



**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.

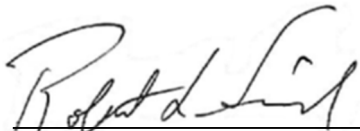
B. 2025 Planning Commission Annual Report

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

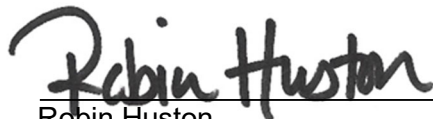
Motion to Adjourn at 6:20 PM made by Lindsie Schoenack and seconded by Jana Kasper.

APPROVED BY:



Robert Seigel
Chair

ATTEST:



Robin Huston
City Planner / Zoning Administrator

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