and Unlisted Uses. This omission was an error when we created the new MU-4: Gateway Mixed Use as replacement for the repealed RC: Regional Commercial district, which did not permit multi-family housing:

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts		
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI	
Dwellings	Dwelling, multi-family - apartments			P	P	P	P	P	P	P	P			
	Dwelling, multi-family - townhouse/rowhouse or triplex		P	P	P	P	P	P	P	P	P			
	Dwelling, single-family	P	P	P	P			P						
	Dwelling, two-family twin home or duplex		P	P	P			P	P					
	Dwelling, temporary family healthcare ²													
	Dwelling unit, accessory													
	Dwelling/home occupations	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)			
	Dwellings, Manufactured Home Park				CU	CU								

Proposed text change 3 - Add wireless towers and antennas to use table.

Article 10-18-1. Use Tables and Unlisted Uses. The current wireless telecommunications chapter needs to be updated as it still reflects old zoning district names. This table is a first step in updating this chapter.

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts		
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI	
<u>Wireless Telecommunication</u>														
	<u>Ground-mounted structure</u>	P	P	P	P	P			CU	CU	CU	P	P	
	<u>Roof and building-mounted structure and antenna</u>	P	P	P	P	P	P	P	P	P	P	P	P	P

Proposed text change 4 – Text cleanup. For text consistency, remove “Adult Use” under prohibited uses in the MU-3 chapter text as it is already prohibited in use table, which is how other districts address this use:

Article 10-15C-6: PROHIBITED USES:

The following are prohibited uses in the MU-3 district:

Adult use.

Outdoor storage (does not include sales displays).

Also see use table in [10-18-1](#). Any use not specifically identified in the use table in [10-18-1](#) as permitted (P), provisional (PU) or conditional (CU) or that are not deemed consistent with the intent of the comprehensive plan or the purpose of this title, are not permitted. (Ord. 2025-01, 2-24-2025; amd. Ord. 2025-02, 3-24-2025)

Proposed text change 5 - Update Provisional and Conditional Use language as follows:

Article 10-18-2: Provisional and Conditional Use Requirements:

The following are approval criteria established for provisional and conditional uses identified within a particular district in the use table this chapter and also applicable in guiding conditional use permit applications as defined in chapter 4 of this title.

All uses shall comply with building, fire safety and health codes and zoning and business licensing requirements. All applicable state and local regulations shall strictly be adhered to and all required operating permits and licenses shall be secured.

These criteria, and any additional conditions required by the city council, shall be met in order to be approved within their respective district.

~~The criteria listed below are applicable where uses are identified in a particular district as “provisional use” or “conditional use”. The provisions also shall be applicable in guiding conditional use permit applications as defined in chapter 4 of this title.~~

Article 10-18-2.Q. Animal sales and services. Add all services in use table to be provisional uses instead of permitted uses to protect adjacent residential uses from possible outdoor noise from kennels as follows:

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts	
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI
Animal services	Animal shelter								PU (Q)	PU (Q)	PU (Q)	P	P
	Groomer (no kennel)						P		P	P	P		
	Groomer/kennel/daycare								PU (Q)	PU (Q)	PU (Q)	P	P
												PU (Q)	
	Pet store (live animals)						PU (Q)		PU (Q)	P	PU (Q)	P	PU (Q)
	Veterinary clinic or hospital						PU (Q)		PU (Q)	P	PU (Q)	P	PU (Q)

Article 10-18-2.U. Bars, taverns, nightclubs. This section will be expanded to differentiate requirements for bar, tavern, nightclub, brewery, distillery, bar/restaurant or cocktail/wine with and without live music/DJ or patio to address previous noise and location issues with some of these uses. The use table has already been updated to indicate all uses that plan to have music or a patio require a provisional use permit. Uses that do not plan to have music or a patio will be permitted uses.

Bar, tavern, nightclub, brewery, distillery, bar/restaurant or cocktail/wine with live music/DJ or patio:

- ~~1. Where feasible, shared parking or use of public parking facilities shall be utilized.~~

~~2. Said uses in the neighborhood commercial district shall be limited to no more than two thousand (2,000) square feet of serving area.~~

1. Any uses located within four hundred feet (400') of a residential district use shall be completely enclosed whenever amplified sound is used. "Completely enclosed" means that windows and doors are not open and where deemed necessary by the zoning administrator, the entrance to the establishment shall include a double set of doors separated by an entryway to prevent sound from escaping to the outside as patrons enter.

- a. Exceptions: amplified sound may be allowed by special city permit and/or in section [4-4-2](#), "Noise Control Regulations," of city code.

- ~~4. Said uses shall not be established immediately adjacent to (directly above, below or beside) any residential use without first receiving a conditional use permit.~~

- ~~a. Exception: Uses which have a patron service area of two thousand (2,000) square feet or less are permitted and do not require a conditional use permit if they are established immediately adjacent to a residential use.~~

- ~~2. Said uses shall locate and operate in conformance with the city's business and license regulations and noise control regulations.~~

Article 10-18-2.V. Contractor industrial offices/sales rooms/supplies with or without ,off site service/repair, yards (roofers, landscapers, builders, etc.): outdoor display or storage:

1. All equipment and materials shall be enclosed in a permanent structure or completely screened from adjoining properties and public right of way. This does not include "displayed" items for sale.

2. The entire site, other than that occupied by buildings and planting areas, shall provide systems to control material storage on site, where permitted, and hard surfaces with a material to control dust and drainage, subject to approval of the city engineer.

~~Contractor's work vehicles, when on site and not in use, shall be parked behind the principal building and not within required building setbacks.~~

- ~~3. Contractor's work vehicles and delivery vehicles shall be directed to the nearest collector or arterial street and shall not be routed through residential streets.~~

3. Fabrication or similar work is not conducted at the site.

4. Required parking and landscaping areas may not be used for storage or display items.

Also update use table by requiring all contractor uses to be provisional uses and remove contractor yard as it is duplicative:

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts	
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI
	Contractor offices/sales rooms/supplies (no outdoor display or storage)						PU (V)		PU (V)	PU (V)	PU (V)	P PU (V)	P PU (V)
	Contractor offices/sales rooms/supplies (with outdoor display and/or storage)									PU (V)		P PU (V)	P PU (V)
	Contractor offices/sales rooms/supplies (with outdoor display only)								PU (V)	PU (V)	PU (V)	P PU (V)	P PU (V)
	Contractor yard											P	P

Article 10-18-2.Y. Car Impound lots or Salvage yard

1. The entire industrial site, other than that occupied by buildings, structure and planting areas, shall be surfaced with a material to control dust and drainage, subject to the approval of the city engineer.
2. Impounded or salvage vehicles cars for the purpose of this title shall be considered “outdoor storage” and shall comply to all applicable lighting, fencing, drainage, landscaping and other site development standards in chapter 19 of this title, as determined by zoning administrator. shall apply accordingly.
3. Impound lots or salvage yards shall be set back a minimum of two hundred feet (200') from a residential use district. Required screening from residential use (section [10-19-18](#) of this title) shall be not less than six feet (6') in height at the time of installation. Building and impervious setbacks must be sized to accommodate the required screening.
4. Vehicular access points shall be subject to approval of the city engineer and create a minimum of conflict with through traffic movement.
5. Impound lots shall not operate as automobile wrecking salvage yards, junkyards or salvage yards, as defined in section [10-2-2](#) of this title.
6. The number of impounded or salvage vehicles stored on a parcel may be limited based on parcel size, as determined by the zoning administrator.

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts	
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI
	Impound lot											CU (Y)	CU (Y)
	Salvage yard												CU (Y)

Article 10-18-2.D. State licensed assisted living and service-based facilities adhering to all regulations of MN Statutes [245.11](#) and Rules.

Article 10-18-2.E State licensed or certified childcare centers adhering to all regulations of MN Statutes [142B](#) and Rules.

Also update use table for “childcare centers” by removing PU (H) - Home Occupation from MU-2 as “childcare centers” are not permitted Home Occupations but “family childcare” is.

Article 10-18-2.F. State licensed family childcare adhering to all regulations of MN Statutes 142B and Rules.

Also update use table by adding “family childcare” (i.e., in-home childcare) to MU-1, MU-3, MU-4 and CC for homes that may still exist in these mixed use and commercial areas.

Use Category (General)	Use Type (Detailed)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts	
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI
Dependent care	State licensed assisted living and service-based facilities	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	
	State certified or licensed childcare center						PU (E)	PU (E&H)	PU (E)	PU (E)	PU (E)	PU (E)	
	State licensed family childcare (home based)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in the FM Extra on August 28, 2025

Comments:

No public comments have been received to date.

SUGGESTED ACTION

Recommend Approval. Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the amendments to Title 10, Chapter 15, Mixed Use Districts, Chapter 18, Use Regulations, Chapter 20, Off Street Parking and the MU-3 to MU-1 rezones.

ATTACHMENTS

1. Proposed MU-3 to MU-1 Parcel Rezone Tables
2. Current and Proposed Zoning and Future Land Use Maps
3. Proposed Use Table Amendments
4. Notice of Hearing

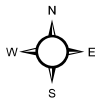
Rezone MU-3 to MU-1 Parcels – 9.9.25

Parcel	Address	Zoning	FLU	New Zoning	Current Use
58.109.0010	1002 1ST AVE N	MU3	Mixed Use	MU1	Dollar Clinic
58.109.0020	1004 1ST AVE N	MU3	Mixed Use	MU1	Vacant lot - 11th underpass demo
58.324.0000	1007 1ST AVE N	MU3	Mixed Use	MU1	Vacant lot - 11th underpass demo
58.324.0030	123 11TH ST N	MU3	Mixed Use	MU1	Fmr Johnsons Auto- 11th underpass demo
58.324.0040	113 11TH ST N	MU3	Mixed Use	MU1	Vacant lot - 11th underpass demo
58.324.0050	1021 2ND AVE N	MU3	Mixed Use	MU1	Non-conf excavation business (already non-conf use in MU3)
58.324.0060	1022 1ST AVE N	MU3	Mixed Use	MU1	Vacant lot - 11th underpass demo
58.324.0070	1020 1ST AVE N	MU3	Mixed Use	MU1	Vacant lot - 11th underpass demo
58.324.0080	109 11TH ST N	MU3	Mixed Use	MU1	Vacant lot - 11th underpass demo
58.324.0090	1026 1ST AVE N	MU3	Mixed Use	MU1	Vacant lot - 11th underpass demo
58.324.0100	1036 1ST AVE N	MU3	Mixed Use	MU1	Vacant lot - 11th underpass demo
58.324.0110	114 10TH ST N	MU3	Mixed Use	MU1	Non-conf single-family dwelling (1913) - (already non-conf in MU3)
58.324.0120	122 10TH ST N	MU3	Mixed Use	MU1	Non-conf single-family dwelling (1905) - (already non-conf in MU3)
58.324.0130	124 10TH ST N	MU3	Mixed Use	MU1	Non-conf single-family dwelling (1916) - (already non-conf in MU3)
58.324.0140	1015 2ND AVE N	MU3	Mixed Use	MU1	Non-conf single-family dwelling (1924) - (already non-conf in MU3)
58.324.0150	118 9TH ST N	MU3	Mixed Use	MU1	Olson's Tarp & Canvas Repair
58.324.0160	909 2ND AVE N	MU3	Mixed Use	MU1	Non-conf single-family dwelling (1941) - (already non-conf in MU3)
58.324.0170	125 10TH ST N	MU3	Mixed Use	MU1	3-unit conversion of single-family dwelling (1941)
58.324.0180	123 10TH ST N	MU3	Mixed Use	MU1	Non-conf single-family dwelling (1890) - (already non-conf in MU3)
58.324.0190	115 10TH ST N	MU3	Mixed Use	MU1	2-unit conversion of single-family dwelling (1890)
58.324.0200	111 10TH ST N	MU3	Mixed Use	MU1	Non-conf single-family dwelling (1915) - (already non-conf in MU3)
58.324.0230	215 10TH ST N	MU3	Mixed Use	MU1	theatre B (fmr Lincoln School)
58.408.0120	101 11TH ST S	MU3	Mixed Use	MU1	Hornbachers
58.575.0480	913 MAIN AVE	MU3	Mixed Use	MU1	913 Lofts
58.575.0520	903 MAIN AVE	MU3	Mixed Use	MU1	Subway
58.575.0540	114 9TH ST S	MU3	Mixed Use	MU1	2-unit conversion of single-family dwelling (1939)
58.575.0550	124 9TH ST S	MU3	Mixed Use	MU1	Non-conf single-family dwelling (1890) - (already non-conf in MU3)
58.575.0600	113 10TH ST S	MU3	Mixed Use	MU1	Block 37 Flats

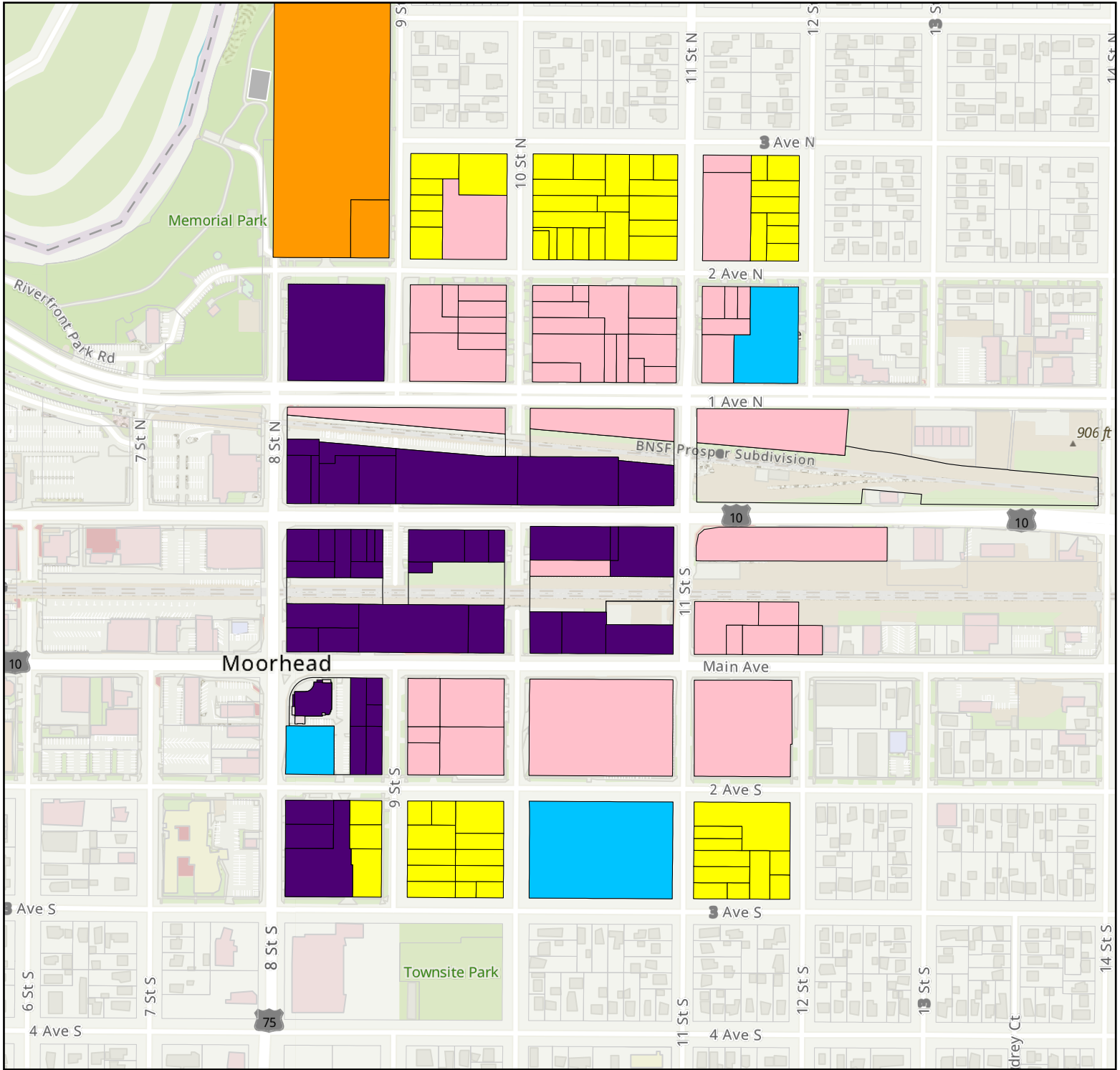
58.575.0625	901 1ST AVE N	MU3	Mixed Use	MU1	Best Deals Auto (fmr Anderson Shoe Repair)
58.575.1990	900 1ST AVE N	MU3	Mixed Use	MU1	Shou Shu Martial Arts (fmr Hardees)
58.900.0755	0 CENTER AVE	MU3	Mixed Use	MU1	Vacant lot - 11th underpass demo

already nonconforming use

11th St Underpass Project

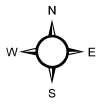


Current Zoning Map 8th Street to 11th Street

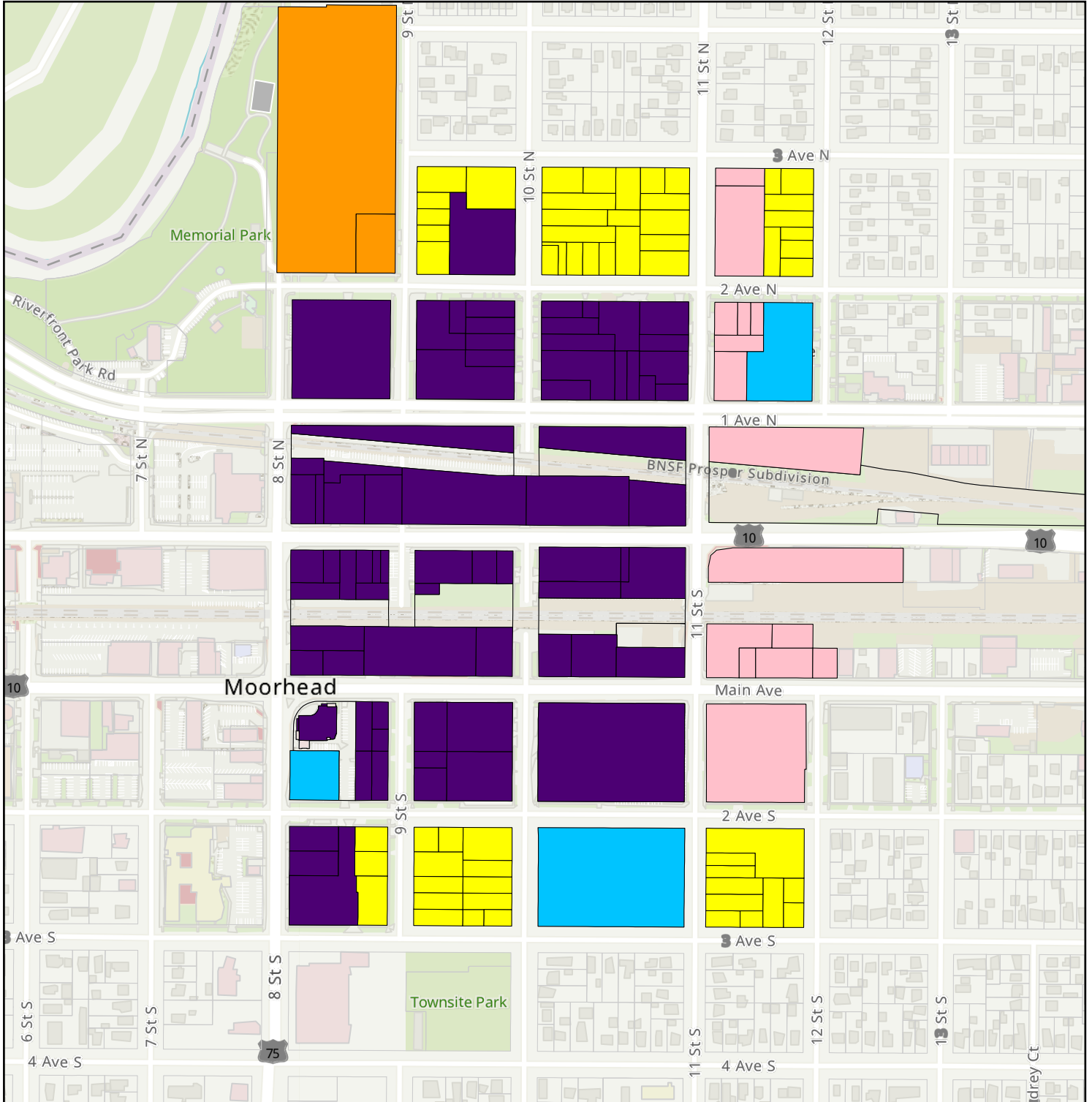


Zoning District Legend

- | | | | |
|---------------------------------|--------------------------------|---------------------------|----------------------|
| 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 |

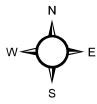


Proposed Zoning Map 8th Street to 11th Street

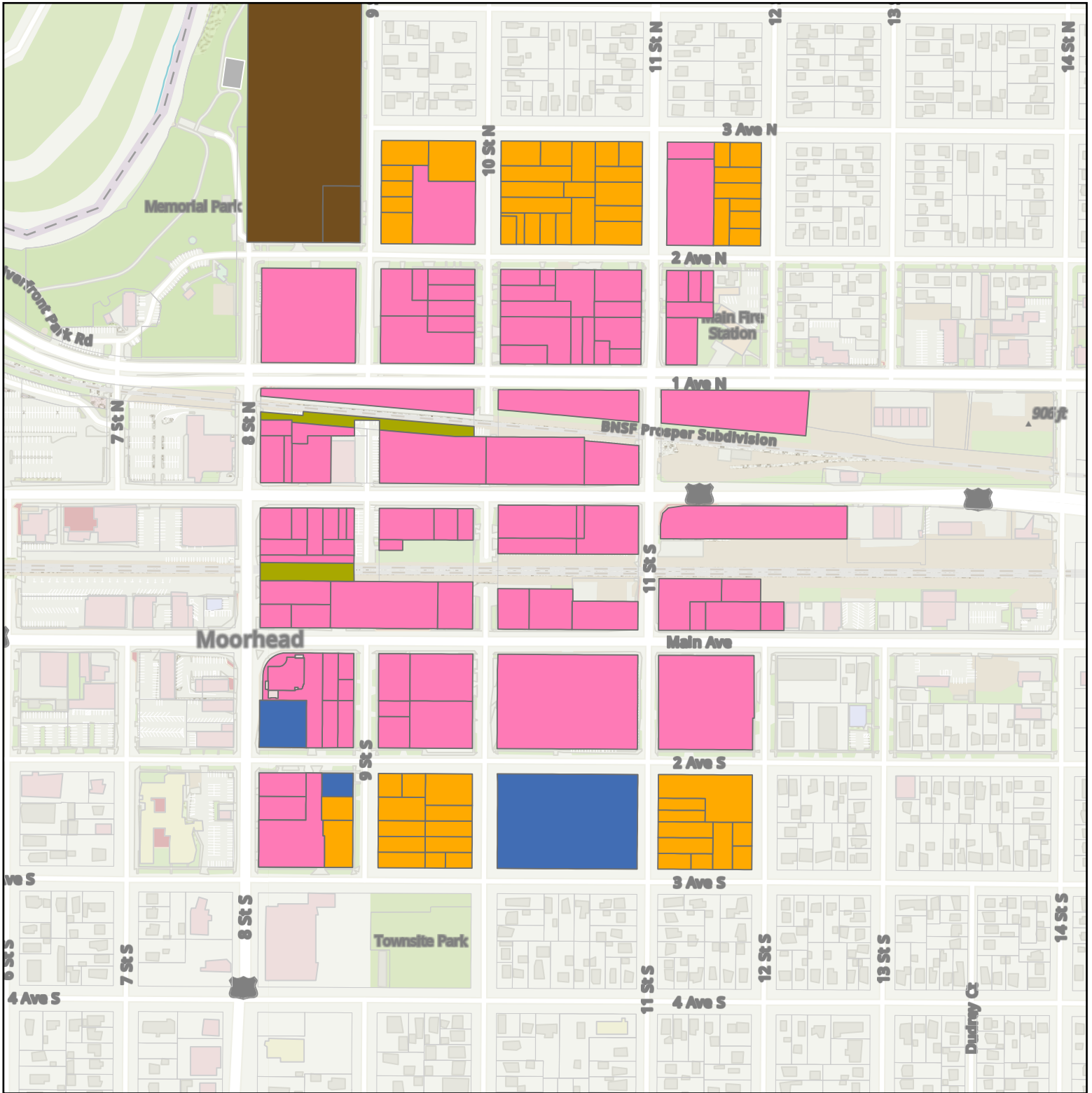


Zoning District Legend

- | | | | |
|---------------------------------|--------------------------------|---------------------------|----------------------|
| 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 |



Future Land Use Map 8th Street to 11th Street



Future Land Use Legend

- | | | |
|--------------------------|----------------------------|--------------------|
| Commercial | Medium Density Residential | ROW |
| High Density Residential | Mixed Use | Parks/Open Space |
| Industrial | Parks/Open Space | Transitional Areas |
| Low Density Residential | Public/Institutional | |

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

Current and Proposed 9.9.25

The following tables 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)	Residential Districts					Mixed Use & Commercial Districts					Industrial Districts	
		RLD-1	RLD-2	RLD-3	RMD	RHD	MU-1	MU-2	MU-3	MU-4	CC	LI	HI
Adult establishments	All types											P ¹	P ¹
Agricultural related	Farm cooperatives											CU	CU
	Farm supply store								P	P	P	P	
	Feed mixing											CU	CU
	Fertilizer manufacturing												CU
	Grain elevator or produce collection/distribution											CU	CU
	Implement dealer/services								PU (P)	PU (P)	PU (P)	P	P
	Manufacturing/processing, general											CU	CU
Animal services	Animal shelter								PU (Q)	PU (Q)	PU (Q)	P	P
	Groomer (no kennel)						P		P	P	P	P	
	Groomer/kennel/daycare								PU (Q)	PU (Q)	PU (Q)	P	P
									PU (Q)	PU (Q)	PU (Q)	PU (Q)	
	Pet store (live animals)						PU (Q)		PU (Q)	P	PU (Q)	P	
									PU (Q)	PU (Q)	PU (Q)	PU (Q)	
	Veterinary clinic or hospital						PU (Q)		PU (Q)	P	PU (Q)	P	
									PU (Q)	PU (Q)	PU (Q)	PU (Q)	
Auto/transportation related	Auto/truck/recreational vehicles/boats/trailers/ motorcycles sales, rental, service and repair								CU (R)	CU (R)	CU (R)	CU (R)	CU (R)
	Automotive service station (gasoline/repair/service facility)								CU (R)	CU (R)	CU (R)	CU (R)	CU (R)

	Car wash and auto detailing								PU (R)	PU (R)	PU (R)	P	P
	Impound lot											CU (Y)	CU (Y)
	Parking lot (as a principal use)	CU (I)	CU [I]	CU [I]	CU [I]	CU [I]	PU (S)	CU (I & S)	PU (S & I)	PU (S)	PU (S)	P	P
	Parking structure						CU [M]		CU [M]	P	P	P	P
	Salvage yard												CU (Y)
	Tire shredding/recapping or retreading											CU	CU
	Transportation/freight/cargo terminals											P	P
	Truck stops/truck parking											P	P
Cannabis and hemp related	Cannabis or tobacco paraphernalia or tobacco/vape shop						P	P	P	P	P	P	P
	Home/personal cultivation of hemp or cannabis flower	P	P	P	P	P	P	P	P	P			
	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	P	P	P	P	P
	State-licensed medical cannabis retailer-only						P	P	P	P	P	P	P
	State-licensed medical cannabis combination business						PU (FF)	PU (FF)	PU (FF)	PU (FF)	PU (FF)	P	P
	State-licensed medical cannabis cultivator or processor											P	P
	State-licensed lower potency hemp edible, cannabis edible or medical cannabis edible production (breweries and small-batch						P		P	P	P	P	P

	baking/cooking with associated packaging only)												
	State-licensed lower-potency hemp concentrate manufacturing and the following cannabis-related uses: cultivator, manufacturer, testing facility, transporter and wholesaler											P	P
	State-licensed cannabis microbusiness						PU (GG)	PU (GG)	PU (GG)	PU (GG)	PU (GG)	PU (GG)	PU (GG)
	State-licensed cannabis mezzobusiness						PU (HH)	PU (HH)	PU (HH)	PU (HH)	PU (HH)	PU (HH)	PU (HH)
Dependent care	State licensed assisted living and service-based facilities	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	PU (D)	
	State certified or licensed childcare center						PU (E)	PU (E&H)	PU (E)	PU (E)	PU (E)	PU (E)	
	State licensed family childcare (home based)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	PU (F&H)	
Dwellings	Dwelling, multi-family - apartments			P	P	P	P	P	P	P	P		
	Dwelling, multi-family - townhouse/rowhouse or triplex		P	P	P	P	P	P	P	P			
	Dwelling, single-family	P	P	P	P			P					
	Dwelling, two-family twin home or duplex		P	P	P			P	P				
	Dwelling, temporary family healthcare ²												
	Dwelling unit, accessory												
	Dwelling/home occupations	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)	PU (H)		
	Dwellings, Manufactured Home Park				CU	CU							
Gas/fuel/chemicals	Gas/fuel/chemical bulk storage plants/distribution												CU
	Gas/fuel/chemical manufacturing												CU
	Oil filtering/mixing											CU (CC)	CU (CC)

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

Public/institutional	Campus organizations		CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)	CU (B)		
	Community theater/arts center/museums						P	P	P	P	P		
	Government offices or other non-public works facilities						P		P	P	P	P	
	Hospital/Ambulance						P		P	P	P	P	
	Library						P	P	P	P	P		
	Parks/playgrounds/open space	P	P	P	P	P	P	P	P	P	P		
	Public and semipublic recreation uses	P	P	P	P	P	P	P	P	P	P		
	Public regulated utility structures (non-substation)	P	P	P	P	P	P	P	P	P	P	P	P
	Public regulated utility structures (substation)											P	P
	Public works facilities											P	P
	Religious institutions/group assembly/membership organizations	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	
	Religious institution micro-dwelling unit sacred community	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	CU (EE)	
	Schools, Primary, Secondary, Collegiate (public or private)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)	CU (L)		
	Transit center						P		P	P	P	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)	PU (T)	PU (T)	PU (T)
	Bars, taverns, nightclub, brewery, distillery with or without live music/DJ or patio						PU (U)		PU (U)	PU (U)	PU (U)		
	Bar/restaurant or cocktail/wine bar with live music/DJ or patio						PU (U)		PU (U)	PU (U)	PU (U)		

	Bar/restaurant or cocktail/wine bar without live music/DJ or patio						P	P	P	P	P		
	Bowling or movie theater						P		P	P	P		
	Cafes/coffeehouses (without live performance)						P	P	P	P	P		
	Cafes/coffeehouses (with live performance)						PU (U)		PU (U)	PU (U)	PU (U)		
	Community center/recreation center/physical fitness center						P	P	P	P	P	P	
	Radio and television offices/stations						PU (Z)		PU (Z)	PU (Z)	PU (Z)	P	P
	Recording studios for audio, video, film						PU (Z)		PU (Z)	PU (Z)	PU (Z)	P	P
	Restaurants (no drive-through)						P	P	P	P	P	P	
	Restaurants (with drive-through)						P		P	P	P	P	
	Shooting range (indoor)									PU (T)		PU (T)	PU (T)
	Shooting range (outdoor)												
Retail and office	Banks (with drive-through)						P		P	P	P	P	
	Banks (without drive-through)						P	P	P	P	P	P	
	Baking, candy and other food products (on site production and retail)						P	P	P	P	P	P	
	Catering						P	P	P	P	P	P	
	Contractor offices/sales rooms/supplies (no outdoor display or storage)						PU (V)		PU (V)	PU (V)	PU (V)	P PU (V)	P PU (V)
	Contractor offices/sales rooms/supplies (with outdoor display and/or storage)									PU (V)	P PU (V)	P PU (V)	
	Contractor offices/sales rooms/supplies (with outdoor display only)								PU (V)	PU (V)	PU (V)	P PU (V)	P PU (V)
	Contractor yard											P	P

	Convenience grocery stores (with gas)								PU (R)	PU (R)	PU (R)	PU (R)	PU (R)
	Grocery/convenience store (no gas)						P	P	P	P	P	P	
	Home improvement / Hardware retailers with outdoor sales display/lumberyards								PU (W)	PU (W)	PU (W)	PU (W)	PU (W)
	Home improvement / Hardware retailers without outdoor sales display/lumberyards						P	P	P	P	P	P	P
	Laundromat						P	P	P	P	P		
	Liquor store						P	P	P	P	P		
	Lumberyards									PU (W)	PU (W)	PU (W)	PU (W)
	Meat market including processing									P	P	P	P
	Meat market not including processing						P	P	P	P	P	P	P
	Medical/dental offices/clinics						P	P	P	P	P	P	
	Nursery/lawn and garden								P	P	P	P	P
	Offices, professional						P	P	P	P	P	P	
	Retail (with drive-through)						P		P	P	P	P	
	Textiles, spinning, weaving, dyeing, printing, knit goods, yarn, thread and cordage duty with retail component						P	P	P	P	P	P	
	Textiles, spinning, weaving, dyeing, printing, knit goods, yarn, thread and cordage duty without retail component											P	P
	Thrift store/consignment						P	P	P	P	P	P	
Warehousing/storage	Self-storage and/or outdoor storage facilities									CU (BB)	CU (BB)	P	P
	Self-storage facilities without outdoor storage								CU (BB)	CU (BB)	CU (BB)	P	P

	Cold storage, warehouse and distribution centers for nonexplosive material											P	P
<u>Wireless Telecommunication</u>													
	<u>Ground-mounted structure</u>	P	P	P	P	P			CU	CU	CU	P	P
	<u>Roof and building-mounted structure and antenna</u>	P	P	P	P	P	P	P	P	P	P	P	P



To: Planning Commission
Prepared By: Robin Huston, City Planner/Assistant City Planner
Date: September 9, 2025
Subject: Appointment to the Moorhead Wellhead Protection Team

MEMORANDUM

INTRODUCTION

The Moorhead Public Service Commission is amending the Moorhead Wellhead Protection (WHP) Plan for wells located in the Moorhead and Buffalo Aquifers. The purpose of this plan is to prevent human-caused contaminants from entering our water supply wells and to safeguard public health.

The Moorhead Public Service Commission is requesting the Moorhead Planning Commission appoint a representative to serve on the WHP Team.

Computer modeling of the aquifers has been completed, and land surfaces contributing water to our wells – known as Drinking Water Supply Management Areas (DWSMAs) have been delineated. The vulnerability of these areas to contamination is currently being assessed. This information will be reviewed/approved by the MN Dept of Health and then shared with the City of Moorhead. A public hearing is tentatively scheduled for November 2025.

Team meetings are expected to begin in November 2025 and will be held approximately once a month for six months.

REQUESTED ACTION

Appointment of a Planning Commissioner to the WHP Team



To: Planning Commission
Prepared By: Brittany Cameron, Assistant City Planner
Date: September 9, 2025
Subject: 2025 Comprehensive Plan Implementation Update

MEMORANDUM

INTRODUCTION

Details outlined in the 2025 Comprehensive Plan Implementation Update will provide a brief overview of 2025 projects meeting goals of the [2022 Onward Moorhead! Comprehensive Plan](#) update.

While a small portion of projects happening within the city are identified through requests made to the Planning Commission, staff wanted to share 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 2025-01 - Mixed Use & Commercial Districts and Sign Code
 - Clarified zoning code language to align uses between Mixed Use districts
 - Repealed RC: Regional Commercial and replaced it with new MU-4: Gateway Mixed Use District
 - Amended use regulations related to cannabis and lower-potency hemp products
 - Updated sign code related to dynamic display signs and off premise signs adjacent to residential uses
- Ordinance 2025-02 - Residential, Commercial, Industrial, Mixed Use & Gateway Overlay Districts, Use Regulations and Site Development Standards Update with related Zoning Map Amendments
 - Updated Gateway Overlay
 - Updated landscaping/screening requirements
 - Updated use table and provisional/conditional use regulations for clarity/legislative changes
 - Reverted some 2024 RLD-1 changes to accessory code
 - Rezoned 9 parcels
- Ordinance 2025-04 - Commercial Districts Zoning Map Amendments
 - Evaluated 545 commercial parcels and rezoned 284 parcels
- Ordinance 2025-05 - Cannabis Business Retail Registration (new)
 - Creation of retail business registration standards/fees and repealed previous cannabinoid product ordinance
- Ordinance 2025-06 - Mixed Use Districts Zoning Map Amendments & Use Regulations
 - Evaluated 618 mixed use parcels and rezoned 129 parcels
 - Use table cleanup and further clarified cannabis uses

Plans & Studies

- Moorhead Center Mall Environmental Impact Statement (EIS) - complete
- Sewer Study - in progress

Zoning Reviews

- 138 residential reviews completed to date for inquiries relating to zoning/use questions, fences, decks, sheds, garages, additions, driveways, patios, pools, chicken permits, etc.
- 188 cannabis-related inquiries or reviews

Sign Permits

- 24 Permanent Sign Permits issued
- 43 Portable Sign Permits issued

Subdivisions

Partridge Creek Addition – 77 low density residential lots

Administrative Subdivisions

6 Lot Combination and 1 Common Interest Community (CIC or condo plat)

Minor Subdivisions

4

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/Institutional/Industrial Building Permits

- 475 Red River Ave – City Hall
 - 37,500 sf Renovation & Additions (West & North)
- 3475 28th Ave S – Circle K
 - Addition of 4 EV charging stations
- 210 17th St N – Park Christian School Annex
 - Converting former Lloyd’s Auto building into classrooms
- 2304 29th St S – RBF Contracting
 - 7,200 sf shop/office building
- 6202 2nd St N – MPS Network Operations Center
 - 900 sf modular building
- 1625 Main Ave SE – Games to Go Phase II
 - 4,212 sf storage building
- 1409 Main Ave SE – Kwik Trip
 - 10,909 sf convenience store
- 1100 30th Ave S – Kwik Trip
 - 9,176 sf convenience store
- 800 30th Ave S – Vireo Health/Green Goods
 - 3,378 sf interior renovation for medical & recreational cannabis dispensary
- 826 30th Ave S Suite C – Pancharo’s
 - 1,966 sf restaurant fit-up
- 1023 30th Ave S – SpeeDee Rapid Oil Change
 - 4,864 sf auto service facility
- 3505 8th St S – Unwind
 - 2,400 sf interior renovation for recreational cannabis dispensary
- 2605 8th St S – Courts and Pints
 - 59,840 sf interior renovation for indoor pickleball courts and restaurant
- 2401 8th St S – 7 Brew Drive Thru Coffee
 - 510 sf coffee shop
- 3316 Hwy 10 E – Papa Johns
 - 2,080 sf interior renovation for restaurant

- 1353 Main Ave – 14th & Main Apartments
 - 28,087 sf 3-story, 28-unit apartment building
 - 4,576 sf 17 stall detached garage
- 4218 29th Ave S – 94 Shops Storage Rentals
 - Building 1 - 10,250 sf new building with 8 tenant spaces
 - Building 2 - 4,575 sf new building with 1 tenant space
 - Building 3 - 7,800 sf new building with 2 tenant spaces
 - Building 4 - 4,200 sf new building with 1 tenant space
- 2217 Main Ave SE – Abbott
 - 4,800 sf cold storage building
- 2300 4th Ave S – Moorhead High School
 - 221,720 sf ballfield renovation including 2 softball fields, 4 dugouts, press room, batting cages and bullpens
- 800 19th St S – Romkey Park
 - 8,054 sf park amenities: 25-meter pool, zero depth pool/splash pad, pool house, lifeguard training area, offices, reception and concessions
- 1010 13th Ave N – Matson Field
 - 8,600 sf new outdoor grandstands and press box

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.

● **Renaissance Zone**

- 650 Center Ave – Sterling Development Mixed Use Building
 - 2024 incentive approved & construction underway
- 1353 Main Ave – 14 St & Main Ave Apartment Building
 - 2025 incentive approved & construction underway

● **Property Tax Exemptions**

- 835 37th Ave S – Moorhead Vision
 - 2023 incentive approved
 - 2025 construction complete
- 2605 8th St S – Courtside Restaurant
 - 2024 incentive approved
 - 2025 opened Courts & Pints (pickleball) and Courtside Restaurant
- 1625 Main Ave SE – Games to Go II expansion
 - 2024 incentive approved
 - 2025 construction complete
- 4111 34th Ave S - MinKo Construction Office and Shop
 - 2023 incentive approved

- 2025 construction nearing completion

1023 30th Ave S – SpeeDee Rapid Oil Change

- 2025 incentive approved and construction underway

2304 29th St S – RBF Contracting, Inc.

- 2025 incentive approved and construction underway

- **TIF District - Downtown Moorhead Redevelopment Project**

- **Redevelopment Activities**

- Demolition of Moorhead Center Mall (multiple phases)

- Moorhead Downtown Addition Streets & Infrastructure (construction underway)

- Re-establish 4th, 5th and 6th Streets,
 - Construct new Red River and Minnesota Avenues
 - Installation of underground utilities

- Current Construction Projects

- 650 Center Ave - Sterling Development Mixed Use Building
 - The Loop: Library/Community Center
 - City Hall renovation

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

- Introduced pilot program with real-time passenger information
 - Installed new leaf pattern shelter on Center Ave between 4th St and 5th St
 - 2025 Ridership (January – June): 199,002 rides in Moorhead / Dilworth
 - 4.6% increase from same time period in 2024
 - 623,408 rides system wide

- [2026-2030 MATBUS Transit Development Plan](#) – Underway with Metro COG

- Draft plan available along with third round of public engagement. Engagement ends Wednesday, September 10th.
 - Overall goals of the transit system: Simple & Direct, Bi-Directional, Fewer Transfers, Maintain Access, Scalable, and Reliable.
 - Moorhead / Dilworth recommendations include:
 - Adjusting Route 3 to become bi-directional on 4th Ave S between 34th St S & 21st St S near the high school.
 - Adjusting Route 4 to become a bi-directional hourly route serving the Ground Transportation Center (Fargo), Hjemkomst Center, Clay County Social Services/Court House, Moorhead Manor, Walmart Transfer Hub, and new DMV and Detox Center.
 - New Route 6 operating along the existing southern portion of Route 4 (Center Ave & 1st Ave N) as a 30 min route to 34th St S where it would become Route 6A or 6B and operate as an hourly route. 6A would serve Dilworth (current Route 6) and 6B would replace existing Route 9.

- [11th Street Underpass Project](#) – Construction Underway
- [2023-2025 20th St S/I-94 Interchange Study](#) – Anticipated to be adopted in September by Metro COG Policy Board
 - Provides several alternatives in order to provide a full interchange in the future.
- [Metro Railroad Needs Study](#) – Underway with Metro COG
 - Will develop a list of prioritized railroad crossing improvements.
- [2024 Moorhead Safe Routes to School Study](#) – Completed with Metro COG
 - Analyzed each elementary school and Horizon Middle School.
 - Identified barriers to walking and biking to school.
 - Recommends improvements to increase walking and biking to school.
- [2024-2025 Heartland Trail Study](#) – Completed with Metro COG
 - Heartland Trail extension from Becker County to Moorhead
 - Identified preferred routes, trail sections, and trailhead concepts.
- [2050 Metro Transportation Plan](#) – Completed with Metro COG

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:
 - Woodlawn Park Disc Golf
 - Installed new mulch around baskets to reduce mud and erosion.
 - Will be creating a new course layout and installing new baskets, tee pads, signage, landscaping, and additional course supplies
 - Southside Regional Park Inclusive Fencing
 - Fencing installed around the Inclusive Playground in June 2025.
 - Village Green Park Pickleball Courts
 - Converted underutilized and damaged tennis courts into new pickleball courts.
- Ongoing Projects:
 - Matson Field & Grandstand Project
 - Renovation of Matson Field which will include a new elevated grandstand, press box, and backstop netting system.
 - [Reimagine Romkey Park](#)
 - \$11.3 million project with a \$5 million grant from National Park Service
 - Reconstruction of 1958 Moorhead Pool and pre-1990 park amenities.
 - Grand Opening Anticipated summer 2026 - New pool and pool house, basketball and pickleball courts, splash pad, food forest, youth soccer field, small sledding hill, traditional and natural playgrounds, and skatepark.
 - Farmers Market – Applied for USDA Farmers Market Promotion Program funding to increase awareness and improve marketing strategies for the market.

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.

- [GreenStep Cities](#)
 - Step 5 status - 2025
- Backyard Chickens
 - 2025 - 42 permits issued
- Community Garden Grants
 - 2025 - 3 recipients received \$500 each (Brookdale Baptist Church, Salem Evangelical Free Church, and 1st Presbyterian Church/Grateful Community Garden)
- 2025 [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
- [2024 Electric Vehicle Readiness Study](#) - completed with Metro COG
 - An analysis to ensure that the Fargo-Moorhead metropolitan area is EV-ready by developing a vision for electric vehicle readiness, identifying key partnerships and actionable strategies, and facilitating community support for EVs.
- 2024 MPCA Climate Action Grant
 - Work in progress to convert 10 acres of City properties along the Red River Corridor from turf grass to pollinators
- Community Organization Tabletop Exercise
 - In coordination with Clay County, the City of Moorhead hosted a Community Organization Tabletop Exercise where individuals representing the City, utility organizations, schools, hospitals, and housing agencies discussed the recovery process of a natural disaster

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.

- [Moorhead Sculpture Walk](#)
 - As a part of the 2022 Call for Activation, the launching of the Moorhead Sculpture Walk by Rourke Art Museum provides an opportunity for everyone to enjoy works of public sculpture as they have become landmarks and part of the community's identity.
- [Indigenous Sculpture Installation](#)
 - In an effort to expand the Moorhead Sculpture Walk with a new art installation that embodies and celebrates the rich heritage of Indigenous People and their cultures in our region, the City of Moorhead commissioned Indigenous artist, Duane Goodwin, to design and fabricate a sculpture. The currently unnamed sculpture of an Anishinaabe Hunter Trapper was installed in an open space area at 4th St and Center Avenue.
- 2025 RiverArts – June 11 & 25, July 9 & 23 and Aug 6
 - 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.
- 1st Avenue Sidewalk Stamps and New Sidewalk Stamps
 - In addition to work done in 2024, 8 new art and poetry stamps were installed on the sidewalk along 1st Avenue North from 9th Street North to 10th Street North as part of the reconstruction surrounding the 11th Street underpass.

- To expand the 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 are in the process of being fabricated into sidewalk stamps.