



**Greater Bemidji Area
Joint Planning Board**

November 2017

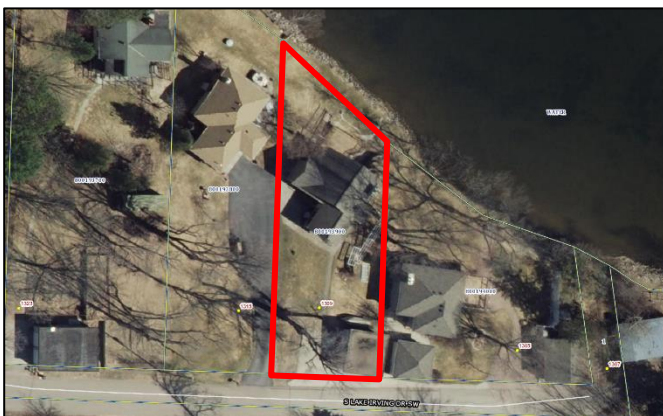
City of Bemidji
Northern Township

317 4th Street NW
Bemidji, MN 56601
(218) 759-3579

What's going on?

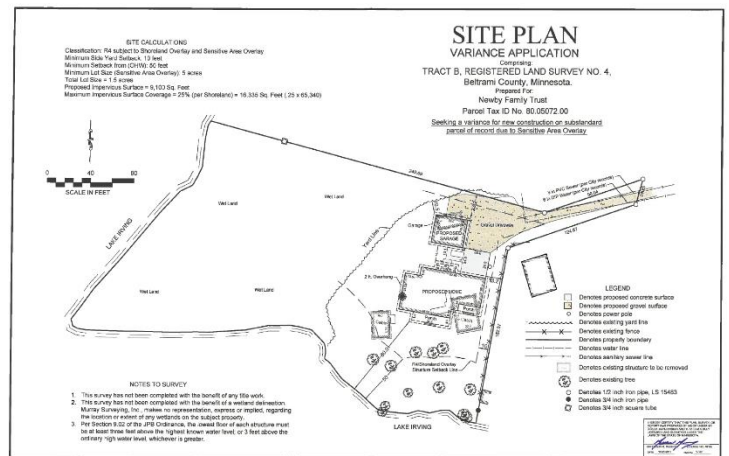
Planning Cases for October/November

City of Bemidji: V-17-80.01939.00 – Bob Lucas is requesting two (2) variances located at 1309 South Lake Irving Dr SW in R-4 Moderate Density Residential District and the Shoreland Overlay. 1.) Reduction in lot size requirement to reconstruct an accessory structure on a substandard lot; and 2.) Reduction of setback from right-of-way of other roads for an accessory structure.



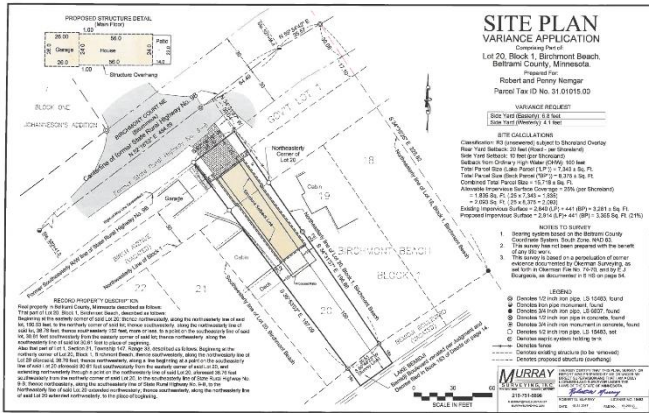
Planning Cases for November/December

City of Bemidji: V-17-80.05072.00 – Terry Newby, Trustee of the Newby Family Trust is requesting approval of a variance to build a new single family home with a detached garage on a substandard lot located at 710 Woodland Avenue SW in R-4 Moderate Density Residential (SEWERED) and Shoreland zoning district.



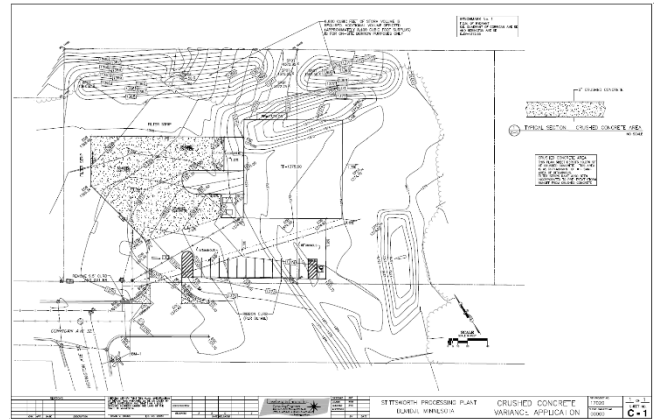
Planning Cases for November/December

Northern Township: V-17-31.01015.00 – Robert and Penny Nemgar are requesting multiple variances in the (R-3) Suburban Residential Unsewered Zoning District and Shoreland Overlay of Northern Township at 7326 Birchmont Ct NE in order to construct a single family home. 1.) Easterly side yard setback reduction of (6.8) feet of the required ten (10) feet. 2.) Westerly side yard setback reduction of (4.1) feet of the required ten (10) feet.

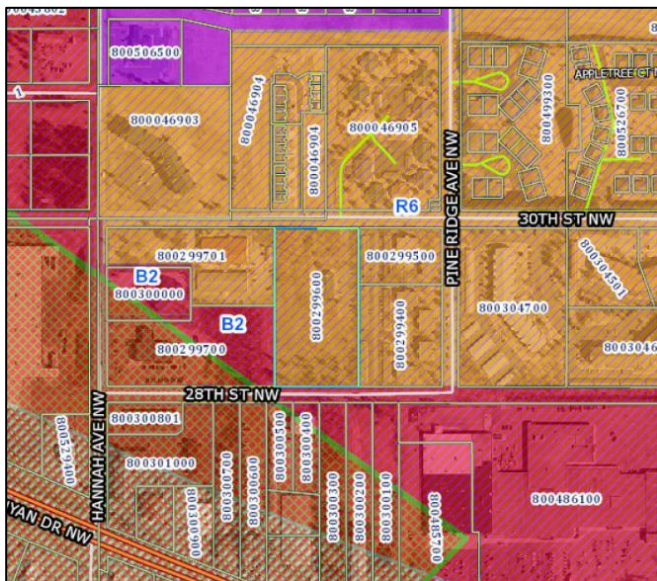


Planning Cases for November/December

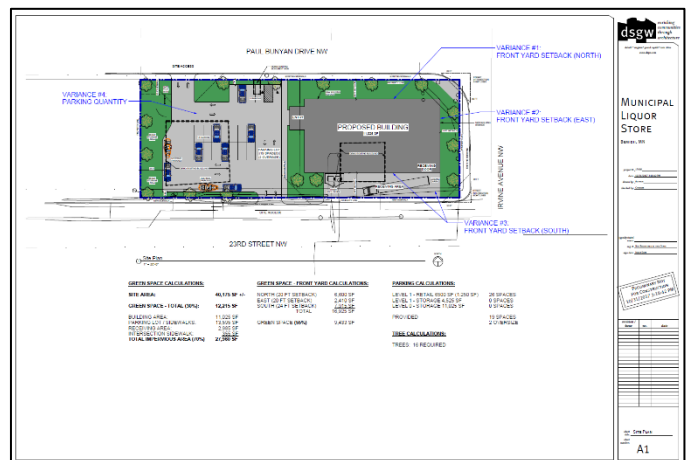
City of Bemidji: V-17-80.05754.00 & 80.05755.00 – Stittsworth Properties, LLC is requesting a variance from the required surfacing requirements of bituminous, concrete, paver, or equally durable surface to construct a meat processing plant with a load and unloading area for maneuvering and storage. Properties are located northeast of Corrigan Ave SE and Herrington Ave SE intersection, located in the (I-1) Light Industrial Zoning District.



City of Bemidji: Z-17-80.02996.00 – Wildgen and Wilimek are requesting to rezone their property at 1526 30th Street NW in the City of Bemidji from the current classification of (R-6) Multi-Family Residential to (B-2) General Commercial to be in line with their current use and for the potential to expand similar commercial uses on the property.



City of Bemidji: V-17-80.03304.00 & 80.03305.00 – The City of Bemidji is requesting multiple variances to replace a retail liquor store located at 504 Paul Bunyan Dr. NW in the (B-2) Commercial Zoning District and Trunk Highway 197 Overlay of the City of Bemidji. 1.) Reduction in (North) front yard setback of ten (10) feet of the required thirty (30). 2.) Reduction in (East) front yard setback of ten (10) feet of the required thirty (30) feet. 3.) Reduction in (South) front yard setback of six (6) feet of the required thirty (30) feet. 4.) Reduction in required parking spaces of five (5) spaces of the required twenty-six (26) spaces.



Development Projects

McDonalds (South)
 Hoover Properties, LLC – Mini Storage Facility
 Magnum Trucking
 JM Chiropractic
 Beltrami County Transfer Station
 Bemidji Marine
 Tesoro/Cenex Gas Station & Car Wash
 Starbucks
 Sanford Medical Health Cancer Center
 Autumn Hills Assisted Living
 Watermark Art Center
 Great Western Properties
 Cedar Point Multi Family
 South Beach Apartments

Upcoming JPB/JPC Meetings

- JPB – November 8th
- JPC – November 16th
- JPB – December 13th
- JPC – December 21nd
- JPC – January 10th
- JPC – January 25th
- JPB – February 14th
- JPC – February 22nd

Site Plan Analysis & Planning Report

Commercial site reviews is where a lot of time was spent in the month of October as many projects are underway and looking to beat the frost. Magnum Trucking broke ground and is under construction, hoping to complete the building by January or February. McDonalds (south) is in the process of doing a complete makeover to its site by adding pavement and greenspace, along with a façade renovation to meet franchise requirements. Park Place of Bemidji and Hazelton Dental/Law Office is wrapping up their projects and have recently had grand openings. These are just a few of the great projects that are either underway or finishing-up.

For the month of November staff will continue to be out and about looking for code violations, and helping the public with any questions they may have on current projects or any other questions that may come along. Staff will continue to research VRBO's and will bring recommendations for new policy standards before the commission at an upcoming meeting. The Zoning and Subdivision Ordinance update also remains a top priority over the fall and winter months. Staff is preparing a report based on research and recommendations that will also be brought before the Commission and Board in the upcoming months.