



**Greater Bemidji Area
Joint Planning Board**

October 2017

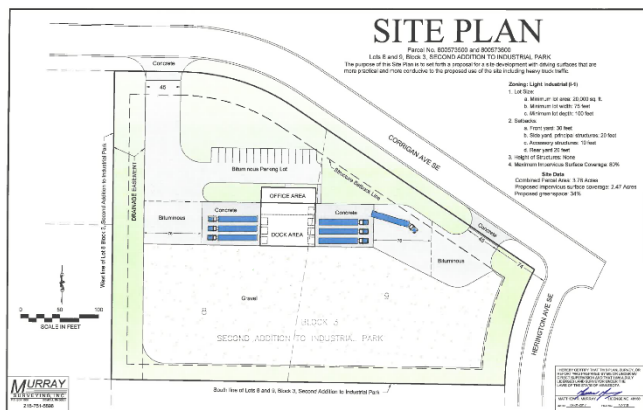
City of Bemidji
 Northern Township

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

What's going on?

Planning Cases for September/October

City of Bemidji: V-17-80.05735.00 & 80.05736.00 – GM Development, LLC is requesting a variance from the required surfacing requirements of bituminous, concrete, paver, or equally durable surface to construct a semi-tractor trailer area for maneuvering and storage. Properties are located due west of Corrigan Ave SE and Herrington Ave SE intersection, located in the (I-1) Light Industrial Zoning District.



Planning Cases for September/October

Northern Township: IUP-17-31.00888.00– Patricia Roholt is requesting approval of a Vacation Rental Home located at 1118 Birchmont Beach Road NE in R-3 *Suburban Residential (UNSEWERED)* and *Shoreland* zoning district.

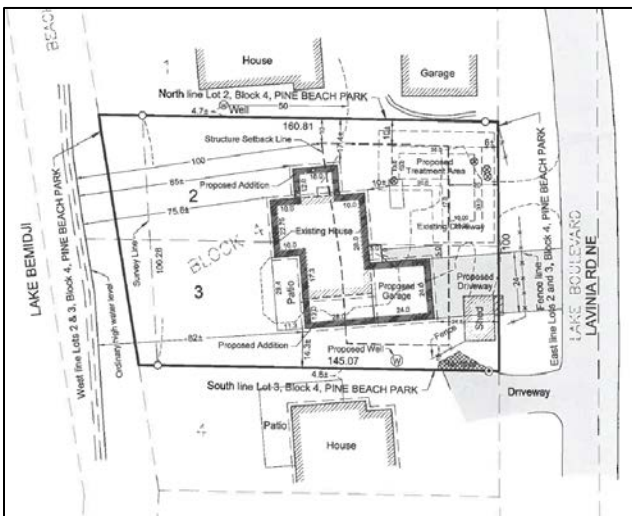


Planning Cases for September/October

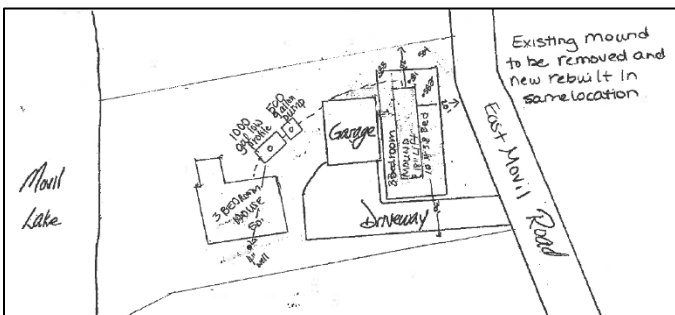
Northern Township: V-17-31.01279.00 – Karl and Sheri Peterson are requesting approval for four (4) variances on a substandard lot:

1. Eighteen (18) foot setback reduction from OHW for addition to home.
2. Ten (10) foot setback reduction between replacement mound system and home.
3. Four (4) foot property line setback reduction for replacement mound system.
4. To expand the existing structure footprint on a substandard parcel of land.

In order to upgrade a single family home located at 6131 Lavinia Rd NE in R-3 *Suburban Residential (UNSEWERED)* and *Shoreland* zoning district.

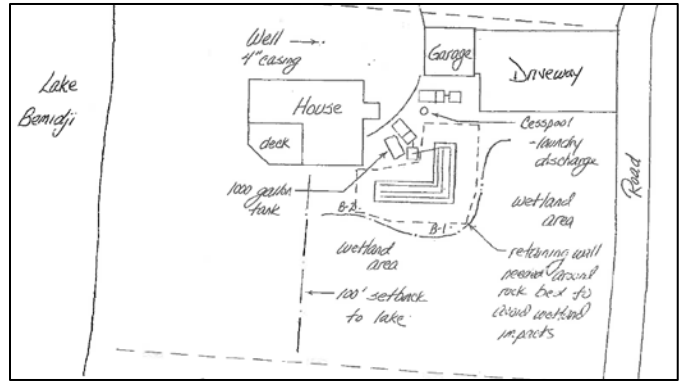


Northern Township: V-17-31.01479.00 – Gary Krohn is requesting approval of a variance of 13' from setback of structure to replace failing mound septic system located at 11795 East Movil Lake Road NE in R-2 *Suburban Residential and Shoreland* zoning district.

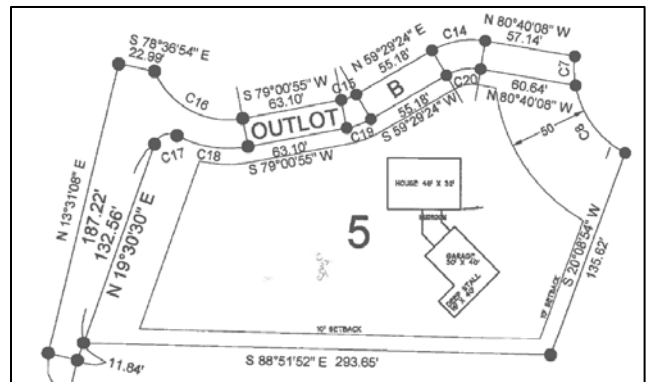


Planning Cases for September/October

City of Bemidji: V-17-80.00036.00 – Thomas & Ann Allen are requesting approval of a variance for reduction in the required 20' setback from structure to replace failing mound septic system located at 3435 Lakeside Drive NE in R-3 *Suburban Residential (UNSEWERED)* and *Shoreland* zoning district.



City of Bemidji: V-17-80.05820.00 – Joe and Leslie Dukek are requesting approval of a variance to build a new single family home on a substandard lot located on Whispering Ridge Dr NE in R-3 *Suburban Residential (UNSEWERED)* and *Shoreland* zoning district.



City of Bemidji: Z-17-80.03331.01 – Chester Berg Toyota is requesting approval of a rezone for future expansion of their business located at 705 Paul Bunyan Dr NW from R-5 *High Density Residential* to B-2 *General Commercial* zoning district.



Planning Cases for September/October

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 Report

GTS Training & Minnesota APA Conference

Staff recently attended a GTS Training on *Emerging Issues for Professional Planners - Advanced Planning and Zoning* and the Minnesota American Planning Association (APA) Conference in Mankato September 27th-29th. The trainings covered a wide range of planning aspects and allowed staff to network with other communities and organizations.

Some of the more intriguing presentation topics from the APA Conference were the following:

- Shoreland & Floodplain Variances
- Multi-Jurisdictional Planning
- Environmental Planning Priorities
- Planners & Developers: Partners in City-Building
- A Return to the Town Square
- Building Cross-Sector Collaborations for Healthy Communities
- Creating Community Planning Leaders
- Planning for Equity
- A New Strategy to Protect Drinking Water
- 10 Lessons in Development & Redevelopment
- Can Planners & Engineers do more than Coexist?

Joint Planning Board staff will continue seeking advanced trainings to better the Greater Bemidji Area.

Development Projects

McDonalds (South)
 Hoover Properties, LLC – Mini-Storage Facility
 Beltrami County Transfer Station
 Bemidji Marine
 Tesoro/Cenex Gas Station & Car Wash
 Sanford Medical Health Cancer Center
 Autumn Hills Assisted Living
 Starbucks
 Hazelton Dental Clinic/Law Office
 Watermark Art Center
 Great Western Properties
 Cedar Pointe Multi Family
 Center City Housing Multi Family
 South Beach Apartments – Pace Project

Zoning Enforcement/Site Analysis

Enforcements for the month of September consisted of mainly parking enforcements. Parking enforcement is always an ongoing issue and will continue to be monitored throughout the fall. Many letters have been sent out notifying owners of the violations on their property. Staff is continuing to work on the removal of a house that was supposed to happen when a new house was built, the owner has informed us that they ran into an issue with asbestos so the removal will take a little longer.

Residential site plan reviews look to be ramping up again as citizens try to get small projects done before winter. Commercial projects seem to be slowing as we get closer to the winter months but staff is still working a few developers on potential new projects.

For the month of October staff will be continuing to be out looking at parking and plans to do another night time dynamic sign enforcement to ensure that signs are still compliant and signs with violations have been corrected.

Upcoming JPB/JPC Meetings

- JPB – October 11th
- JPC – October 26th
- JPB – November 8th
- JPC – November 16^h
- JPB – December 13th
- JPC – December 21st
- JPB – January 10th