



**MINUTES OF THE PLANNING COMMISSION/ BOARD OF  
ADJUSTMENT  
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N  
November 3, 2025 - 5:30 PM**

1. Call to Order/Roll Call

**Roll call of the members was made as follows:**

Present (5): Jana Kasper, 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 November 3, 2025 Agenda made by Lindsie Schoenack and  
seconded by Sebastian McDougall.**

For 5: Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul  
Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

3. Approval of Minutes

A. October 6, 2025 Minutes

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

For 5: Jana Kasper, 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 MacroSource, LLC for Conditional Use Permit for Anhydrous Ammonia  
Storage at 2012 28th Ave S

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

For 5: Jana Kasper, 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 a conditional use permit for the installation

of a permanent anhydrous ammonia storage tank within HI: Heavy Industrial at 2012 28th Ave S, an existing fertilizer distribution and storage facility. The proposed permanent storage project would eliminate prolonged railcar storage of the material, improve security measures, reduce potential risk for the community and facility and in conjunction with permanent tank, installation of a Fin Fan Cooler will be installed to reduce possible odor.

No public comments have been received to date.

Staff recommended that the Planning Commission recommend approval to the City Council the Conditional Use Permit for Anhydrous Ammonia Storage in HI: Heavy Industrial at 2012 28th Ave S 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 requirements.
2. A Fin Fan Cooler shall be installed in conjunction with the tank installation.
3. Applicant shall receive all required federal, state and local permits.

There were no public comments at the meeting.

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

For 5: Jana Kasper, 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 Permit for the Anhydrous Ammonia Storage in HI: Heavy Industrial and related Findings of Fact made by Jana Kasper and seconded by Paul Krabbenhoft, contingent on the following:**

1. All uses shall comply with building, fire safety and health codes, zoning, local and state licensing requirements.
2. A Fin Fan Cooler shall be installed in conjunction with the tank installation.
3. Applicant shall receive all required federal, state and local permits.

For 5: Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

- B. Request of City of Moorhead for text amendments related to Cannabis Use Regulations

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

For 5: Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

Staff mentioned the Planning Commission has made several recommendations to City Council since 2023, when adult use cannabis was legalized. Staff also briefed the Commission on feedback received from prospective businesses finding it difficult to locate in Moorhead due to lack of real estate that meets cannabis zoning requirements. Staff proposed making the code more flexible while also continuing to

protect adjacent uses from possible odor nuisances by proposing permitting cannabis testing facilities by provisional use in MU-3, MU-4 and CC, which is similar to microbusiness and mezzobusiness and creating an option for microbusinesses to locate in stand-alone multi-tenant buildings only if other tenants are also cannabis businesses.

No public comments have been received to date.

Staff recommended that the Planning Commission recommend approval to the City Council the text amendments to Title 10, Chapter 18, Use Regulations related to Cannabis Uses.

There were no public comments at the meeting.

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

For 5: Jana Kasper, 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 Text Amendments to Title 10, Chapter 18, Use Regulations related to Cannabis Uses made by Paul Krabbenhoft and seconded by Sebastian McDougall.**

For 5: Jana Kasper, Lindsie Schoenack, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

**Motion Passed**

6. Other Business

None

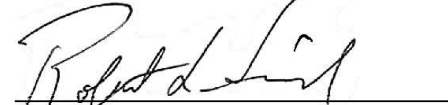
7. Reports/Information

None

8. Adjourn

**Motion to Adjourn at 05:46 PM made by Lindsie Schoenack and seconded by Jana Kasper.**

APPROVED BY:



Robert Seigel  
Vice Chair

ATTEST:



Robin Huston  
City Planner / Zoning Administrator

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