

**GREATER BEMIDJI AREA
REGULAR JOINT PLANNING COMMISSION MEETING**

**Thursday, November 18, 2021
6:00 P.M.**

**Bemidji City Hall 317 4th Street NW, Bemidji, MN 56601
/Cisco Webex Video Conferencing
(For log in information <https://www.jpbgba.org/planning-actions>)**

AGENDA

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| ➤ Call to Order/Roll Call | Chair |
| ➤ Pledge of Allegiance | |
| ➤ Approve Agenda | |
| ➤ Approve Minutes | |
| • Thursday, October 28, 2021 Regular Meeting | |

NEW BUSINESS

- | | |
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| 1. Visitors | Chair |
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Public Hearings

- | | |
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| 1. <u>City of Bemidji</u> – Z-21-80.05870.00 & 80.00121.00 – Greer & Hamilton | NP |
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OTHER BUSINESS

- | | |
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| 1. Director’s Report | JC |
| 2. Upcoming Meetings | Chair |
| • November 10, 2021 6:00 pm | JPB Regular Meeting |
| • November 16, 2021 5:30 pm | Joint LGU Meeting |
| • November 18, 2021 6:00 pm | JPC Regular Meeting |
| • December 2, 2021 10:00 am | Informational Meeting |
| • December 8, 2021 6:00 pm | JPB Regular Meeting |
| • December 16, 2021 6:00 pm | JPC Regular Meeting |
| 3. Adjourn | Chair |

**MINUTES
GREATER BEMIDJI AREA
REGULAR PLANNING COMMISSION MEETING**

**November 18, 2021
6:00 p.m.**

**Cisco Webex / Council Chambers
317 4th St NW**

CALL TO ORDER: Chair Mike Granlund called the regular meeting of the Greater Bemidji Area Joint Planning Commission to order at 6:00 p.m., roll call was taken and the pledge of allegiance was recited.

MEMBERS PRESENT: Berg, Faver, Steffen, Heinonen, Granlund, Gould (6:11), Lemmer, Smith.

MEMBERS ABSENT: David.

STAFF PRESENT: Jamin Carlson, Ainslee Krause, Nickolaus Phillips.

OTHERS: Mary Greer, Betsy Kuleta, Lindsey Bradseth.

APPROVAL OF AGENDA:

Motion by Heinonen, second by Steffen, to approve the agenda as presented. Motion carried.

APPROVAL OF MINUTES:

Motion by Steffen, second by Smith, to approve the minutes from the October 28, 2021 Greater Bemidji Area Regular Joint Planning Commission as presented. Motion carried.

VISITORS: No visitors

NEW BUSINESS:

Public Hearings:

Phillips presented the first case:

PLANNING CASE – Z-21-80.05870.00 & 80.00121.00 – GREER & HAMILTON

Mary Greer & Chris Hamilton (representing Mark Evans) are requesting to rezone properties from (R-5) High Density Residential & (R-4) Moderate Density Residential to (R-6) Multiple Family zoning district. These properties are located at the corner of 21st St NW and Norton Ave NW in the City of Bemidji. Current uses of the properties are an assisted living home & apartment buildings (parcel 80.00121.00 is currently a legal non-conforming use). The properties are located at 912, 915, & 920 21st St. NW in the City of Bemidji.

Mary Greer approached Staff inquiring about the potential use of the northern-most property, which is currently zoned (R-5) High Density residential. Her proposed use of the property would increase the number of residents on the parcel above what is allowable in the R-5 District, but is otherwise in line with the existing use of the building and would not significantly alter the overall site. Greer approached the neighboring property owners regarding their willingness to rezone to a higher density zone, and is being joined by Chris Hamilton (for Mark Evans) by requesting the southern bordering property also be rezoned to rectify its existing non-conforming status, where its use has been and intends to remain Multi-Family.

The subject properties are surrounded by primarily urban residential to the south, east, and west, and high-density commercial to the north. Directly to the west is Norton Avenue NW, which has a number of multi-family and residential care complexes along its frontage.

Adverse effects on the surrounding neighborhoods are not anticipated with this rezone proposal as the area is already subject to its proposed future uses, with only minor changes to density proposed. Any higher intensity land-uses or major redevelopment of the area would require significant review before the Commission and the Board.

RECOMMENDATION & FINDINGS

Staff recommends approval for a rezone of the subject properties, parcels 80.05870.00 from (R-5) High Density Residential to (R-6) Multi-Family Residential, and 80.00121.00 from (R-4) Moderate Density Residential to (R-6) Multi-Family Residential, in order to reflect existing land use of the properties and to allow continued development of those properties under such compatible multi-family uses. Approval of this rezone action is based on the following findings of fact:

Findings of Fact:

1. Whether the change in classification would be consistent with the intent and purpose of this Ordinance.

Yes. The current intent and proposed future land use are consistent with the Multi-Family Residential Zoning District. Properties along this stretch of Norton Avenue NW have been trending towards higher density of residential land use for quite some time and are consistent with the purpose of the Ordinance as they are all identified in the Comprehensive Plan as trending Multi-Family.

2. Whether every use that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

Yes. This area is made up of other urban to moderate density residential uses. Other high density and multi-family residential facilities reside less than a mile to the south and east of the subject properties.

3. Whether adequate sewer and water facilities, and all other needed public services, exist or can be provided to serve the uses that would be permitted on the property if it were reclassified.

Yes. Municipal services do exist at this location and such services are adequately sized.

4. Whether the proposed amendment would correct an error in the application of this Ordinance.

Yes. This would resolve an existing non-conformity and move both properties towards the goals of the comprehensive plan and the future land use map, this area along Norton Ave NW is anticipated to be developed into multi-family residential.

5. 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. The Greater Bemidji Area continues to change as development continues to move outwards from the City of Bemidji, and reducing sprawl is essential to increasing the efficiency of providing city services to a larger population. As re-development occurs, areas located in certain parts of the city are better suited to higher densities, due to their proximity to other intensive land-uses, transportation nodes, and desirable amenities.

Commission members had the following comments:

- Members and staff discussed the subject area in reference to the Future Land Use Map, and possible development. Staff noted that there is currently no request to redevelop.

Public Hearing opened at 6:11 p.m.

- Betsy Kuleta, 2019 Norton Ave NW, addressed the board and identified that there are 6-7 single family homes along Norton Avenue near the subject properties. Kuleta requested that the Board take this into consideration when making a decision on this case. She asked for clarification from staff on how a rezone would affect the neighborhood, and expressed her desire for the area to stay quiet and safe. Phillips clarified and discussed potential future development.

Public Hearing closed at 6:20 p.m.

Commission members had additional comments:

Motion by Steffen, second by Lemmer, to approve a rezone of the subject properties, parcels 80.05870.00 from (R-5) High Density Residential to (R-6) Multi-Family Residential, and 80.00121.00 from (R-4) Moderate Density Residential to (R-6) Multi-Family Residential, in order to reflect existing land use of the properties and to allow continued development of those properties under such compatible multi-family uses. Approval of this rezone action is based on the above stated findings of fact.

Ayes: Smith, Lemmer, Gould, Granlund, Heinonen, Steffen, Faver, Berg.

Nays: None.

Motion carried.

OTHER BUSINESS: No other business.

Director's Report

Carlson addressed upcoming planning cases, and described year-to-date activity as well as completed, current and upcoming development projects. Carlson noted the upcoming informational meeting that will be held in Council Chambers.

Faver and staff discussed the conditional use permit amendment that was approved by the Joint Planning Board at their most recent meeting, and why this case did not come back before the Commission for a public hearing. Staff addressed that the Joint Planning Board acts as the Board of Adjustment, but they would look into this to see if this needs to be addressed or not.

UPCOMING MEETING DATES:

December 2, 2021	10:00 am	Informational Meeting
December 8, 2021	6:00 pm	JPB Regular Meeting
December 16, 2021	6:00 pm	JPC Regular Meeting
January 12, 2021	6:00 pm	JPB Regular Meeting
January 27, 2021	6:00 pm	JPC Regular Meeting

ADJOURNMENT:

There being no further business, motion by Steffen, second by Heinonen, to adjourn the Regular Planning Commission meeting at 6:28 p.m. Motion carried.

Respectfully submitted,



Ainslee Krause
Administrative Assistant

Approved and attested by: 
Joint Planning Commission Representative