



**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

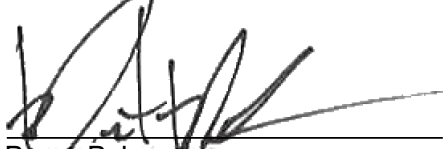
A. January-August 2025 Comprehensive Plan Implementation Update

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:



Brent Behm  
Chair

ATTEST:



Robin Huston  
City Planner / Zoning Administrator

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