



**PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING AGENDA
OCTOBER 6, 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. September 9, 2025 Minutes
4. Citizens To Be Heard
5. Public Hearing -- Planning Commission
 - A. Request of Z. Mustafic for Conditional Use Permit for Auto Sales Business at 1335 Center Ave
 - B. Request of T. Sorenson for Conditional Use Permit for Dynamic Display Sign at 3505 8th St S
 - C. Request of Christianson Companies for Preliminary & Final Plat for Christiansons First Addition
6. Other Business
7. Reports/Information
8. Adjourn

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in city meetings will be provided. To arrange assistance, call the City Clerk office at 218.299.5166 (voice) or 711 (TDD/TTY). Visit our website at www.moorheadmn.gov



**MINUTES OF THE PLANNING COMMISSION/BOARD OF ADJUSTMENT
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N
September 9, 2025 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (5): Jana Kasper, Wayne Ingersoll, Brent Behm, Robert Seigel, Paul Krabbenhoft

Absent (2): Lindsie Schoenack, Sebastian McDougall

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

2. Agenda Amendments

Motion to Approve September 9, 2025 Agenda made by Rober Seigel and seconded by Jana Kasper.

For 5: Jana Kasper, Wayne Ingersoll, Brent Behm, Robert Seigel, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

3. Approval of Minutes

A. July 15, 2025

Motion to Approve made by Jana Kasper and seconded by Paul Krabbenhoft.

For 5: Jana Kasper, Wayne Ingersoll, Brent Behm, Robert Seigel, 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 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.

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

For 5: Jana Kasper, Wayne Ingersoll, Brent Behm, Robert Seigel, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request, which was part of the Onward Moorhead Comprehensive Plan implementation process. Staff mentioned this group of zoning map amendments included MU-3 to MU-1 parcels that were inadvertently left out of the last round of mixed use rezones and that they follow the new delineation for MU-1 from the Red River to 11th Street. Also, staff stated no new non-conforming uses would be created with these changes. Staff also proposed text amendments which included reductions to minimum parking for housing, multi-family dwellings and home occupations added to MU-4: Gateway Mixed Use, wireless towers and antennas added to use table

and text cleanup and clarification.

No public comments had been received to date.

Staff recommended that the Planning Commission recommend approval to the City Council the amendments related 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.

There were no public comments at the meeting.

Motion to Close Public Hearing made by Robert Seigel and seconded by Paul Krabbenhoft.

For 5: Jana Kasper, Wayne Ingersoll, Brent Behm, Robert Seigel, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to 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 made by Paul Krabbenhoft and seconded by Robert Seigel.

For 5: Jana Kasper, Wayne Ingersoll, Brent Behm, Robert Seigel, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

6. Other Business

A. Appointment to the Moorhead Wellhead Protection Team

Staff briefed the Commission on the request of Moorhead Public Service Commission for a representative from the Moorhead Planning Commission to serve on the Wellhead Protection Team.

Motion to Appoint Robert Seigel made by Paul Krabbenhoft and seconded by Jana Kasper.

For 5: Jana Kasper, Wayne Ingersoll, Brent Behm, Robert Seigel, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

7. Reports/Information

A. January-August 2025 Comprehensive Plan Implementation Update

Staff provided the Commission with an overview of 2025 projects that have met goals of the 2022 Onward Moorhead Comprehensive Plan.

8. Adjourn

Motion to Adjourn at 05:49 PM made by Paul Krabbenhoft and seconded by Robert Seigel.

APPROVED BY:

ATTEST:

Brent Behm
Chair

Robin Huston
City Planner / Zoning Administrator

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

DRAFT



To: Moorhead Planning Commission
Prepared By: Brittany Cameron, Assistant City Planner
Date: October 6, 2025
Subject: Conditional Use Permit - Auto Sales - 1335 Center Ave

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	Z. Mustafic, on behalf of 1st Town Autos, LLC
REQUESTED ACTION/PURPOSE	Conditional Use Permit for operation of an auto sales business in MU-3
ADDRESS	1335 Center Ave
PARCEL NUMBER	58.847.0010
LEGAL DESCRIPTION	Lots 1-5, Block 1, less Highway, Whites 1st Addition
COMPREHENSIVE PLAN	Mixed Use
ZONING	MU-3: Commercial Mixed Use
EXISTING LAND USE	Vacant Building – formerly Muffler Man Repair Shop
SURROUNDING LAND USE	North: Center Ave / BNSF Railway West: Retail South: BNSF Railway East: 14 th St S/BNSF Property
APPLICATION DATE/60-DAY DEADLINE	September 16, 2025 / November 14, 2025
PUBLICATION DATE	September 25, 2025

BACKGROUND

Z. Mustafic, on behalf of 1st Town Autos, LLC, is requesting a Conditional Use Permit (CUP) to operate an auto sales business at the former Muffler Man site. The CUP will also consider the addition of auto repair as a future use.

PROPOSAL REVIEW

Zoning – With recent zoning code changes, all auto-related uses now require a CUP in MU-3 and must meet the following criteria:

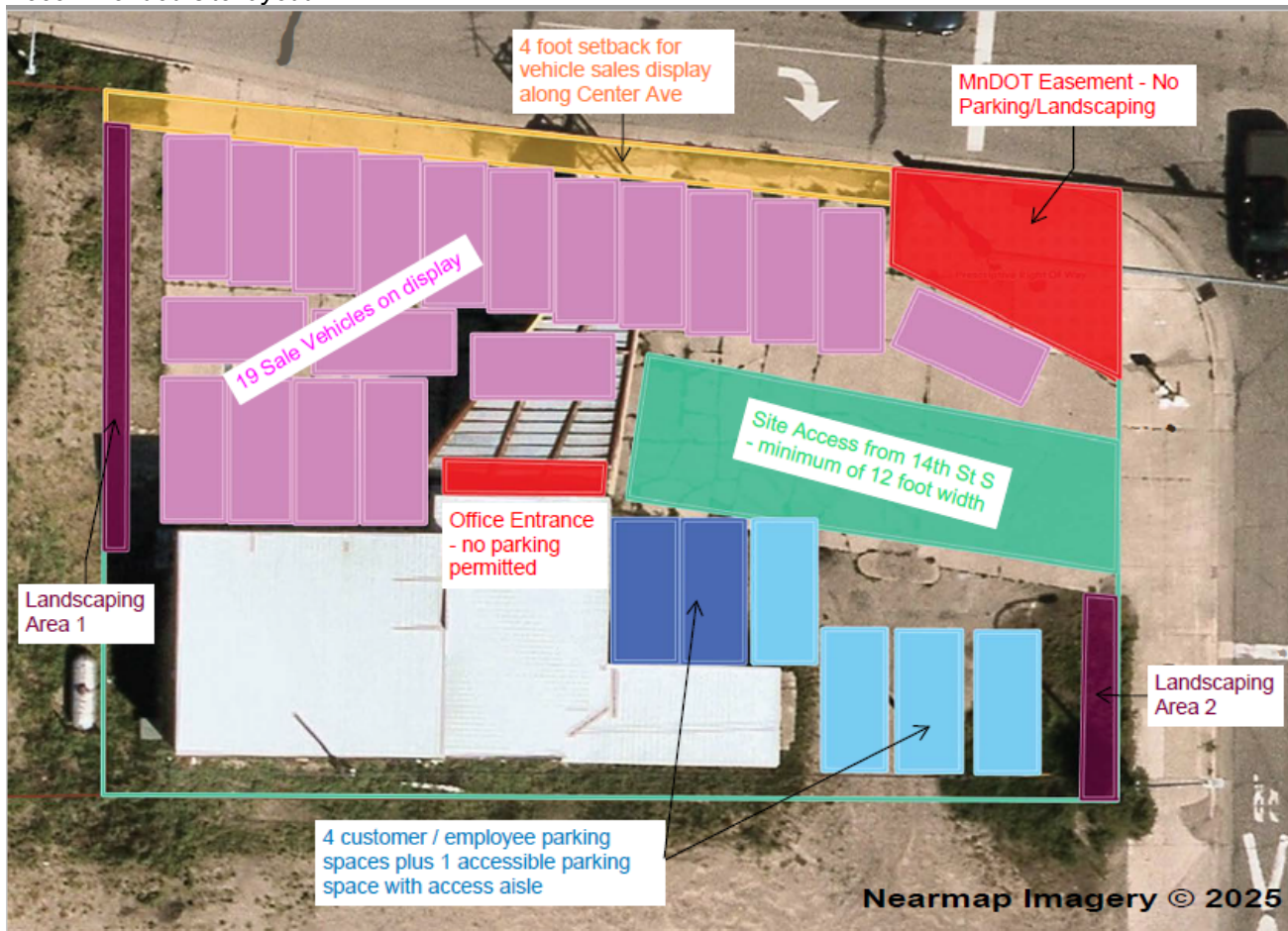
10-18-2 R. Sales, rental or repair of auto-related uses including, but not limited to, trucks, automobiles, recreational vehicles, trailers, motorcycles and boats, and non-auto equipment repair:

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.

Recommended site layout



Access – Access to the site will be from 14th St S only due to proximity of the intersection to the Center Ave access. This could also provide additional space for vehicle display onsite.

Easement – A MnDOT easement exists in the northeast corner of this property. Parking, vehicle display, landscaping, new signage, etc. are prohibited within this area.

Landscaping – No landscaping currently exists at the site. With the change of use, landscaping is required where it can be provided. Two areas on the site layout above have been identified where the required 32 plant units could be provided.

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 MU-3: Commercial Mixed Use and the property is guided towards Mixed Use in the 2022 Comprehensive Land Use Plan.
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.
3. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - During plan review, all performance standards 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.
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 MU-3: Commercial Mixed Use 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.
2. Site Surfacing:
 - a. Existing concrete surface can accommodate approximately 19 sale vehicles.
 - b. If not used for the required 5 ft landscaping area, additional concrete or asphalt area may be added along the west parking area as long as a minimum 3 ft setback is provided from the property line.

- c. Customer and employee parking may utilize existing gravel parking area on east side of building but the gravel area may not be extended.
3. Circulation & Parking:
 - a. Primary access to site will be from 14th St S due to proximity of Center Ave access approach to intersection.
 - b. Site access shall include a minimum 12-foot-wide drive lane from 14th St S that provides enough space for customers to drive in and out of site.
 - c. A minimum of 4 customer/employee parking spaces plus one accessible parking space with access aisle and signage is required.
 - d. No parking, vehicle display, landscaping, new signage, etc. permitted in the MnDOT easement (Document 707076) in the northeast corner of property.
 4. 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 must maintain a clearance of 4 feet between vehicles and north property line.
 - c. All sales vehicles must be displayed on private property and may not encroach into public right of way.
 - d. All sales vehicles on site must be licensed and operable.
 - e. Vehicles not owned by dealer shall not be stored, displayed "for sale" or sold.
 5. Sales Office: Existing building to clearly display the name of the license holder, phone number and hours of operation.
 6. Dumpster Enclosure: If a dumpster is requested, opaque dumpster enclosure shall be provided and meet construction and accessibility requirements for Public Works vehicles.
 7. Landscaping: A total of 32 plant units shall be provided in one or both landscaping areas shown on Exhibit A site plan. Landscaping area(s) to be at least 5 ft deep from the property line.
 8. Outdoor Storage:
 - a. Other than licensed display vehicles, all other business-related equipment cannot be visible from the street and shall be completely enclosed in a permanent building or screened with a solid fence.
 9. Auto Repair: No vehicles needing repair prior to sales are permitted on site.
 - a. Auto repair use may be considered in the future, if the following items are addressed:
 - i. Site review and building updates, as required, to meet Building and Zoning Code standards.
 10. Applicant shall receive all required federal, state and local permits.

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in The FM Extra on September 25, 2025 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 MU-3: Commercial Mixed Use
LOCATION: 1335 Center Ave – Parcel 58.847.0010
APPLICANT: Z. Mustafic
OWNER: 1st Town Autos LLC
FILE NO: 25P020

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 October 6, 2025; 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 Z. Mustafic, on behalf of 1st Town Autos, LLC and received on September 16, 2025 (herein referred to as “Application”) seeking a Conditional Use Permit for operation of an auto sales business at 1335 Center Ave, Parcel 58.847.0010, legally described as:

Lots 1-5, Block 1, less Highway, Whites 1st Addition
2. The property is zoned MU-3: Commercial Mixed Use, which permits auto sales-businesses as a conditional use.
3. A public hearing was held by the Planning Commission on October 6, 2025 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 MU-3: Commercial Mixed Use 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 sales uses are permitted by conditional use in the MU-3: Commercial Mixed Use and the property is guided towards Mixed Use in the 2022 Comprehensive Land Use Plan.
 - 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.
 - c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - During plan review, all performance standards 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.
- 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 Z. Mustafic, on behalf of 1st Town Autos, LLC, and received on September 16, 2025 (herein referred to as "Application") seeking a Conditional Use Permit - Auto Sales in MU-3: Commercial Mixed Use at 1335 Center Ave, Parcel 58.847.0010, legally described as:

Lots 1-5, Block 1, less Highway, Whites 1st Addition

is hereby approved contingent upon:

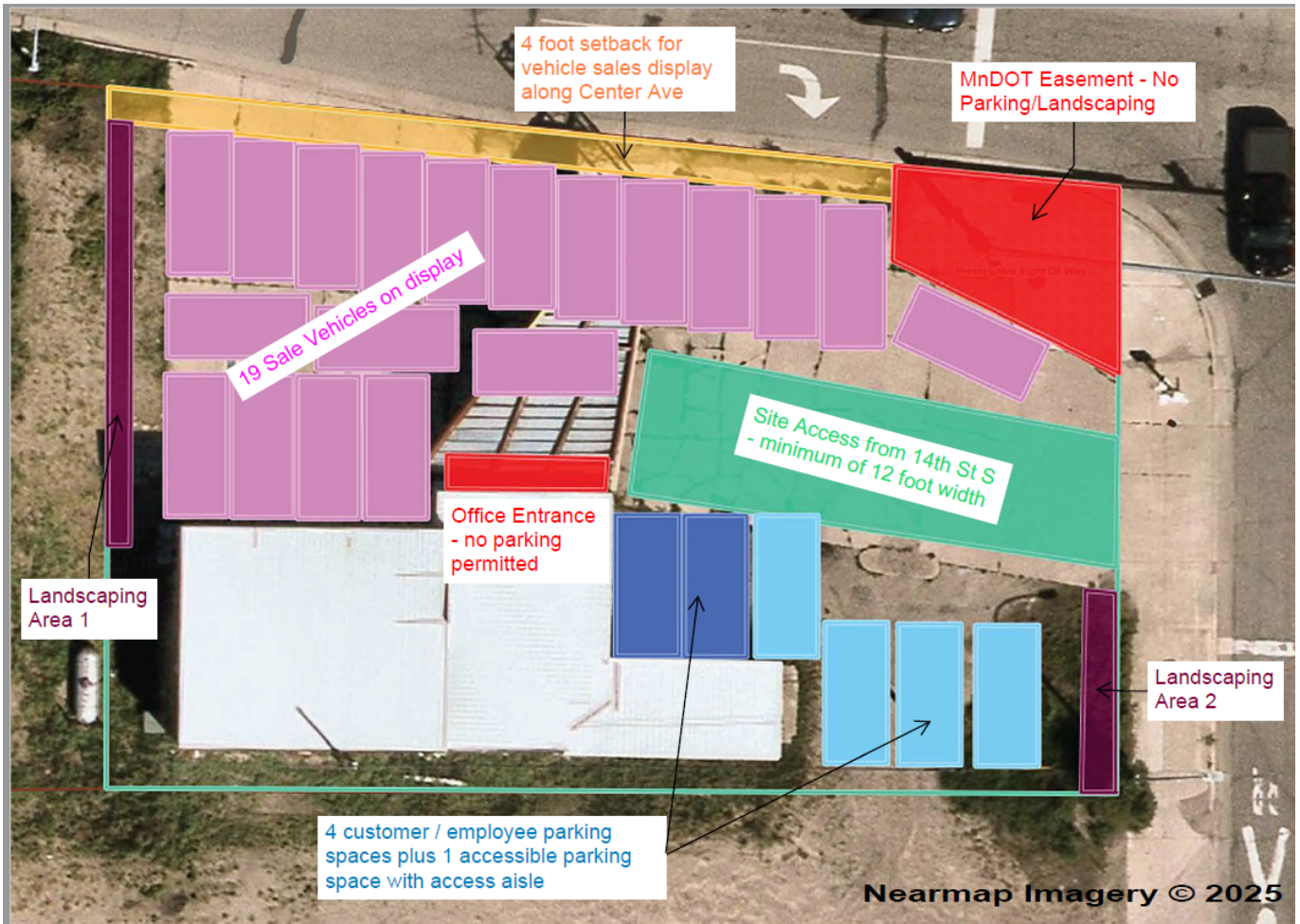
1. **All uses shall comply with building, fire safety and health codes, zoning, local and state licensing.**
2. Site Surfacing:
 - a. Existing concrete surface can accommodate approximately 19 sale vehicles.
 - b. If not used for the required 5 ft landscaping area, additional concrete or asphalt area may be added along the west parking area as long as a minimum 3 ft setback is provided from the property line.
 - c. Customer and employee parking may utilize existing gravel parking area on east side of building but the gravel area may not be extended.
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 - b. Site access shall include a minimum 12-foot-wide drive lane from 14th St S that provides enough space for customers to drive in and out of site.
 - c. A minimum of 4 customer/employee parking spaces plus one accessible parking space with access aisle and signage is required.
 - d. No parking, vehicle display, landscaping, new signage, etc. permitted in the MnDOT easement (Document 707076) in the northeast corner of property.
4. Display Standards: The display of vehicles "for sale" must meet the following conditions:
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 - d. All sales vehicles on site must be licensed and operable.
 - e. **Vehicles not owned by dealer shall not be stored, displayed "for sale" or sold.**
5. Sales Office: Existing building to clearly display the name of the license holder, phone number and hours of operation.
6. Dumpster Enclosure: If a dumpster is requested, opaque dumpster enclosure shall be provided and meet construction and accessibility requirements for Public Works vehicles.
7. Landscaping: A total of 32 plant units shall be provided in one or both landscaping areas shown on attached site plan. Landscaping area(s) to be at least 5 ft deep from the property line.
8. Outdoor Storage:
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9. Auto Repair: No vehicles needing repair prior to sales are permitted on site.
 - a. Auto repair use may be considered in the future, if the following items are addressed:

- i. Site review and building updates, as required, to meet Building and Zoning Code standards.
10. Applicant shall receive all required federal, state and local permits.

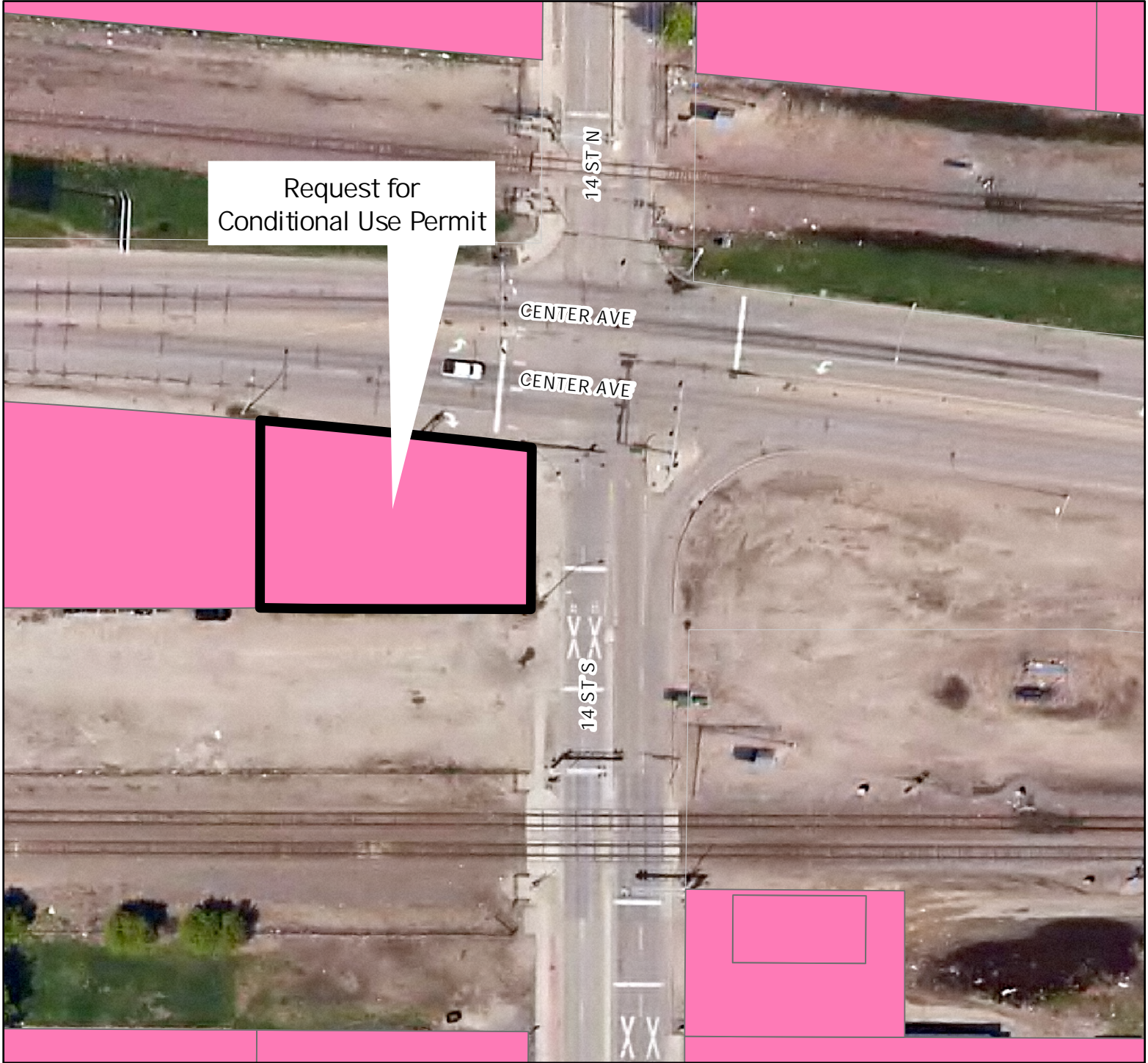
PASSED by the Moorhead Planning Commission this 6th day of October, 2025.

Brent Behm, Chair
Moorhead Planning Commission









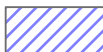



Attest: Robin Huston,
City Planner/Zoning Administrator

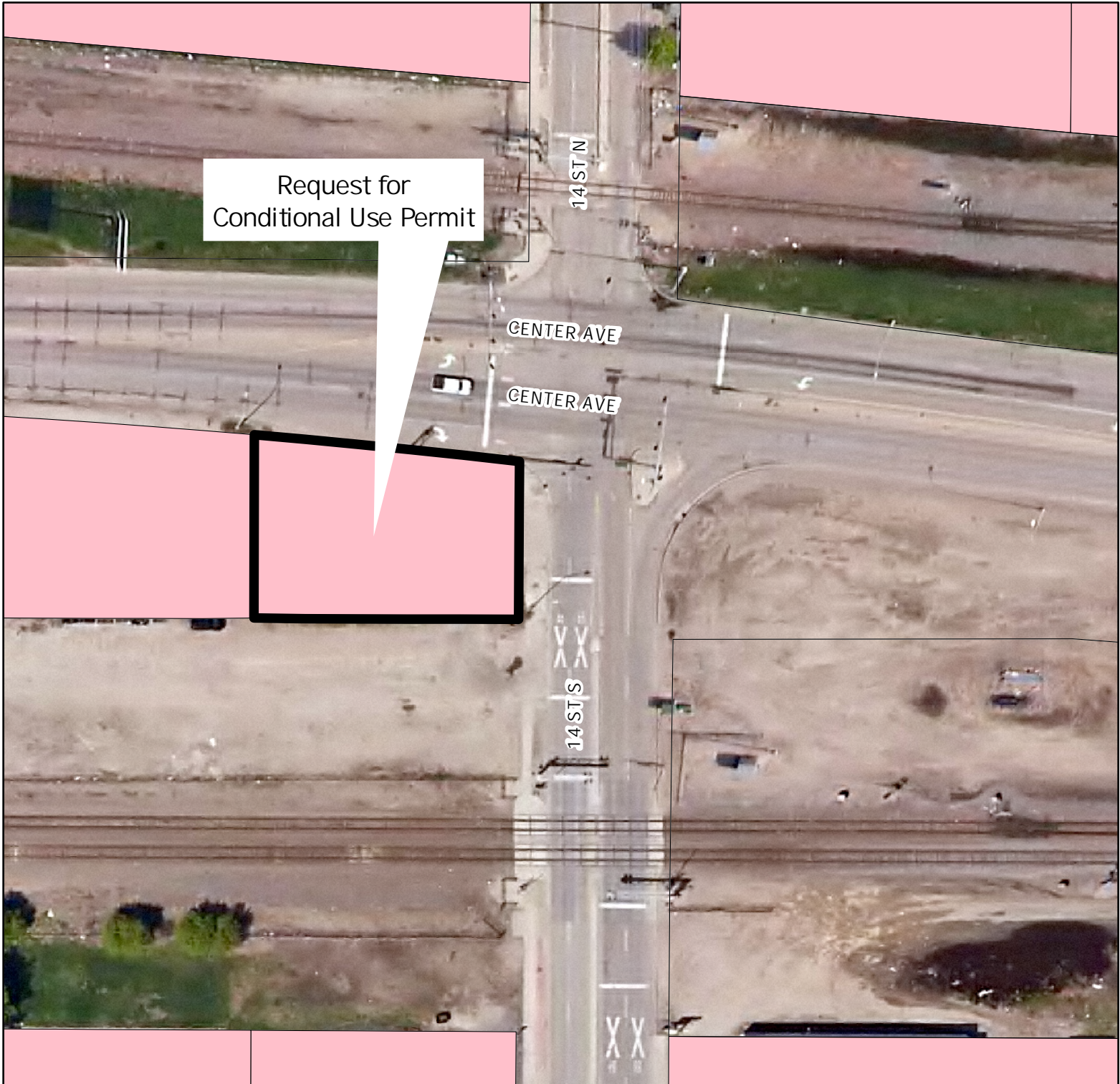

























2022 Future Land Use

	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



ZONING DISTRICT LEGEND

 RLD1: Residential Low Density 1	 CC: Community Commercial	 LI: Light Industrial	 TZ: Transitional
 RLD2: Residential Low Density 2	 RC: Regional Commercial	 HI: Heavy Industrial	 Not Applicable
 RLD3: Residential Low Density 3	 MU1: Downtown Mixed Use	 P: Public Open Space	 Not Classified
 RMD: Residential Medium Density	 MU2: Neighborhood Mixed Use	 INS: Institutional	 Moorhead City Limits
 RHD: Residential High Density	 MU3: Commercial Mixed Use	 PUD-LINS: PUD/Light Institutional	

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, October 6, 2025 at 5:30 pm to consider the following items:

1. Request of Z. Mustafic, on behalf of 1st Town Autos, LLC, for a Conditional Use Permit to operate an auto sales business in MU-3: Commercial Mixed Use at:

1335 Center Ave – 58.847.0010 – Lot 1, Block 1, Whites 1st Addition

2. Request of T. Sorenson, on behalf of Tasbry Properties, LLC, for a Conditional Use Permit to install a Dynamic Display Sign (DDS) within CC: Community Commercial at:

3505 8th St S – 58.014.0050 – Lot 2 & N 5’ of Lot 3, Block 2, Angela’s 1st Addition

3. Request of Christianson Companies for the following relating to Christiansons First Addition at 2101 26th St S (Parcel 58.900.1150), legally described as part of the Southeast Quarter of Section 16, Township 139 North, Range 48 West of the Principal Meridian, Clay County, Minnesota (abbreviated description – full description available upon request):

a. Preliminary Plat

b. Final Plat

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 agahdaryé bi zimanekí din, ji kerema xwe re tēkiliyē pēve bikin: 218.299.5374

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

218.299.5374

لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ : 218.299.5374

Published this 25th day of September, 2025.

F0925-3

INTERESTED PARTY
501 3RD ST NE
DILWORTH, MN 56529

INTERESTED PARTY
1901 1ST AVE N
MOORHEAD, MN 56560

INTERESTED PARTY
1417 1ST AVE N
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 961089
FORT WORTH, TX 76161-0089

INTERESTED PARTY
1608 1ST AVE N
MOORHEAD, MN 56560

INTERESTED PARTY
1321 CENTER AVE
MOORHEAD, MN 56560

INTERESTED PARTY
6211 ANN ARBOR RD
DUNDEE, MI 48131

INTERESTED PARTY
PO BOX 779
MOORHEAD, MN 56560

INTERESTED PARTY
56 ECKFORD ST
BROOKLYN, NY 11222

INTERESTED PARTY
800 HOLIDAY DR UNIT 240
MOORHEAD, MN 56560

INTERESTED PARTY
1301 1ST AVE N UNIT 6
MOORHEAD, MN 56560



To: Moorhead Planning Commission
Prepared By: Ethan Johnk, Assistant City Planner
Date: October 6, 2025
Subject: Conditional Use Permit – Dynamic Display Sign – 3505 8th St S

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	T. Sorenson, on behalf of Tasbry Properties, LLC
REQUESTED ACTION/PURPOSE	Conditional Use Permit for the installation of an On Premise Dynamic Display Sign
ADDRESS	3505 8 th St S
PARCEL NUMBER	58.014.0050
LEGAL DESCRIPTION	Lot 2 & N 5' of Lot 3, Block 2, Angela's 1st Addition
COMPREHENSIVE PLAN	Commercial
ZONING	CC: Community Commercial
EXISTING LAND USE	Dispensary, personal care services, financial/insurance services
SURROUNDING LAND USE	North: Gym West: 7 th Street South / Residential South: Residential East: 8 th Street South / Hwy 75
APPLICATION DATE/60-DAY DEADLINE	September 15, 2025 / November 13, 2025
PUBLICATION DATE	September 25, 2025

BACKGROUND

T. Sorenson, on behalf of Tasbry Properties, LLC, is requesting a Conditional Use Permit to install an On Premise Dynamic Display Sign (DDS) on the north side of a new free-standing multi-tenant sign at 3505 8th St S, replacing the existing free-standing sign.

Dynamic Display Signs are electronic signs that include technology that can change sign copy frequently throughout the day. Under recent text amendments, this type of sign now requires a Conditional Use Permit in the CC: Community Commercial zoning district.

PROPOSAL REVIEW

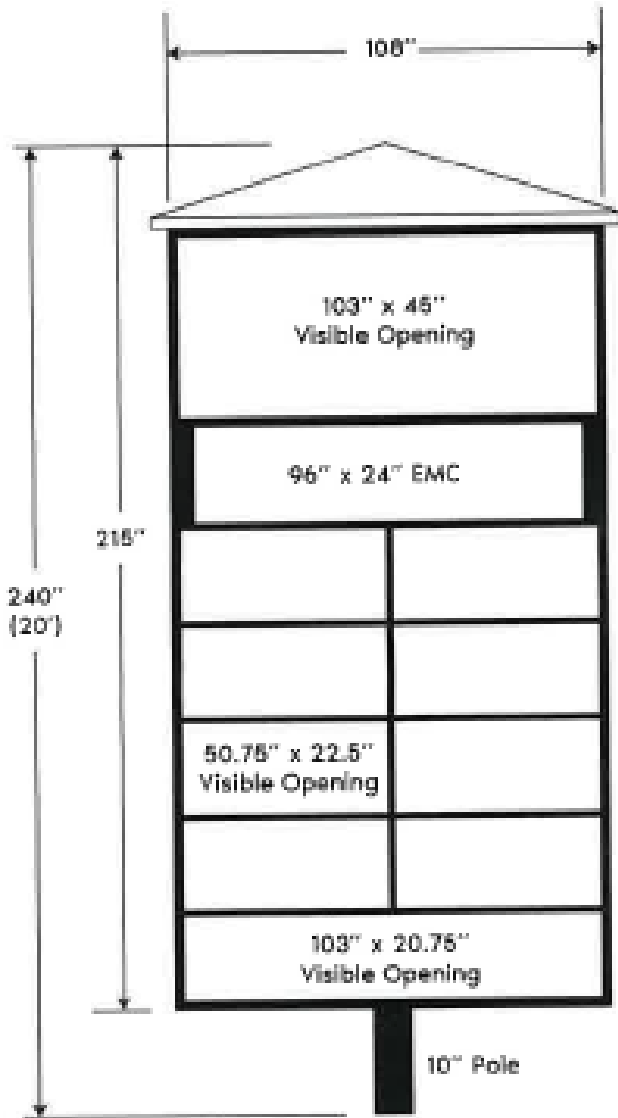


Location – By facing north, the proposed DDS sign would be blocked from view from all adjacent residential uses.

Visibility – Proposed sign location appears to meet visibility standards as required by 10-22-3 and 10-19-16.

Size: The proposed DDS would be 16 square feet, which is within the allowable square footage for signage on the new free-standing sign at this location.

DDS/EMC Area: 16 sf
 Total Freestanding Sign Area: 161.25 sf
 Allowable Freestanding Sign Area: 600 sf



NORTH



SOUTH

(example signage only)

Zoning – On Premise Dynamic Display Signs are a Conditional Use in the CC: Community Commercial zoning district and must meet the following criteria:

On Premise Dynamic Display Signs (DDS)	
Base sign code	See 10-22-7 for wall and freestanding sign requirements for quantity, height, area
Location	1. No sign may be placed within two hundred feet (200') of a residential use unless sign is completely blocked by an adjacent structure (measured by a straight line from base of sign to closest residential use property line).

	2. If sign permitted, sign may not face a residential use (i.e., if sign can be oriented otherwise, sign may be permitted).
Visibility	1. Signs must meet sign and visibility standards in 10-22-3 and 10-19-16.
Design elements	<ol style="list-style-type: none"> 1. DDS: One (1) double-sided frame is permitted per freestanding sign structure. 2. Static: In conjunction with multi-tenant static freestanding signs, only one (1) double-sided DDS frame is permitted. 3. Sound from signs prohibited. 4. Signs may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
Brightness	<ol style="list-style-type: none"> 1. Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility. 2. 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 3. 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. 4. Sign may not be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device or signal. 5. New signs from the date of this section shall be equipped with a functioning dimming mechanism. 6. Signs in MU-1 and MU-3 zones must either be turned off at 10 pm each night and turned on no sooner than 8 am or have a set a static message during that time
Other	<p>It is the obligation of the installer to check for any or all underground utilities or services before excavating for sign foundations.</p> <p>All sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations wherever applicable and receive written permission as required.</p>

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.

- On Premise Dynamic Display Signs are consistent with the 2022 Onward Moorhead Comprehensive Plan and with the purposes of the CC: Community Commercial zoning district.
2. The proposed use is or will be compatible with the present and future uses of the area;
 - The proposed On Premise Dynamic Display Sign is compatible with the present and future uses of the area as there are other Dynamic Display Signs in the area.
 3. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - During plan review, all performance standards 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.
 5. Traffic generated by the proposed use is within the capabilities of streets serving the property.
 - No additional traffic will be generated by the proposed signs.
 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 ACTION

Recommend Approval. Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the Conditional Use Permit to allow the installation of an On Premise Dynamic Display Sign at 3505 8th St S and related Findings of Fact, contingent on the following:

1. One (1) one-sided Dynamic Display Sign frame facing north only is permitted on new free-standing sign structure.
2. Dynamic Display Sign may not face residential uses.
3. Dynamic Display Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.
4. Sound from Dynamic Display Sign is prohibited.
5. Dynamic Display Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
6. Dynamic Display Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility.
7. 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.

8. Dynamic Display 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.
9. Dynamic Display Sign shall be equipped with a functioning dimming mechanism.
10. Dynamic Display Sign installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.
11. Dynamic Display Sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations, wherever applicable, and receive written permission, as required.
12. Owner/Applicant to receive all required federal, state and local permits.

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in The FM Extra on September 25, 2025 and mailed to adjacent property owners within 350 feet of the site.

Comments:

One public comment received to date from D. Bjornstad, Kvamme Real Estate, in favor of sign.

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 - On Premise Dynamic Display Sign in CC: Community Commercial
LOCATION: 3505 8th Street South – Parcel 58.014.0050
APPLICANT/OWNER: T. Sorenson, on behalf of Tasbry Properties, LLC
FILE NO: 24P021

WHEREAS, the Moorhead Planning Commission received a full and complete application for a Conditional Use Permit - On Premise Dynamic Display Sign in CC: Community Commercial; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on October 6, 2025; 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 T. Sorenson, on behalf of Tasbry Properties, LLC, and received on September 15, 2025 (herein referred to as “Application”) seeking a Conditional Use Permit - On Premise Dynamic Display Sign in CC: Community Commercial at 3505 8th St S, Parcel 58.014.0050, legally described as:

Lot 2 & N 5’ of Lot 3, Block 2, Angela’s 1st Addition, City of Moorhead, Clay County, Minnesota.
2. The property is zoned CC: Community Commercial, which permits On Premise Dynamic Display Signs as a conditional use.
3. A public hearing was held by the Planning Commission on October 6, 2025 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 CC: Community Commercial 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.
 - On Premise Dynamic Display Signs are a conditional use in the CC: Community Commercial zoning district and the property is guided toward Commercial in the 2022 Comprehensive Land Use Plan
 - b. The proposed use is or will be compatible with the present and future uses of the area;
 - The proposed On Premise Dynamic Display Sign is compatible with the present and future uses of the area as there are other Dynamic Display Signs in the area.
 - c. The proposed use conforms with all performance standards contained herein (i.e. parking, loading, noise, etc.).
 - During plan review, all performance standards 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.
- e. Traffic generated by the proposed use is within the capabilities of streets serving the property.
 - No additional traffic will be generated by the proposed signs.
- 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 that currently serve the property.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of T. Sorenson on behalf of Tasbry Properties, LLC for a Conditional Use Permit - On Premise Dynamic Display Sign in CC: Community Commercial at 3505 8th St S, Parcel 58.014.0050, legally described as:

Lot 2 & N 5' of Lot 3, Block 2, Angela's 1st Addition, City of Moorhead, Clay County, Minnesota.

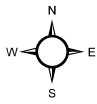
is hereby approved contingent upon:

1. One (1) one-sided Dynamic Display Sign frame facing north only is permitted on new free-standing sign structure.
2. Dynamic Display Sign may not face residential uses.
3. Dynamic Display Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.
4. Sound from Dynamic Display Sign is prohibited.
5. Dynamic Display Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
6. Dynamic Display Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility.
7. 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.
8. Dynamic Display 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.
9. Dynamic Display Sign shall be equipped with a functioning dimming mechanism.
10. Dynamic Display Sign installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.
11. Dynamic Display Sign installations shall conform to Minnesota Department of Transportation and Federal aviation regulations, wherever applicable, and receive written permission, as required.
12. Owner/Applicant to receive all required federal, state and local permits.

PASSED by the Moorhead Planning Commission this 6th day of October, 2025.

 Brent Behm, Chair
 Moorhead Planning Commission

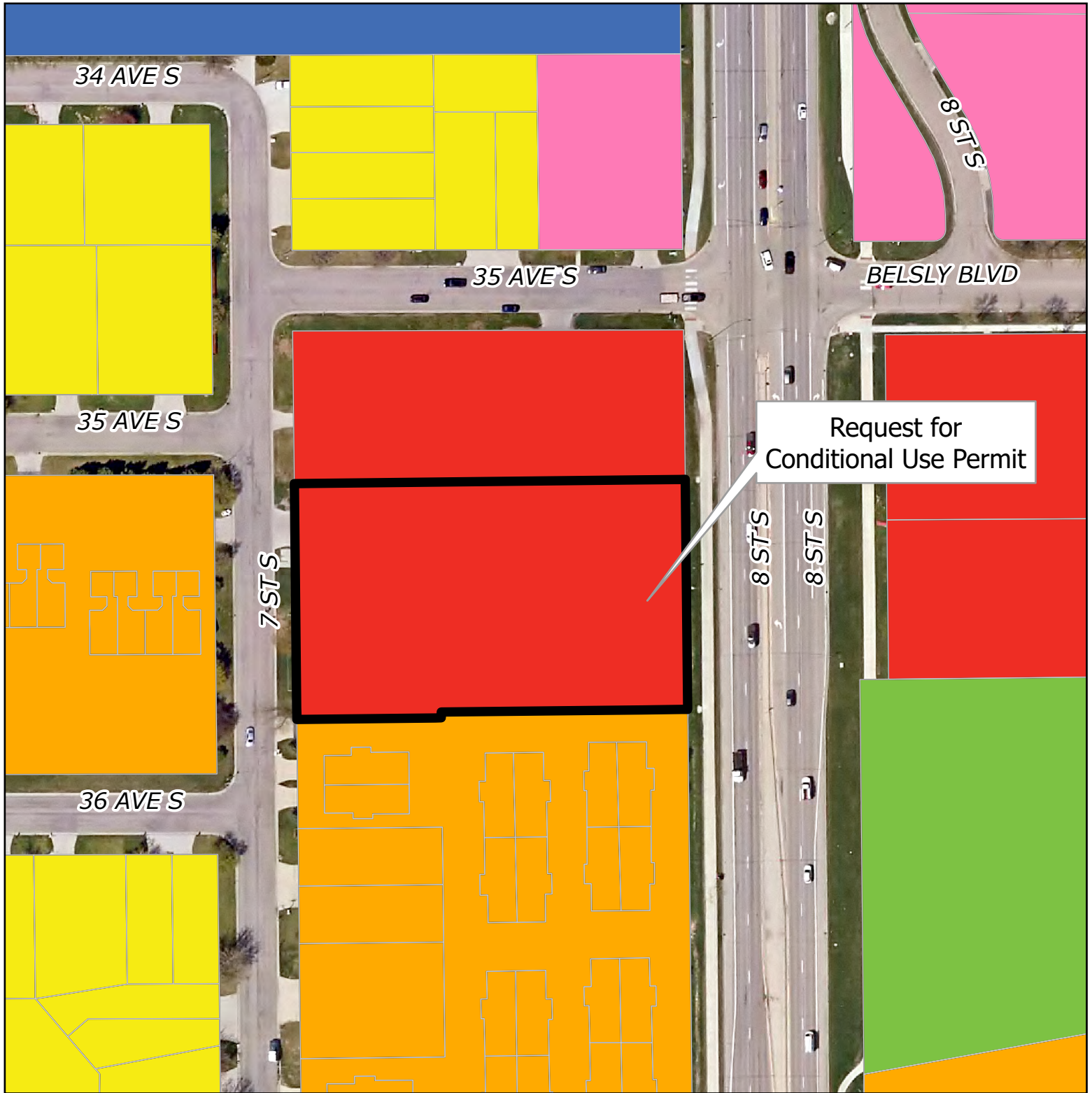
 Attest: Robin Huston,
 City Planner/Zoning Administrator














General Location Map 3505 8th St S 58.014.0050



Request for
Conditional Use Permit



















Future Land Use Legend

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



Request for
Conditional Use Permit

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, October 6, 2025 at 5:30 pm to consider the following items:

1. Request of Z. Mustafic, on behalf of 1st Town Autos, LLC, for a Conditional Use Permit to operate an auto sales business in MU-3: Commercial Mixed Use at:

1335 Center Ave – 58.847.0010 – Lot 1, Block 1, Whites 1st Addition

2. Request of T. Sorenson, on behalf of Tasbry Properties, LLC, for a Conditional Use Permit to install a Dynamic Display Sign (DDS) within CC: Community Commercial at:

3505 8th St S – 58.014.0050 – Lot 2 & N 5' of Lot 3, Block 2, Angela's 1st Addition

3. Request of Christianson Companies for the following relating to Christiansons First Addition at 2101 26th St S (Parcel 58.900.1150), legally described as part of the Southeast Quarter of Section 16, Township 139 North, Range 48 West of the Principal Meridian, Clay County, Minnesota (abbreviated description – full description available upon request):

a. Preliminary Plat

b. Final Plat

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 agahdaryé bi zimanekí din, ji kerema xwe re tēkiliyē pēve bikin: 218.299.5374

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

218.299.5374

لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ: 218.299.5374

Published this 25th day of September, 2025.

F0925-3

INTERESTED PARTY
3610 7TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3615 7TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3608 7TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3612 7TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3614 7TH ST S
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3536 7TH ST S
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INTERESTED PARTY
3604 7TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3602 7TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
507 36TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
601 36TH AVE S
MOORHEAD, MN 56560

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3520 7TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3600 8TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
803 BELSLY BLVD
MOORHEAD, MN 56560

INTERESTED PARTY
3505 8TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3501 8TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
608 35TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
3406 7TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3404 7TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
708 35TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
3400 7TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
810 BELSLY BLVD
MOORHEAD, MN 56560

INTERESTED PARTY
801 BELSLY BLVD
MOORHEAD, MN 56560

INTERESTED PARTY
510 35TH AVE S
MOORHEAD, MN 56560

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602 35TH AVE S
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702 35TH AVE S
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MOORHEAD, MN 56560

INTERESTED PARTY
3508 5TH ST S
MOORHEAD, MN 56560



To: Moorhead Planning Commission
Prepared By: Brittany Cameron, Assistant City Planner
Date: October 6, 2025
Subject: Preliminary & Final Plat – Christiansons First Addition

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	Christianson Companies
REQUESTED ACTIONS	Preliminary & Final Plat for Christiansons First Addition
PURPOSE	To subdivide the plant site from the agricultural land for future development
LEGAL DESCRIPTION	Part of the Southeast Quarter of Section 16, Township 139 North, Range 48 West , Clay County, Minnesota
ADDRESS	2101 26th Street S
PARCEL NUMBER	58.900.1150
COMPREHENSIVE PLAN	Industrial
ZONING	HI: Heavy Industrial/GO: Gateway Overlay
EXISTING LAND USE	Vacant former Anheuser-Busch Malt Plant/Agriculture land
SURROUNDING LAND USE	North – 20 th Ave S/Moorhead Industrial Park South – 28 th Ave S/I-94/ MacroSource Fertilizer & Ken’s Sanitation)/Water tower East – Moorhead Industrial Park/ Moorhead High School Career Academy West – BNSF Railroad/20 th St S
APPLICATION DATE	September 15, 2025
45-DAY DEADLINE FOR PLAT HEARING	October 29, 2025
LEGAL PUBLICATION DATE	September 25, 2025

BACKGROUND

This vacant 1978 facility and land had historically been used for the Anheuser-Busch malting plant and agricultural land where, according to the Forum archives, it processed about 8 million bushels of barley each year, which was used to make about 2 billion bottles of beer at other facilities. The closure was announced in November 2024 with a plan to move operations to Shakopee, MN.

The applicant intends to split the 145 acres by separating the existing plant site and creating two new parcels. The intention for Lot 3 is for City infrastructure and Lot 2 may be subdivided further for industrial users.

PROPOSAL REVIEW

Access/Streets/Mobility - Access to this area will be available from 20th Ave S, 26th St S and 28th Ave S.

Utilities - Municipal utilities will be made available to service the site.

Stormwater - Requirements will be met with future subdivision or with site plan development.

Easements – Several new easements have been added to this unplatted property. In addition, applicant will provide additional utility and drainage easements, as needed.

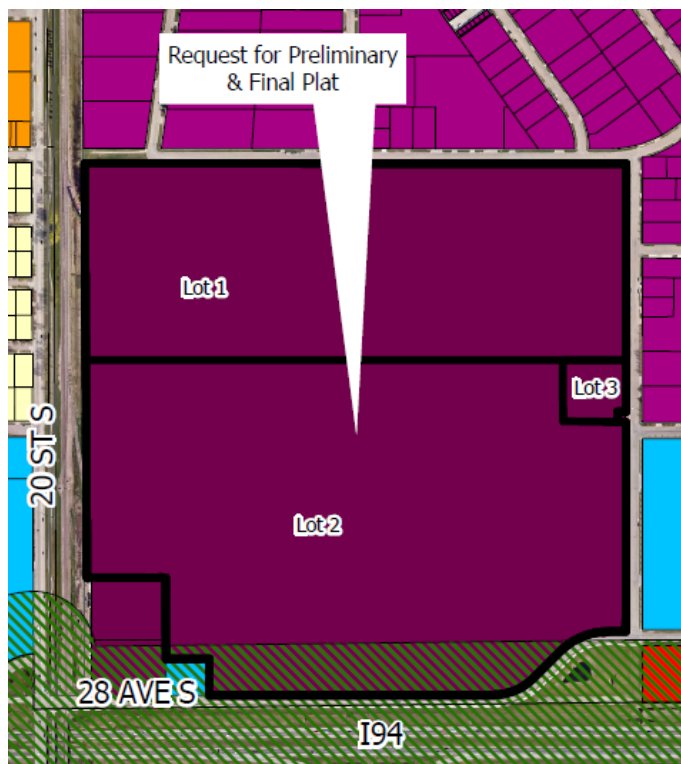
Sidewalks & Boulevard Trees – No additional sidewalks are needed at this time. Boulevard trees will be addressed with future subdivision or with site plan development.

Park Dedication - No park land dedication is required for industrial uses.

Zoning – Property is zoned HI: Heavy Industrial and the GO: Gateway Overlay runs along 28th Ave S into the property approximately 250 feet.



Current Zoning Map

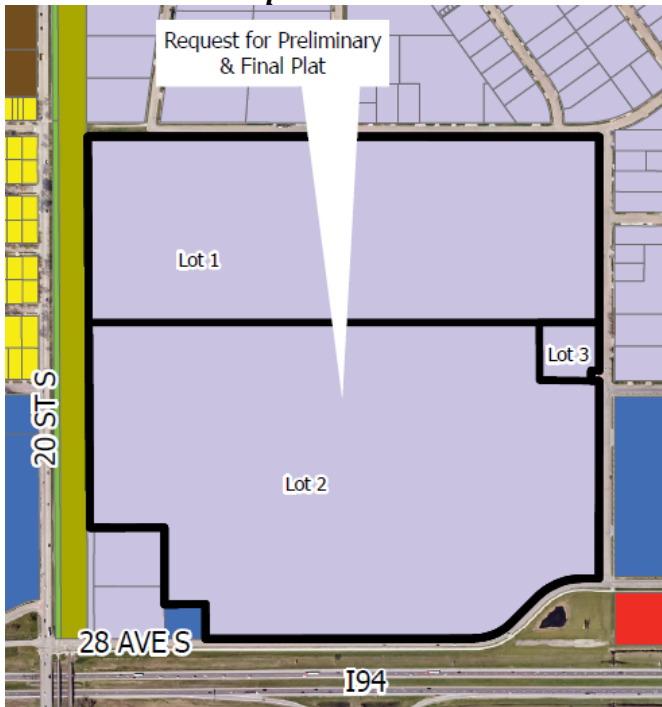


ZONING DISTRICT LEGEND			
RLD1: Residential Low Density 1	CC: Community Commercial	LI: Light Industrial	TZ: Transitional
RLD2: Residential Low Density 2	RC: Regional Commercial	HI: Heavy Industrial	Not Applicable
RLD3: Residential Low Density 3	MU1: Downtown Mixed Use	P: Public Open Space	Not Classified
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	INS: Institutional	Moorhead City Limits
RHD: Residential High Density	MU3: Commercial Mixed Use	PUD-LINS: PUD/Light Institutional	Gateway Overlay District

Comprehensive Plan Conformity – The property has been guided for Heavy Industrial development since 2022 with the approval of the Onward Moorhead Comprehensive Plan. Prior to this adoption,

the southerly 66-acres of this parcel were guided for commercial development and northerly 78-acres of this parcel were guided for Heavy Industrial development.

Future Land Use Map



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
	Medium Density Mixed Residential				

POLICY CONSIDERATIONS

The applicant’s request requires that the Planning Commission consider the following factor:

1. Does the preliminary & final plat pass the criteria established under Title 11, Chapter 3 of the Moorhead City Code?

CONSIDERATION OF CRITERIA

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. Proposed use is consistent with 2022 Onward Moorhead Comprehensive Plan.
2. The proposed use is or will be compatible with present and future land uses of the area;
 - Yes. Proposed use is compatible with current and future land uses called out in the 2022 Onward Moorhead Comprehensive Plan.
3. The proposed use conforms with all performance standards contained herein (i.e., parking, loading, noise, etc.);
 - Yes. Plan reviews will be conducted on a site to site basis for conformance with these standards.

4. The proposed use will not have an adverse effect upon the area in which it is proposed;
 - No adverse effect from the change in use is anticipated.
5. The proposed use will not depreciate the property value of the area in which it is proposed;
 - No. Proposed use will increase property value as land is converted from vacant/agricultural use to industrial use.
6. Traffic generation by the proposed use is within the capabilities of streets serving the property;
 - Yes. Traffic generation will be within the 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.
 - Yes. Proposed zoning is consistent with the City's proposed growth plan and infrastructure.

PRELIMINARY & FINAL PLAT

Title 11, Chapter 3 of Moorhead City Code states that the Planning Commission may recommend denial and the Council may deny a subdivision if it makes any of the following findings:

1. Conflicts: That the proposed subdivision is in direct conflict with adopted applicable general and specific comprehensive plans of the city, county, or township;
2. Physical Characteristics: That the physical characteristics of this site, including, but not limited to, topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage and retention, are such that the site is not suitable for the type of development, design or use contemplated;
3. Density: That the site is not physically suitable for the proposed density of development;
4. Environmental Damage: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage;
5. Public Health: That the design of the subdivision or the type of improvements are likely to cause serious public health problems;
6. Conflict With Easement: That the design of the subdivision or the type of improvements will conflict with easements of record or with easements established by judgment of a court;
7. Outside Of Boundaries: That the proposed subdivision is outside the boundaries of the city and;
8. The county, township or developer has not certified in writing that they will assume all responsibility for repair and maintenance of dedicated streets until annexed to the city; or
9. The township or county has not certified in writing that it has the capacity for and will provide police and fire protection and on site sewer system inspections to ensure proper installation.
10. Flooding Provisions: That the proposed subdivision, its site, or its design adversely affects the flood carrying capacity of the floodway, increases flood stages and velocities, or increases flood hazards within the floodway fringe or within other areas of the city.
11. MEQB Policies: The proposed subdivision is inconsistent with the policies of the Minnesota environmental quality board (MEQB), as may be amended, and could adversely impact critical environmental areas or potentially disrupt or destroy historic areas which are designated or officially recognized by the city council in violation of federal and state historical preservation laws.

SUGGESTED ACTION

Recommend Approval. Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the Preliminary and Final Plat for Christianson First Addition, contingent on the following:

1. Title Opinion to be submitted prior to City Council action.
 - a. Add existing easements listed in Title Opinion, where applicable.
 - b. Label existing 50-foot pipeline easement that appears to extend across 20th Ave S in northeast corner of site, if found in Title Opinion
2. Applicant to receive all required federal, state and local permits.

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in The FM Extra on September 25, 2025 and mailed to adjacent property owners within 350 feet of the site.

Comments:

No comments have been received to date.

ATTACHMENTS

1. General Location Map, Future Land Use Maps and Zoning Maps
2. Preliminary-Final Plat drawing
3. Notice of Hearing/Parties notified



2

**General Location Map
Christiansons First Addition
2101 26th St S
58.900.1150**



Request for Preliminary
& Final Plat

Lot 1

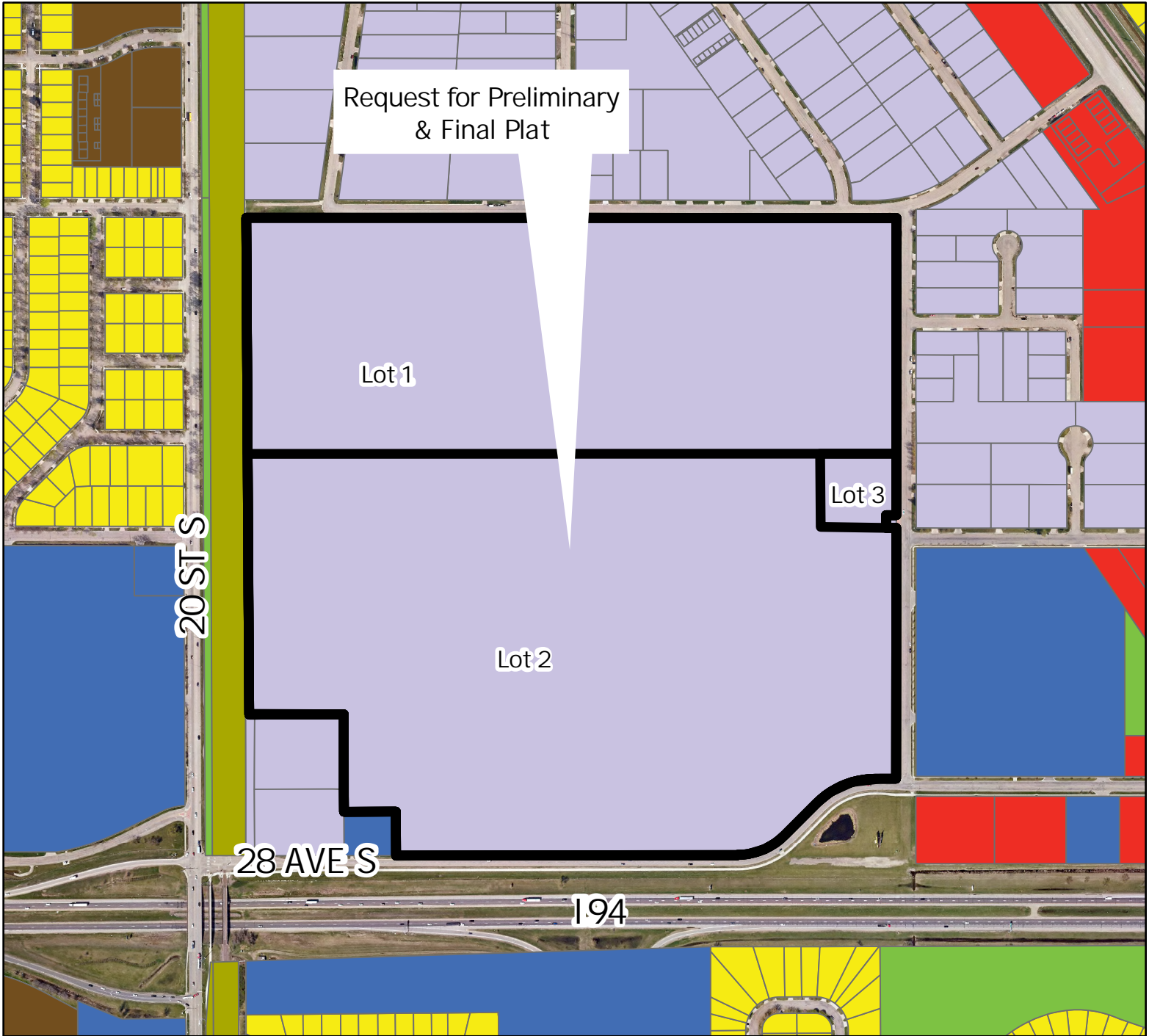
Lot 3

Lot 2









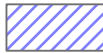



20 ST S

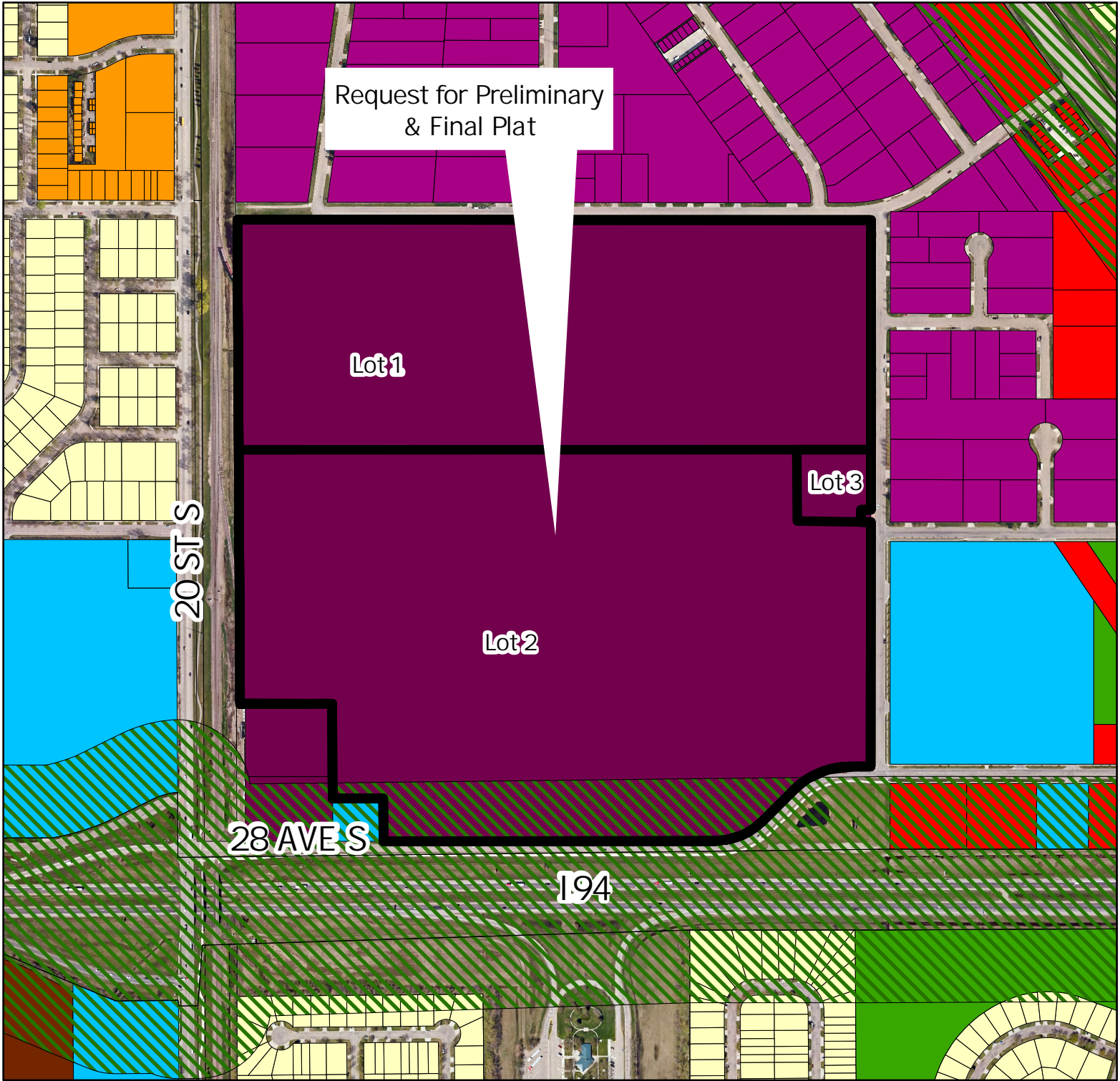
28 AVE S

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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



ZONING DISTRICT LEGEND

RLD1: Residential Low Density 1	CC: Community Commercial	LI: Light Industrial	TZ: Transitional
RLD2: Residential Low Density 2	RC: Regional Commercial	HI: Heavy Industrial	Not Applicable
RLD3: Residential Low Density 3	MU1: Downtown Mixed Use	P: Public Open Space	Not Classified
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	INS: Institutional	Moorhead City Limits
RHD: Residential High Density	MU3: Commercial Mixed Use	PUD-LINS: PUD/Light Institutional	Gateway Overlay District

CHRISTIANSONS FIRST ADDITION

PART OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 139 NORTH, RANGE 48 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA

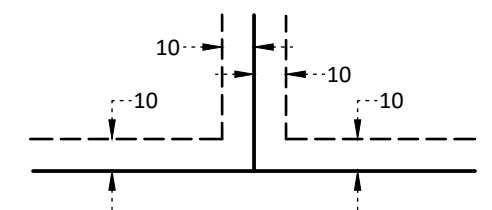


ORIENTATION OF THIS BEARING SYSTEM IS PER THE PLAT OF MCCARA THIRD ADDITION

LEGEND

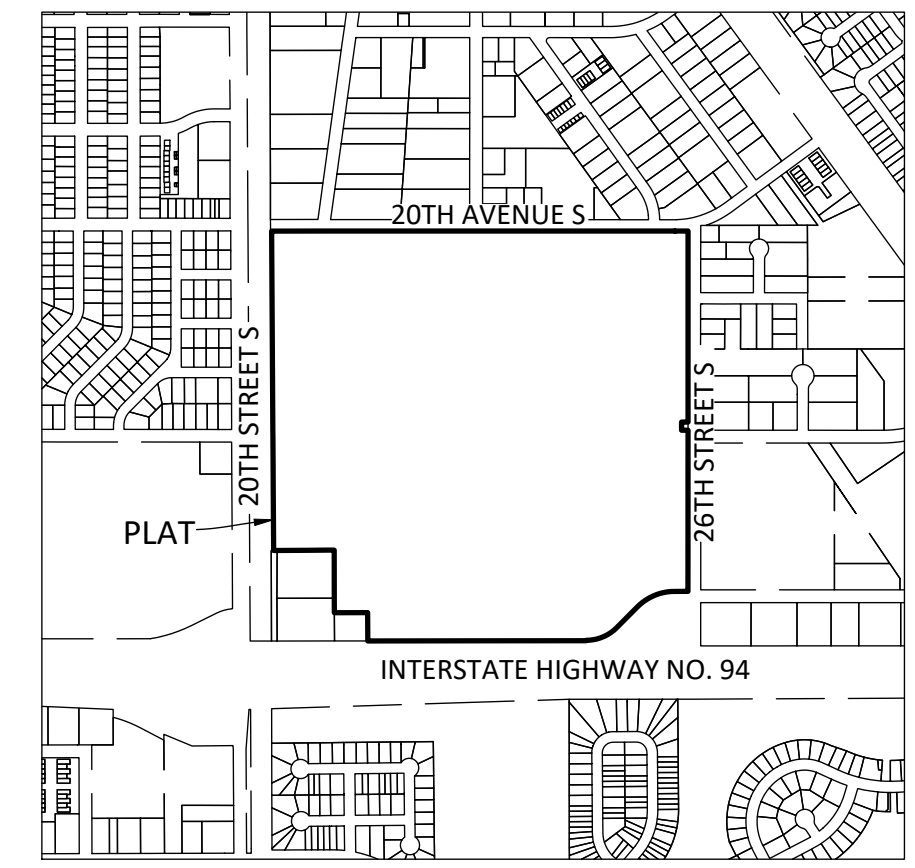
- 5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. XXXXXX
- MONUMENT FOUND
- SUBJECT PROPERTY LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE

Drainage and utility easements are shown thus:

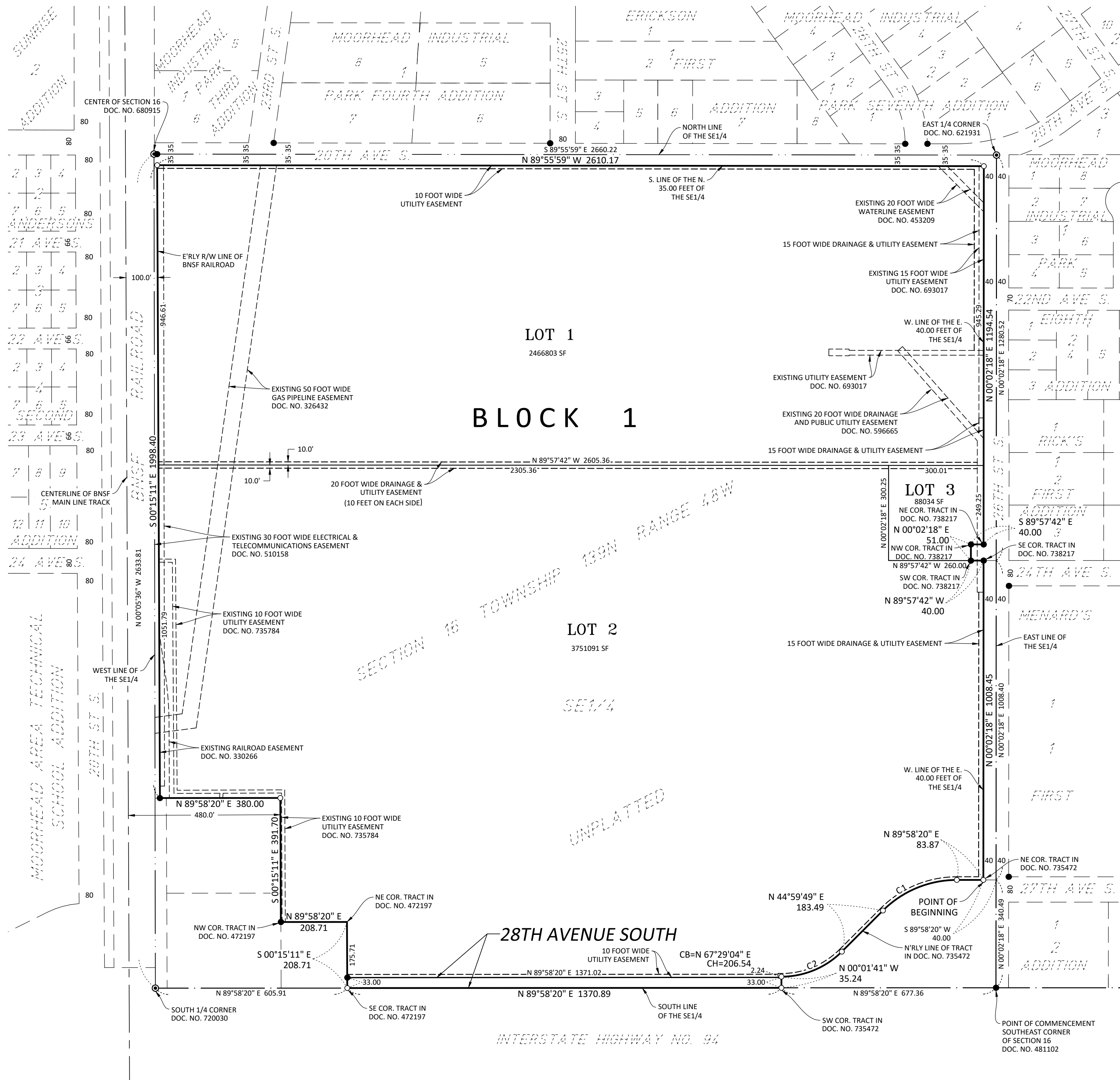


Being 10 feet in width and adjoining side and rear lot lines and being 10 feet in width and adjoining public ways as shown on this plat, unless otherwise indicated.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	259.04	330.00	44°58'31"	252.44	N67°29'05"E
C2	211.94	270.00	44°58'30"	206.54	N67°29'04"E



VICINITY MAP
(NO SCALE)



INTERSTATE HIGHWAY NO. 94

UNPLATTED

preliminary



CHRISTIANSONS FIRST ADDITION

PART OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 139 NORTH, RANGE 48 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That Busch Agricultural Resources, LLC, a Delaware limited liability Company, is the owner of the following described land:

That part of the Southeast Quarter of Section 16, Township 139 North, Range 48 West, Clay County, Minnesota described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North 00 degrees 02 minutes 18 seconds East on an assumed bearing along the east line of said Southeast Quarter for a distance of 340.49 feet to the northeast corner of a tract described in Document No. 735472, on file and of record in the office of the Recorder, said Clay County; thence South 89 degrees 58 minutes 20 seconds West along the north line of said tract for a distance of 40.00 feet to the west line of the east 40.00 feet of said Southeast Quarter, as measured at a right angle to and parallel with the east line of said Southeast Quarter and the point of beginning; thence North 00 degrees 02 minutes 18 seconds East, along said west line for a distance of 1008.45 feet to the southeast corner of a tract described in Document No. 738217, on file and of record in the office of said Recorder; thence North 89 degrees 57 minutes 42 seconds West for a distance of 40.00 feet to the southwest corner of said tract; thence North 00 degrees 02 minutes 18 seconds East for a distance of 51.00 feet to the northwest corner of said tract; thence South 89 degrees 57 minutes 42 seconds East for a distance of 40.00 feet to the northeast corner of said tract and to the west line of said east 40.00 feet of the Southeast Quarter; thence North 00 degrees 02 minutes 18 seconds East, along said west line, for a distance of 1194.54 feet to the south line of the north 35.00 feet of said Northeast Quarter, as measured at a right angle to and parallel with the north line of said Southeast Quarter; thence North 89 degrees 55 minutes 59 seconds West, along said south line, for a distance of 2610.17 feet to the easterly right-of-way line of the BNSF Railroad; thence South 00 degrees 15 minutes 11 seconds East along said easterly right-of-way line for a distance of 1998.40 feet; thence North 89 degrees 58 minutes 20 seconds East for a distance of 380.00 feet; thence South 00 degrees 15 minutes 11 seconds East, parallel with said easterly right-of-way line of the BNSF Railroad for a distance of 391.70 feet to the northwest corner of a tract described in Document No. 472197, on file and of record in the office of said Recorder; thence North 89 degrees 58 minutes 20 seconds East for a distance of 208.71 feet to the northeast corner of said tract; thence South 00 degrees 15 minutes 11 seconds East for a distance of 208.71 feet to the southeast corner of said tract and to a point on the south line of said Southeast Quarter, said point being 2048.25 feet west of the southeast corner of said Southeast Quarter, as measured along the south line of said Southeast Quarter; thence North 89 degrees 58 minutes 20 seconds East along the south line of said Southeast Quarter for a distance of 1370.89 feet to the southeast corner of said tract described in Document No. 735472; thence North 00 degrees 01 minute 41 seconds West for a distance of 35.24 feet to the northerly line of said tract; thence northeasterly along said northerly line on a non-tangential curve concave to the north, having a radius of 270.00 feet, a central angle of 44 degrees 58 minutes 30 seconds and a chord bearing of North 67 degrees 29 minutes 04 seconds East (a chord distance of 206.54 feet), for an arc distance of 211.94 feet; thence North 44 degrees 59 minutes 49 seconds East along said northerly line for a distance of 183.49 feet; thence easterly along said northerly line on a tangential curve concave to the south, having a radius of 330.00 feet and a central angle of 44 degrees 58 minutes 31 seconds for an arc distance of 259.04 feet; thence North 89 degrees 58 minutes 20 seconds East along said northerly line for a distance of 83.87 feet to the point of beginning.

Said parcels contain 145.80 acres of land, more or less and are subject to all easements, restrictions, reservations and rights of way of record, if any.

Said owners have caused the above described parcels of land to be surveyed and platted as "CHRISTIANSON FIRST ADDITION" to the City of Moorhead, Clay County, Minnesota, and do hereby dedicate to the public, for public use forever the Streets and drainage and utility easements as shown on this plat.

OWNER:
Busch Agricultural Resources, LLC

By: _____

Its: _____

State of _____ }
County of _____ }SS

On this ____ day of _____, in the year 2025, before me, a notary public within and for said County and State, personally appeared _____ of Busch Agricultural Resources, LLC, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Busch Agricultural Resources, LLC.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Colin J. Marum do hereby certify that this plat was prepared by me or under my direct supervision; that i am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown, and labeled on this plat.

Date: _____
Colin J. Marum, Licensed Land Surveyor
Minnesota License Number 64144

State of North Dakota }
County of Cass }SS

On this ____ day of _____, 2025, before me, a notary public within and for said County and State, personally appeared Colin J. Marum, Licensed Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public

CITY ENGINEER'S APPROVAL

Approved by City Engineer this ____ day of _____, 2025.

Tom Trowbridge, City Engineer
City of Moorhead, Minnesota

CITY ATTORNEY'S APPROVAL

City Attorney approves as to form and content.

Kathryn J. McNamara, City Attorney
City of Moorhead, Minnesota

CITY PLANNER/ PLANNING COMMISSION'S RECOMMENDATION

At a regular meeting of the planning commission of the city of Moorhead, Minnesota, on this ____ day of _____, 202__, the plat of CHRISTIANSON FIRST ADDITION to the City of MOORHEAD, Minnesota, was duly recommended for approval to the city council.

Robin Huston, City Planner/Zoning Administrator
City of Moorhead, Minnesota

CITY COUNCIL'S CERTIFICATE

At a regular meeting of the City Council of the City of Moorhead, Minnesota, on this ____ day of _____, 2025, the plat of CHRISTIANSON FIRST ADDITION to the City of Moorhead, Minnesota, was duly approved.

Christina Rust, City Clerk
City of Moorhead, Minnesota

CLAY COUNTY AUDITOR-TREASURER'S CERTIFICATE

Pursuant to Minnesota Statutes, Section 505.04, taxes payable in the year _____ on the land hereinbefore described have been paid and there are no delinquent taxes. Transfer entered this ____ day of _____, 2025,

Lori J. Johnson, County Auditor-Treasurer
Clay County, Minnesota

CLAY COUNTY RECORDER'S CERTIFICATE

I hereby certify that the within instrument was file in this office for record on this ____ day of _____, 2025, _____ o'clock __.m., CST
Document No. _____

Kimberly S. Savageau, County Recorder
Clay County, Minnesota



preliminary

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, October 6, 2025 at 5:30 pm to consider the following items:

1. Request of Z. Mustafic, on behalf of 1st Town Autos, LLC, for a Conditional Use Permit to operate an auto sales business in MU-3: Commercial Mixed Use at:

1335 Center Ave – 58.847.0010 – Lot 1, Block 1, Whites 1st Addition

2. Request of T. Sorenson, on behalf of Tasbry Properties, LLC, for a Conditional Use Permit to install a Dynamic Display Sign (DDS) within CC: Community Commercial at:

3505 8th St S – 58.014.0050 – Lot 2 & N 5' of Lot 3, Block 2, Angela's 1st Addition

3. Request of Christianson Companies for the following relating to Christiansons First Addition at 2101 26th St S (Parcel 58.900.1150), legally described as part of the Southeast Quarter of Section 16, Township 139 North, Range 48 West of the Principal Meridian, Clay County, Minnesota (abbreviated description – full description available upon request):

a. Preliminary Plat

b. Final Plat

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 agahdaryé bi zimanekí din, ji kerema xwe re tēkiliyē pēve bikin: 218.299.5374

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

218.299.5374

لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ: 218.299.5374

Published this 25th day of September, 2025.

F0925-3

INTERESTED PARTY
PO BOX 961089
FORT WORTH, TX 76161-0089

INTERESTED PARTY
PO BOX 779
MOORHEAD, MN 56561-0779

INTERESTED PARTY
1900 28TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1932 24TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1928 24TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1921 23RD AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1931 23RD AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1926 23RD AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1930 23RD AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2141 38TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1927 22ND AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1931 22ND AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1926 22ND AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1930 22 AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1927 21ST AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2101 20TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1926 21ST AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2009 20TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 1165
MOORHEAD, MN 56561

INTERESTED PARTY
7317 14TH ST S
FARGO, ND 58104

INTERESTED PARTY
1927 20TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2001 20TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2363 20TH AVE S
FARGO, ND 58103

INTERESTED PARTY
3610 HOUKOM DR E
WEST FARGO, ND 58078

INTERESTED PARTY
322 CLEARVIEW CT
MOORHEAD, MN 56560

INTERESTED PARTY
2420 20TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1920 23RD ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3302 LONGFELLOW RD NE
FARGO, ND 58102

INTERESTED PARTY
1444 FOX RIVER DR
DE PERE, WI 54115

INTERESTED PARTY
13504 E BIG CORMORANT RD
AUDUBON, MN 56511

INTERESTED PARTY
423 8TH ST S
FARGO, ND 58103

INTERESTED PARTY
1500 30TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1915 27TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1817 23RD ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2621 43RD AVE N
MOORHEAD, MN 56560

INTERESTED PARTY
1605 30TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2410 14TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
4777 MENARD DR
EAU CLAIRE, WI 54703

INTERESTED PARTY
PO BOX 779
MOORHEAD, MN 56560

INTERESTED PARTY
5 SKIDAWAY VILLAGE WAY
SAVANNAH, GA 31411-2905

INTERESTED PARTY
160 E MAIN ST N
RAPID CITY, SD 57701

INTERESTED PARTY
2635 20TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1802 27TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
6565 23RD ST W
SAINT LOUIS PARK, MN 55426

INTERESTED PARTY
ONE BUSCH PLACE
ST LOUIS, MO 63118

INTERESTED PARTY
3270 20TH ST S
FARGO, ND 58104

INTERESTED PARTY
7620 43RD AVE N
GLYNDON, MN 56547

INTERESTED PARTY
2310 26TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2600 24TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2720 22ND AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2848 22ND AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2601 SPRUCE LN
MOORHEAD, MN 56560

INTERESTED PARTY
2217 1ST AVE N
FARGO, ND 58102

INTERESTED PARTY
3808 41ST AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
3625 16TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 10976
FARGO, ND 58106

INTERESTED PARTY
3705 5TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
9570 42ND ST S
FARGO, ND 58104