

PLANNING COMMISSION
April 9, 2024, Meeting Minutes

Pursuant to due call and notice, the Thief River Falls Planning Commission met in the Thief River Falls City Council Chambers on Tuesday, April 9, 2024, at 5:00 P.M. Board Members present: Averill, Lee, Lindberg, Lorenson, Nelson, Sjoberg.

Absent: Narverud, Reiersen, Shaffer. Others present: Nathan Haase, Baker. Guests present: Curt Westlin

APPROVE AGENDA:

Sjoberg called the March 12, 2024, Planning Commission meeting to order. Lee approved the agenda; Averill seconded the motion.

APPROVE MINUTES OF MARCH 12, 2024, MEETING:

Lindberg made a motion to approve the March 12, 2024, Planning Commission meeting minutes. Lee seconded the motion, which was carried unanimously.

COUNCIL ACTIONS:

The City Council approved the resolutions regarding the C-2 yard requirements and to amend excluded signs of a governmental body.

PUBLIC HEARING – REZONING REQUEST FROM EDGE HOUSING LLC FROM C-2 (GENERAL BUSINESS DISTRICT) TO R-4 (MULTI-FAMILY RESIDENTIAL):

The Planning Commission opened the public hearing & reviewed the rezoning request from Edge Housing LLC.

Edge Housing LLC is interested in purchasing the land south of Valley Home from Mak Properties. This land is known to the Planning Commission as “The Angle” property. The property was re-zoned in 2021 to C-2 as Mak Properties proposed building a mixed-use apartment building.

Edge Housing LLC is proposing a 65-unit residential housing project. The property needs to be re-zoned to R-4 to accommodate this project. The zoning change is contingent on the sale of the property from Mak Properties LLC and the receipt of a deferred forgivable loan from the Minnesota Housing Finance Agency’s Workforce Housing Development.

Lindberg suggested reviewing the site plan when that is available because of the dead-end access. For future development of this area, sanitary sewers will most likely need to be brought in from across the railroad tracks. Lindberg would like to see an easement done for future access across the tracks.

After discussion, Lee made a motion to approve the re-zoning as it meets the criteria for rezoning. Lindberg seconded the motion adding the following: An easement is suggested for sanitary sewer & future access across the railroad tracks. The re-zoning request will be sent to the City Council for the April 16th meeting.

OTHER:

Baker listed the items Mark Borseth compiled for Planning Commission consideration. These topics were suggested to be reviewed when time allows. Sjoberg suggested starting at the top of the list. The first topic is flagpoles & landscaping setbacks.

Baker briefly discussed housing challenges. TRF should have a 1st draft of the housing study in the next few months to review.

ADJOURNMENT:

Nelson made a motion to adjourn the meeting at 5:47 P.M. Lee seconded the motion, which carried.