

**GREATER BEMIDJI AREA JOINT PLANNING BOARD
BELTRAMI COUNTY, MINNESOTA
ORDINANCE NO. 2023-02**

**AN ORDINANCE AMENDING ARTICLES 1 & III OF THE GREATER BEMIDJI
AREA ZONING AND SUBDIVISION ORDINANCE**

THE GREATER BEMIDJI AREA JOINT PLANNING BOARD ORDAINS:

Section I. Text Amendments. Section 109 (Definitions) is hereby amended to remove the existing definition of “Automobile Sales and Rental” and inserting the following in its place:

- **Automobile Sales:** The sale, display, and associated storage of motor vehicles, including automobiles, vans, trucks, trailers, boats, and recreational vehicles. This shall not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.
- **Automobile Rental:** The display, lease, rental, and associated storage of motor vehicles, including automobiles, vans, trucks, trailers, boats, and recreational vehicles. This shall not include vehicles sales, salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.

The Land-Use Regulation Matrix contained in Section 302 of the Greater Bemidji Area Zoning and Subdivision Ordinance is hereby amended by replacing the “Automobile Sales and Rental” use with “Automobile Sales” and “Automobile Rental”, as now defined in Section 109. The matrix will now show the following for each use:

- **Automobile Sales:** Interim-Use Permit “I” in the Low-Density Commercial (B-1), General Commercial (B-2), Light Industrial (I-1), and General Industrial (I-2) Zoning Districts.

- **Automobile Rental:** Interim-Use Permit “I” in the Low-Density Commercial (B-1) and General Commercial (B-2) Zoning Districts, and Permitted “P” in the Light Industrial (I-1) and General Industrial (I-2) Zoning Districts.

Section II. Findings. The Greater Bemidji Area Joint Planning Board (“JPB”) hereby finds and determines as follows regarding the proposed amendment:

1. Whether such change is consistent with the intent and purpose of this Ordinance;

Yes. The Land Use Matrix in Article III has specifically excluded Automotive Sales from Industrial zoning districts, but in previous ordinance versions rental such uses were allowed, and it is conceivable that certain sales operations could be well suited to the area as determined on a case-by-case basis under an interim approval. The proposed change separates two related uses that are distinct when viewed through the lens of the Comprehensive Plan.

2. The areas which are most likely to be directly affected by such change and in what way they will be affected;

The Industrial Park would see automobile rental customer traffic increase. The comprehensive plan denotes these areas for wholesale and industrial operations, such as manufacturing, which are so located to avoid negative impacts to surrounding districts. Placement of a rental use, which is less sensitive to surrounding land uses, is compatible with other industrial uses following existing performance standards and applicable development agreement requirements. The flexibility offered in the industrial park allows such operations to establish where other districts performance standards may be a limiting business development decision. Allowing these uses promotes utilization of more industrial park property, which is available, and promotes infill in longstanding vacant areas of the city.

3. Whether the proposed amendment is made necessary because of change or changing conditions in the areas and zoning districts affected and, if so, the nature of such changed or changing conditions;

Yes. There has been more demand for such sales and rental uses as an accessory income source to existing industrial park property owners, and other areas of the Greater Bemidji Area have seen similar demand to establish such operations.

Section III. Effective Date. This ordinance shall become effective upon its passage and the first day of publication.

Adopted this 12th day of April, 2023.