



**PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING AGENDA
APRIL 6, 2026 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.**

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

1. Call to Order/Roll Call
2. Agenda Amendments
3. Approval of Minutes
 - A. February 2, 2026 Minutes
4. Citizens To Be Heard
5. Public Hearing -- Planning Commission
 - A. Request of YHR Consulting, on behalf of MN State Community & Technical College, for Conditional Use Permit to install a Digital Display Sign at 1900 28th Ave S
 - B. Request of Lowry Engineering, on behalf of Prairie Parkway II, LLC, for Vacation of 41st Ave S Right of Way & Easements in Prairie Parkway 2nd Addition
6. Other Business
7. Reports/Information
8. Adjourn

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**MINUTES OF THE PLANNING COMMISSION/BOARD OF
ADJUSTMENT
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N
February 2, 2026 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

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

Absent (0):

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

Staff welcomed new Planning Commissioner Mark Tangquist.

2. Agenda Amendments

Motion to Approve February 2, 2026 Agenda made by Sebastian McDougall and seconded by Paul Krabbenhoft.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Chair Seigel requested item 6A be removed from table to perform Commission elections.

6.A. Annual Meeting - 2026 Election of Officers

Motion to Remove Item 6A from table made by Jana Kasper and seconded by Lindsie Schoenack.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to elect Robert Seigel as Chair made by Lindsie Schoenack and seconded by Jana Kasper.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to elect Lindsie Schoenack as Vice-Chair made by Jana Kasper and seconded by Paul Krabbenhoft.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

**Motion to elect Lindsie Schoenack as FM Metro COG Policy Board
Alternate made by Jana Kasper and seconded by Paul Krabbenhoft.**

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Chair Seigel also requested item 5A be removed from table.

**Motion to Remove Item 5A from table made by Paul Krabbenhoft and
seconded by Jana Kasper.**

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- 5.A. Public Hearing - Request of New Cingular Wireless PCS, LLC (AT&T) for Conditional Use Permit to install a Temporary Wireless Telecommunications Tower within CC: Community Commercial at 1817 11th St N

Staff stated this item was tabled at the January 5, 2026 meeting to await results of the proof of need study for an additional wireless tower in this location. Staff then briefed the Commission on the request for the installation of a temporary ballast-mounted 120-foot telecommunications tower. Staff noted the applicant plans to install the temporary tower at the site to ensure that AT&T can provide adequate wireless service to the surrounding area while they pursue siting a permanent tower at the same location.

Prior to the meeting, A. Morris inquired about tower design and had no comment.

Staff recommended that the Planning Commission recommend approval to the City Council the Conditional Use Permit to install a Temporary Wireless Telecommunications Tower within CC: Community Commercial at 1817 11th St N and related Findings of Fact, contingent on the following conditions:

1. Temporary tower is permitted for one (1) year. Within one (1) year, applicant must request a Conditional Use Permit for a permanent tower or remove temporary tower.
2. Tower shall not exceed 120 feet in height (125 feet with lightning rod).
3. The entity operating the tower shall be responsible for compliance with all Federal, State and Local regulations. The City may request documentation of compliance with applicable regulations a maximum of once every twelve months. Said documentation shall include radio frequency (RF) radiation hazard analysis conducted by a licensed engineer.
4. The entity operating the tower shall provide an FAA interference study prior to the issuance of a building permit.
5. The entity operating the tower shall obtain all required local, state and federal permits.

No public comments were received at the meeting.

Motion to Close the Public Hearing made by Sebastian McDougall and

seconded by Lindsie Schoenack.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, 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 to install a Temporary Wireless Telecommunications Tower within CC: Community Commercial at 1817 11th St and related Findings of Fact made by Jana Kasper and seconded by Paul Krabbenhoft, contingent on the following:

1. Temporary tower is permitted for one (1) year. Within one (1) year, applicant must request a Conditional Use Permit for a permanent tower or remove temporary tower.
2. Tower shall not exceed 120 feet in height (125 feet with lightning rod).
3. The entity operating the tower shall be responsible for compliance with all Federal, State and Local regulations. The City may request documentation of compliance with applicable regulations a maximum of once every twelve months. Said documentation shall include radio frequency (RF) radiation hazard analysis conducted by a licensed engineer.
4. The entity operating the tower shall provide an FAA interference study prior to the issuance of a building permit.
5. The entity operating the tower shall obtain all required local, state and federal permits.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

3. Approval of Minutes

- A. January 5, 2026 Minutes

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

4. Citizens To Be Heard

None

5. Public Hearing

- A. Request of New Cingular Wireless PCS, LLC for Conditional Use Permit to install a Temporary Wireless Telecommunications Tower within CC: Community Commercial at 1817 11th St

- B. Request of M. Heinert, on behalf of Youthworks, for Conditional Use Permit for

Housing Shelter in MU-1: Downtown Center Mixed Use at 502 & 512 3rd Ave S

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request to provide transitional housing and support services for individuals 18-24 year olds. The property previously operated as an assisted living facility and is currently under a purchase agreement with Youthworks.

One comment was received in support of the project prior to the meeting.

Staff recommended the Planning Commission recommend approval to the City Council the Conditional Use Permit for Housing Shelter in MU-1: Downtown Center Mixed Use at 502 & 512 3rd Ave S and related Findings of Fact, contingent on the following:

1. The facility shall have no more than a maximum of 30 residents.
2. The facility shall have an on-site manager or designated staff providing supervision of the facility at all times.
3. Commercial kitchen may be utilized by individual residents living on-site for individual meal preparation, with staff permitted to assist residents in preparing meals. The kitchen shall not be utilized to prepare communal meals. If the commercial kitchen use is changed or if a proposed change has specific licensing requirements from Department of Human Services, inspections and licensing shall be required.
4. The locking mechanisms on former memory care doors shall be removed.
5. The facility shall maintain access for emergency vehicles at all times.
6. The facility shall provide a screened outdoor seating/smoking area for residents that meets Title 3-11-3.A of the Moorhead City Code.
7. The parking lot shall retain the existing 19 parking spaces, with at least one accessible space to be utilized by staff and residents.
8. Site shall become compliant with change of use landscaping requirements.
9. Facility shall comply with building, fire safety and health codes, zoning and licensing requirements.
10. Applicant shall obtain all required federal, state and local permits.

Public comments:

B. Donabauer stated he had security concerns.

R. Balko stated he also had security concerns but they could be addressed with open communication.

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, 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 Housing Shelter in MU-1: Downtown Center Mixed Use at 502 & 512 3rd Ave S and related Findings of Fact made by Lindsie Schoenack and seconded by Paul Krabbenhoft, contingent on the following:

1. The facility shall have no more than a maximum of 30 residents.
2. The facility shall have an on-site manager or designated staff providing supervision of the facility at all times.
3. Commercial kitchen may be utilized by individual residents living on-site for individual meal preparation, with staff permitted to assist residents in preparing meals. The kitchen shall not be utilized to prepare communal meals. If the commercial kitchen use is changed or if a proposed change has specific licensing requirements from Department of Human Services, inspections and licensing shall be required.
4. The locking mechanisms on former memory care doors shall be removed.
5. The facility shall maintain access for emergency vehicles at all times.
6. The facility shall provide a screened outdoor seating/smoking area for residents that meets Title 3-11-3.A of the Moorhead City Code.
7. The parking lot shall retain the existing 19 parking spaces, with at least one accessible space to be utilized by staff and residents.
8. Site shall become compliant with change of use landscaping requirements.
9. Facility shall comply with building, fire safety and health codes, zoning and licensing requirements.
10. Applicant shall obtain all required federal, state and local permits.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- C. Request of City of Moorhead for Conditional Use Permit for Excavation and Construction in the Floodway and Flood Fringe at Bluestem Center, 800 50th Ave S

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request to construct a pedestrian path and bridge within the floodway and flood fringe at Bluestem Center.

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

Staff recommended the Planning Commission recommend approval to the City Council the Conditional Use Permit for Excavation and Construction in the Floodway and Flood Fringe and related Findings of Fact, contingent on the following:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed shoreland to be seeded/restored to pre-construction condition.
4. Mitigation measures recommended with the Floodplain Impact Analysis shall be reviewed and implemented, as applicable, during project construction.
5. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, 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 Excavation and Construction in the Floodway and Flood Fringe at Bluestem Center, 800 50th Ave S and related Findings of Fact made by Sebastian McDougall and seconded by Lindsie Schoenack, contingent on the following:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed shoreland to be seeded/restored to pre-construction condition.
4. Mitigation measures recommended with the Floodplain Impact Analysis shall be reviewed and implemented, as applicable, during project construction.
5. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- D. Request of Lowry Engineering, on behalf of Prairie Parkway II, LLC, for Preliminary and Final Plat relating to Prairie Parkway 4th Addition

Motion to Open Public Hearing made by Jana Kasper and seconded by Sebastian McDougall.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request, which is a replat of a portion of Prairie Parkway 2nd Addition approved in 2024. The developer intends to reconfigure the eastern 16.49 acres into 79 lots between 40th Ave S and the 40th Ave Ditch for single-family detached homes, twin homes and townhomes to meet market demand.

No public comments were received prior to the meeting.

Staff recommended the Planning Commission recommend approval to the City Council the Preliminary and Final Plat for Prairie Parkway 4th Addition, contingent on the following:

1. Plat drawing corrections/additions needed:
 - a. Add street names to plat:
 1. Dragonfly Ln between Block 1 & Block 2
 2. 41st Ave S between Block 2 & Block 3
 - b. Add 5 ft interior side yard easements, where required.
 - c. Add chord bearings and lengths to curve table.
2. Additional utility and drainage easements shall be provided, as needed.
3. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
4. Applicant/Owner to receive all required federal, state and local permits.

Public comment:

B. Volk inquired about waiting to approve this plat until a possible roundabout related to the 40th Ave S street study was complete and if community garden space would be available.

Staff noted it was too preliminary to comment on the 40th Ave S street study and the plat does provide green space but that it is for a stormwater pond.

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

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, 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 and Final Plat for Prairie Parkway 4th Addition made by Jana Kasper and seconded by Sebastian McDougall, contingent on the following:

1. Plat drawing corrections/additions needed:
 - a. Add street names to plat:
 1. Dragonfly Ln between Block 1 & Block 2
 2. 41st Ave S between Block 2 & Block 3
 - b. Add 5 ft interior side yard easements, where required.
 - c. Add chord bearings and lengths to curve table.
2. Additional utility and drainage easements shall be provided, as needed.
3. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
4. Applicant/Owner to receive all required federal, state and local permits.

For 6: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft

Against 0: None

Abstain/Recuse 0: None

Motion Passed

6. Other Business

A. Annual Meeting - 2026 Election of Officers

7. Reports/Information

A. 2025 Comprehensive Plan Implementation Update

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

B. 2025 Planning Commission Annual Report

Staff provided the Commission and overview of the 2025 annual report for items recommended by the Planning Commission and expressed gratitude for their time, commitment and dedication to planning efforts in Moorhead.

8. Adjourn

Motion to Adjourn at 6:20 PM made by Lindsie Schoenack and seconded by Jana Kasper.

APPROVED BY:

ATTEST:

Robert Seigel
Chair

Robin Huston
City Planner / Zoning Administrator



To: Moorhead Planning Commission
Prepared By: Ethan Johnk, Assistant City Planner
Date: April 6, 2026
Subject: Conditional Use Permit - Dynamic Display Sign - 1900 28th Ave S

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	YHR Consulting, on behalf of MN State Community & Technical College
REQUESTED ACTION/PURPOSE	Conditional Use Permit to install an On Premise Dynamic Display Sign
ADDRESS	1900 28 th Ave S
PARCEL NUMBER	58.500.0010
LEGAL DESCRIPTION	Moorhead Area Technical School Addition
COMPREHENSIVE PLAN	Public/Institutional
ZONING	INS: Institutional
EXISTING LAND USE	Community & Technical College
SURROUNDING LAND USE	North: 24 th Ave S / Residential West: Residential South: 28 th Ave S / I94 East: 20 th St S / Railroad
APPLICATION DATE/60-DAY DEADLINE	March 13, 2026 / May 11, 2026
PUBLICATION DATE	March 26, 2026

BACKGROUND

MN State Community & Technical College is requesting a Conditional Use Permit to install an On Premise Dynamic Display Sign (DDS) in INS: Institutional on a new free-standing sign at 1900 28th Ave 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 INS: Institutional zoning district.

PROPOSAL REVIEW



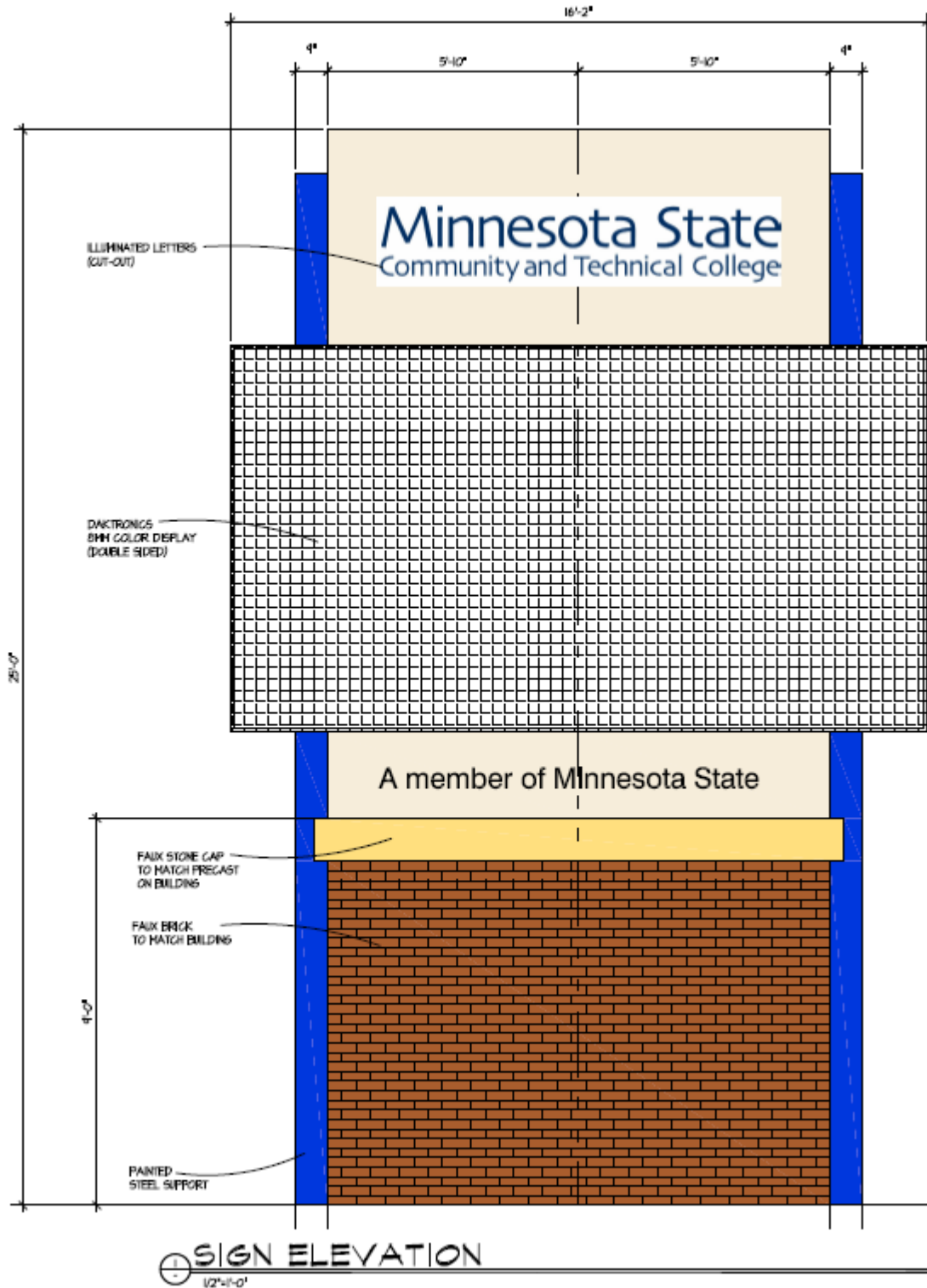
Location – The proposed sign would be at least 200 ft from all residential uses and would be screened from western residential uses by existing trees.

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 145.43 square feet, which is within the allowable square footage for signage on the new free-standing sign at this location.

Sign Location Map – 1900 28th Ave S

DDS/EMC Area: 145.53 sf
 Total Freestanding Sign Area: 404.25 sf
 Allowable Freestanding Sign Area: 4,087.05 sf



(example signage only-courtesy of YHR Consulting)

Zoning – On Premise Dynamic Display Signs are a Conditional Use in the INS: Institutional 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	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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 INS: Institutional 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 install an On Premise Dynamic Display Sign at 1900 28th Ave S in INS: Institutional and related Findings of Fact, contingent on the following:

1. Dynamic Display Sign may not be placed within 200 feet of residential use.
2. Dynamic Display Sign may not face residential uses unless screened by existing trees.
3. Dynamic Display Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.
4. One (1) double-sided frame is permitted per free-standing sign structure.
5. Sound from Dynamic Display Sign is prohibited.
6. Dynamic Display Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.

7. Dynamic Display Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility.
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. 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.
10. Dynamic Display Sign shall be equipped with a functioning dimming mechanism.
11. Dynamic Display Sign installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.
12. Dynamic Display 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.

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in The FM Extra on March 26, 2026 and mailed to adjacent property owners within 350 feet of the site.

Comments:

No public comments received to date.

ATTACHMENTS

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

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

REQUEST: Conditional Use Permit - On Premise Dynamic Display Sign in INS: Institutional
LOCATION: 1900 28th Avenue South – Parcel 58.500.0010
APPLICANT/OWNER: YHR Consulting, on behalf of MN State Community and Technical College
FILE NO: 26P009

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

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on April 6, 2026; and

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

Findings of Fact

1. A full and complete application was filed by YHR Consulting, on behalf of MN State Community and Technical College and received on March 13, 2026 (herein referred to as “Application”) seeking a Conditional Use Permit - On Premise Dynamic Display Sign in INS: Institutional at 1900 28th Ave S, Parcel 58.500.0010, legally described as:

Moorhead Area Technical School Addition, City of Moorhead, Clay County, Minnesota.
2. The property is zoned INS: Institutional, which permits On Premise Dynamic Display Signs as a conditional use.
3. A public hearing was held by the Planning Commission on April 6, 2026 on the Application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
4. The request is consistent with the general intent of the INS: Institutional 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 INS: Institutional zoning district and the property is guided toward Public/Institutional 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 YHR Consulting, on behalf of MN State Community and Technical College for a Conditional Use Permit - On Premise Dynamic Display Sign in INS: Institutional at 1900 28th Ave S, Parcel 58.500.0010, legally described as:

Moorhead Area Technical School Addition, City of Moorhead, Clay County, Minnesota.

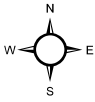
is hereby approved contingent upon:

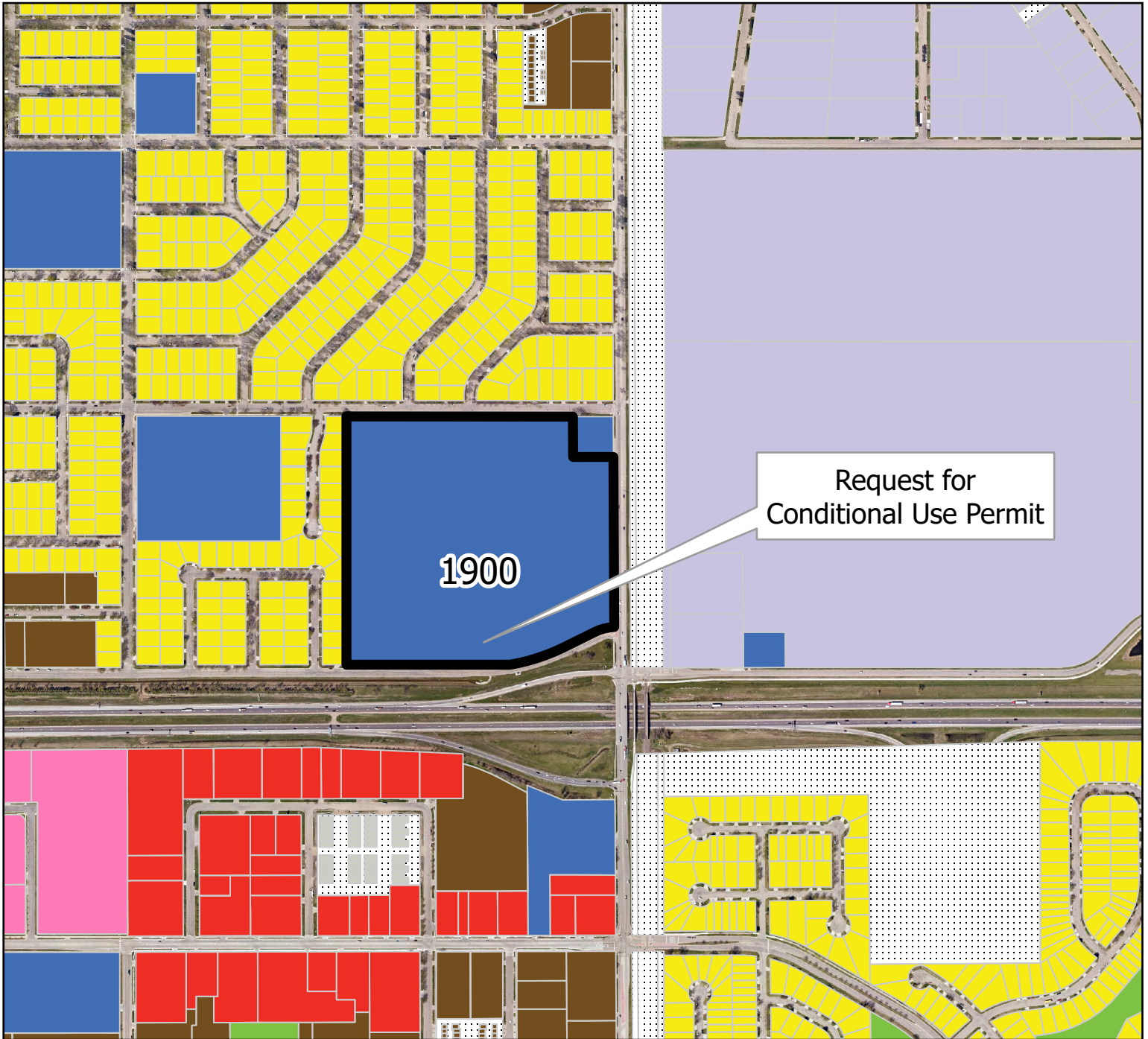
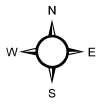
1. Dynamic Display Sign may not be placed within 200 feet of residential use.
2. Dynamic Display Sign may not face residential uses unless screened by existing trees.
3. Dynamic Display Sign must meet sign and visibility standards in 10-22-3 and 10-19-16.
4. One (1) double-sided frame is permitted per free-standing sign structure.
5. Sound from Dynamic Display Sign is prohibited.
6. Dynamic Display Sign may not change lighted display to create a visual nuisance by having rapid rotating, revolving, scrolling, flashing, blinking, strobing, etc.
7. Dynamic Display Sign illumination may not be brighter than reasonably necessary for clear and adequate visibility.
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. 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.
10. Dynamic Display Sign shall be equipped with a functioning dimming mechanism.
11. Dynamic Display Sign installer is obligated to check for any or all underground utilities or services before excavating for sign foundation.
12. Dynamic Display 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.

PASSED by the Moorhead Planning Commission this 6th day of April, 2026.













Robert Seigel, Chair
Moorhead Planning Commission

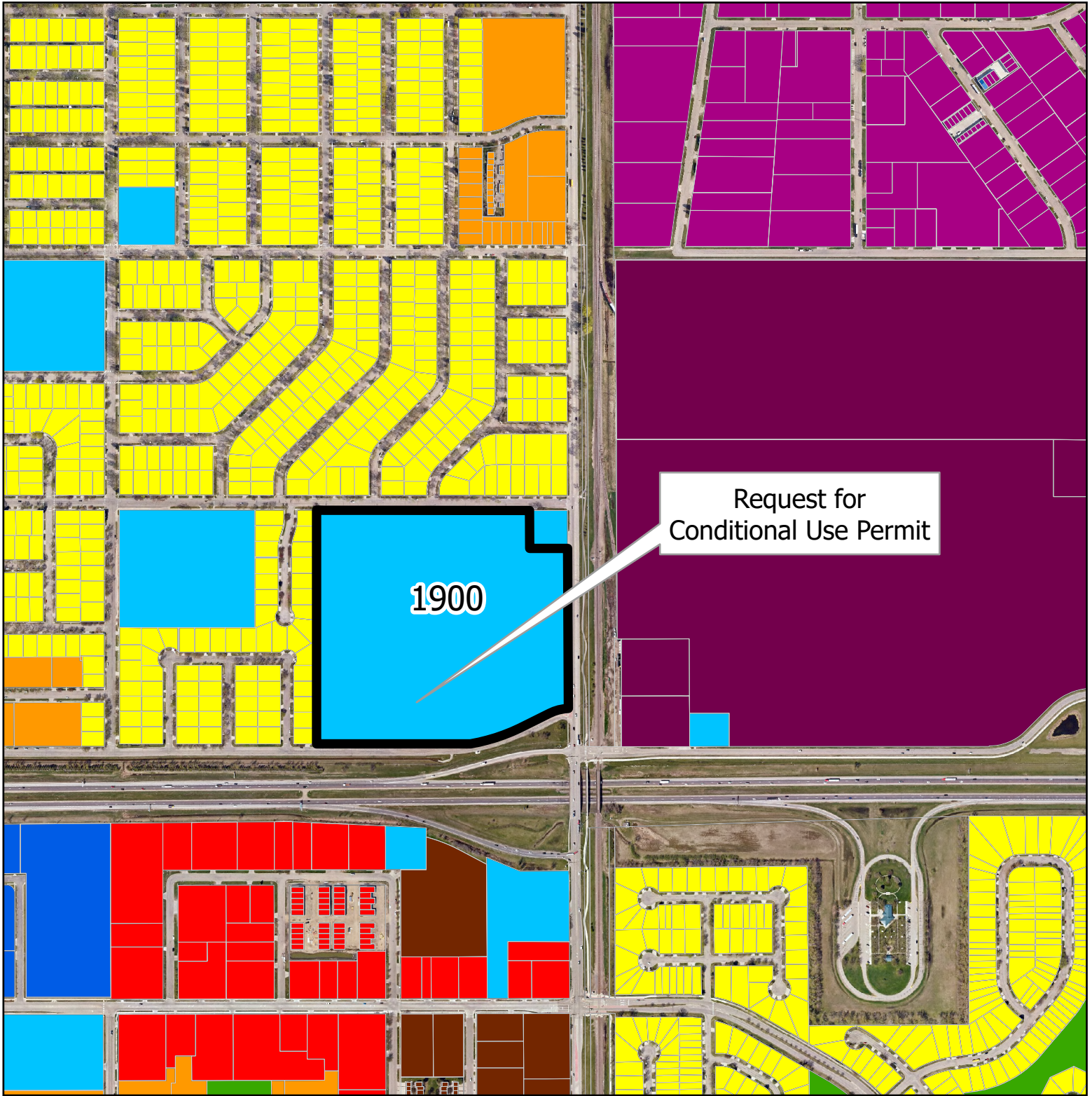
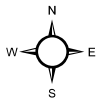
Attest: Robin Huston,
City Planner/Zoning Administrator





















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	 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, April 6, 2026 at 5:30 pm to consider the following items:

1. Request of Lowry Engineering, on behalf of Prairie Parkway II, LLC, for Vacation of Right of Way and adjacent 10-foot Utility Easements within Prairie Parkway 2nd Addition described as follows:

That part of 41st Avenue S along with the adjacent 10.00 foot utility easements lying within Prairie Parkway 2nd Addition bounded on the East by the Westerly Right of Way of 28th Street S and bounded on the West 229.17 feet East of the Easterly Right of Way of 23rd Street S in the City of Moorhead, Clay County, Minnesota.

2. Request of YHR Consulting, on behalf of Minnesota State Community and Technical College, for Conditional Use Permit to install a Dynamic Display Sign (DDS) within INS: Institutional at:

1900 28th Ave S – 58.500.0010 – Moorhead Area Technical School Addition

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

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

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

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To request this information in a different language, please contact: 218.299.5374

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Ji bo daxwaza vê agahdariyê bi zimanekî din, ji kerema xwe re tēkiliyê 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 26th day of March, 2026.

F0326-1

INTERESTED PARTY
2618 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1802 27TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1710 27TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1714 27TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2520 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2515 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2516 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1313 30TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2412 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2411 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2408 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2407 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 779
MOORHEAD, MN 56561-0779

INTERESTED PARTY
1900 28TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2404 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1902 24TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2320 19TH 1/2 ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2307 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1906 24TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1808 24TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
2302 18TH ST S
MOORHEAD, MN 56560

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2314 19 1/2 ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2323 19TH 1/2 ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1102 4TH AVE SE
BARNESVILLE, MN 56514

INTERESTED PARTY
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MOORHEAD, MN 56560

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2302 19 1/2 ST S
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INTERESTED PARTY
2303 19TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 26
HORACE, ND 58047

INTERESTED PARTY
2903 15 ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2718 17TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1114 SOUTHWOOD DR
DILWORTH, MN 56529

INTERESTED PARTY
PO BOX 1231
MOORHEAD, MN 56560

INTERESTED PARTY
2714 17TH ST S
MOORHEAD, MN 56560

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2715 18TH ST S
MOORHEAD, MN 56560

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2711 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3620 BOARDMAN ST
MINNEAPOLIS, MN 55417

INTERESTED PARTY
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MOORHEAD, MN 56560

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1924 24TH AVE S
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INTERESTED PARTY
1918 24TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1910 24TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
77 HANOVER ST UNIT 11
PORTSMOUTH, NH 03801

INTERESTED PARTY
2218 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2218 19TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2212 18TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
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MOORHEAD, MN 56560

INTERESTED PARTY
1919 23RD AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1921 23RD AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1931 23RD AVE S
MOORHEAD, MN 56560

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2219 18TH ST S
MOORHEAD, MN 56560

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MOORHEAD, MN 56560

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2206 18TH ST S
MOORHEAD, MN 56560

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MOORHEAD, MN 56560

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MOORHEAD, MN 56560

INTERESTED PARTY
2210 19TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2315 S 19 1/2 ST
MOORHEAD, MN 56560

INTERESTED PARTY
2311 19 1/2 ST S
MOORHEAD, MN 56560

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

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

INTERESTED PARTY
7620 43RD AVE N
GLYNDON, MN 56547

INTERESTED PARTY
ONE BUSCH PLACE
ST LOUIS, MO 63118



To: Moorhead Planning Commission
Prepared By: Brittany Cameron, Assistant City Planner
Date: April 6, 2026
Subject: Vacation of 41st Ave S Right of Way & Easements – Prairie Parkway 2nd Addition

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	Lowry Engineering, on behalf of Prairie Parkway II, LLC
REQUESTED ACTIONS	Vacation of a portion of 41 st Ave S right of way and adjacent utility easements
PURPOSE	For the replat of Prairie Parkway 2 nd Addition into approved 4 th Addition
LEGAL DESCRIPTION	Part of 41st Avenue S along with the adjacent 10-foot utility easements lying within Prairie Parkway 2nd Addition bounded on the East by the Westerly Right of Way of 28th Street S and bounded on the West 229.17 feet East of the Easterly Right of Way of 23rd Street S in the City Of Moorhead, Clay County, Minnesota
COMPREHENSIVE PLAN	Mixed Use
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: 40 th Ave S / Single-Family Residential West: Single-Family Residential / BNSF Railroad South: Vacant / 40 th Ave Ditch East: 28 th St S / Good Shepard Lutheran Church
APPLICATION DATE	March 11, 2026
PUBLICATION DATE	March 19, 2026 and March 26, 2026

BACKGROUND & CONTEXT

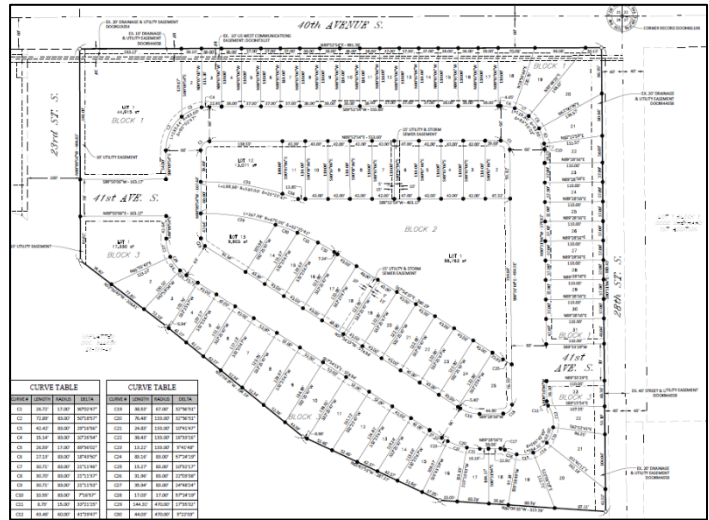
The request is to vacate an unbuilt portion of 41st Ave S and adjacent 10-foot utility easements within Prairie Parkway 2nd Addition, located between 2520 & 2571 41st Ave S. These two parcels and adjacent roadway were laid out for two large multi-family developments but due to market conditions, the developer now feels this area would be more successful with a mix of dwelling units.

With a February 2, 2026 Planning Commission recommendation of approval, the City Council approved Prairie Parkway 4th Addition on February 9, 2026 as a replat of the above-mentioned eastern portion of 2nd Addition.

Due to underground infrastructure already placed within the proposed vacation area, this area is now planned to be a large green space with a stormwater pond to serve lots in Prairie Parkway 4th Addition.



Prairie Parkway 2nd Addition



Prairie Parkway 4th Addition

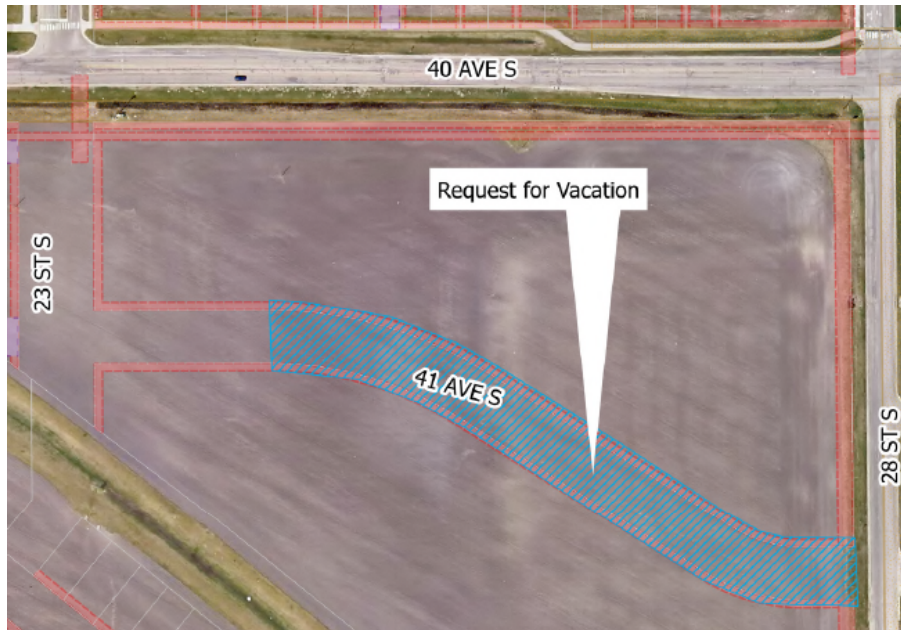
PROPOSAL REVIEW

Utilities – Public infrastructure already installed in this portion of 41st Ave S as part of Prairie Parkway 2nd Addition will be abandoned.

Public and private utility companies serving Moorhead were contacted and no comments were received at this time.

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

Access – 4th Addition lots will now be served by a reconfigured 41st Ave S that loops south from 23rd St S to 28th St S and a new Dragonfly Ln that loops north from 23rd St S to 41st Ave S.



CONSIDERATION OF CRITERIA – VACATIONS

CITY OF MOORHEAD CHARTER

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

MOORHEAD CITY CODE

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

MINNESOTA STATUTES

412.851 VACATION OF STREETS.

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

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

SUGGESTED ACTION

Recommend Approval. Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the Vacation of Right of Way and adjacent Utility Easements within Prairie Parkway 2nd Addition, contingent on the following:

1. Owner/Applicant to add 10-foot rear yard utility and drainage easements to lots adjacent to Lot 1, Block 2, Prairie Parkway 4th Addition (i.e., the greenspace area with stormwater pond).
2. Owner/Applicant to abandon public infrastructure installed in this portion of vacated 41st Ave S in Prairie Parkway 2nd Addition.
3. Owner/Applicant is responsible for rerouting and reestablishing easements for any existing utilities.
4. Owner/Applicant to receive all required federal, state and local permits.

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in The FM Extra on March 19 and March 26, 2026. Notices were mailed to all affected property owners and local utilities.

Comments:

No public comments have been received to date.

ATTACHMENTS

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

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

REQUEST: Vacation of 41st Ave S Right of Way and Easements
LOCATION: Prairie Parkway 2nd Addition
OWNER/APPLICANT: Lowry Engineering, on behalf of Prairie Parkway II, LLC
FILE NO: 26P010

WHEREAS, the Moorhead Planning Commission received a full and complete application for Vacation of 41st Ave S Right of Way and Easements within Prairie Parkway 2nd Addition, described as:

Part of 41st Avenue S along with the adjacent 10-foot utility easements lying within Prairie Parkway 2nd Addition bounded on the East by the Westerly Right of Way of 28th Street S and bounded on the West 229.17 feet East of the Easterly Right of Way of 23rd Street S in the City of Moorhead, Clay County, Minnesota; and

WHEREAS, this portion of 41st Ave S right of way and adjacent utility easements are no longer needed as Prairie Parkway 2nd Addition was replatted into Prairie Parkway 4th Addition; and

WHEREAS, the Moorhead Planning Commission held a public hearing on the aforementioned request on April 6, 2026; and

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

Findings of Fact

- A full and complete application was filed by Lowry Engineering, on behalf of Prairie Parkway II, LLC, and received on March 11, 2026 (herein referred to as “Application”) seeking a Vacation of 41st Ave S Right of Way and Easements within Prairie Parkway 2nd Addition, legally described as:

Part of 41st Avenue S along with the adjacent 10-foot utility easements lying within Prairie Parkway 2nd Addition bounded on the East by the Westerly Right of Way of 28th Street S and bounded on the West 229.17 feet East of the Easterly Right of Way of 23rd Street S in the City of Moorhead, Clay County, Minnesota.

- The request is for the replat of Prairie Parkway 2nd Addition into Prairie Parkway 4th Addition.
- A public hearing was held by the Planning Commission on April 6, 2026 on the application allowing all interested persons an opportunity to speak, full and complete record of which is detailed in the minutes of the Moorhead Planning Commission.
- The request has been found consistent with the following considerations:
 - A. The proposed action has been considered in relation to the specific policies and provisions of, and has been found to be consistent with, the official City Comprehensive Plan and with the purpose of the zoning district in which the applicant intends to locate the proposed use.
 - The proposed vacation is consistent with the 2022 Comprehensive Plan and Zoning Code.
 - B. The proposed vacation request is compatible with the present and future uses of the area.
 - The proposed vacation will not be detrimental to traffic, circulation, access, emergency services, or utilities facilities.

- C. The proposed action will benefit the public interest.
- The proposed vacation will support the replat of Prairie Parkway 2nd Addition into Prairie Parkway 4th Addition. The proposed action has been considered in relation to City Charter, City Code and MN State Statutes and Rules and has been found consistent with said regulations.

NOW, THEREFORE, BE IT RESOLVED by the Moorhead Planning Commission that based upon the above Findings of Fact, the request of Lowry Engineering, on behalf of Prairie Parkway II, LLC, for Vacation of 41st Ave S Right of Way and Easements within Prairie Parkway 2nd Addition, legally described as:

Part of 41st Avenue S along with the adjacent 10-foot utility easements lying within Prairie Parkway 2nd Addition bounded on the East by the Westerly Right of Way of 28th Street S and bounded on the West 229.17 feet East of the Easterly Right of Way of 23rd Street S in the City of Moorhead, Clay County, Minnesota.

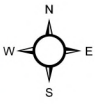
is hereby approved contingent upon:

1. Owner/Applicant to add 10-foot rear yard utility and drainage easements to lots adjacent to Lot 1, Block 2, Prairie Parkway 4th Addition (i.e., the greenspace area with stormwater pond).
2. Owner/Applicant to abandon public infrastructure installed in this portion of vacated 41st Ave S in Prairie Parkway 2nd Addition.
3. Owner/Applicant is responsible for rerouting and reestablishing easements for any existing utilities.
4. Owner/Applicant to receive all required federal, state and local permits.

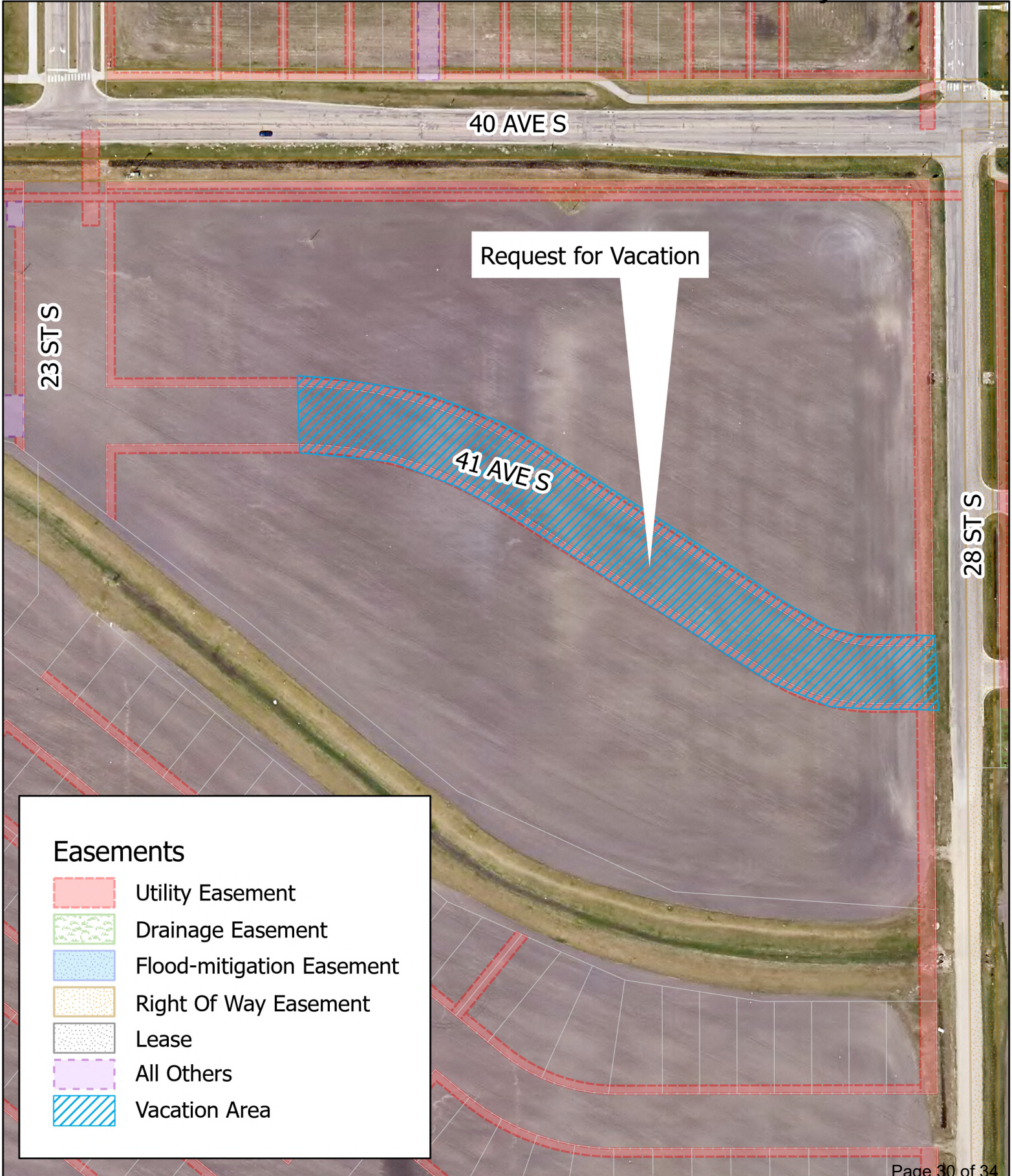
PASSED by the Moorhead Planning Commission this 6th day of April, 2026.

Robert Seigel, Chair
Moorhead Planning Commission

Attest: Robin Huston,
City Planner/Zoning Administrator



General Location Map Vacation of Right of Way and 10 FT Utility Easements Prairie Parkway 2nd Addition



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, April 6, 2026 at 5:30 pm to consider the following item:

1. Request of Lowry Engineering, on behalf of Prairie Parkway II, LLC, for Vacation of Right of Way and adjacent 10-foot Utility Easements within Prairie Parkway 2nd Addition described as follows:

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

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

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

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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 vê agahdariyê bi zimanekî din, ji kerema xwe re têkilîyê pêve bikin:

218.299.5374

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

218.299.5374

218.299.5374: لطلب هذه المعلومات بلغة مختلفة، يرجى الاتصال بـ:

Published this 19th day of March, 2026.

F0319-1

Public Hearing Notice

Notice is hereby given that the Planning Commission of the City of Moorhead will hold a Public Hearing at the Hjemkomst Center Auditorium, 202 1st Ave N, on Monday, April 6, 2026 at 5:30 pm to consider the following items:

1. Request of Lowry Engineering, on behalf of Prairie Parkway II, LLC, for Vacation of Right of Way and adjacent 10-foot Utility Easements within Prairie Parkway 2nd Addition described as follows:

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2. Request of YHR Consulting, on behalf of Minnesota State Community and Technical College, for Conditional Use Permit to install a Dynamic Display Sign (DDS) within INS: Institutional at:

1900 28th Ave S – 58.500.0010 – Moorhead Area Technical School Addition

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

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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

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