



Greater Bemidji Area Joint Planning Board

November 2016

Bemidji Township

City of Bemidji

Northern Township

PO Box 1100
Bemidji, MN 56619

(218) 759-3579

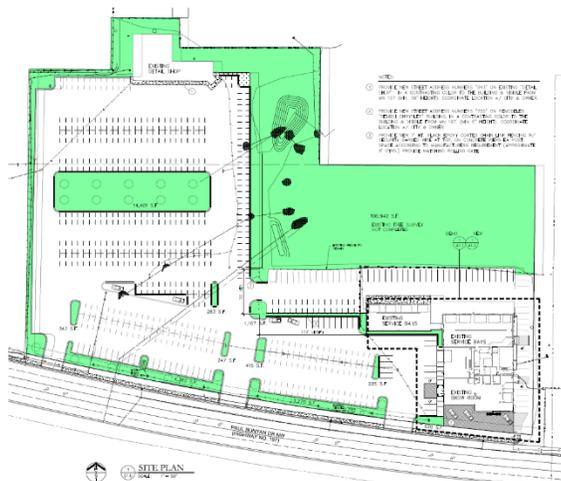


What's going on?

Planning Cases for October/November

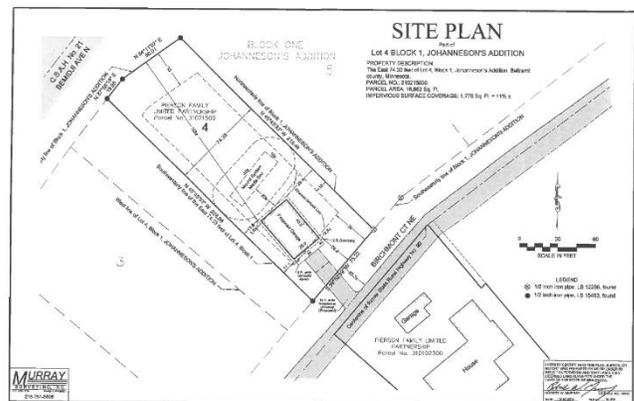
City of Bemidji – IUP/-16-80.04510.00: CrossFit Bemidji is requesting an interim use permit for the operation of an indoor recreation facility in a (I-1) – Light Industrial District. The parcel is located at 987 Industrial Park DR SE in Bemidji.

City of Bemidji – V-16-80.00077.00: Bemidji Chrysler Center is requesting a Variance for a millennium Chrysler arch tower that will be installed within the front yard setback. The parcel is located at 755 Paul Bunyan Drive Northwest in the B2 General Commercial District.



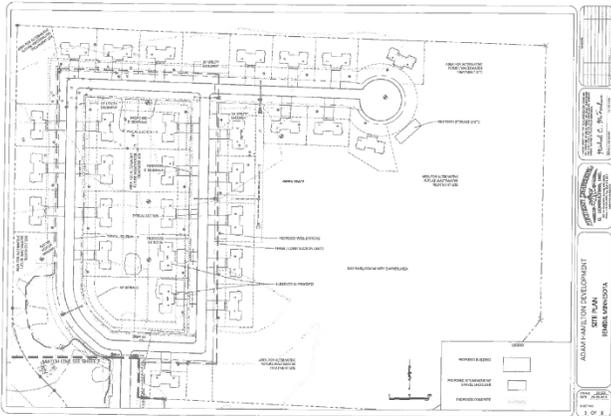
Planning Cases for October/November

Northern Township: V-16-31.02150.00–Pierson Family Limited Partnership located at Birchmont Ct NE, Backlot of 7220 Birchmont Ct NE. in ZONE R-3 Suburban Residential within the Shoreland Overlay. The applicant is requesting to build an accessory structure. The applicant is requesting (3) three variances; (1) A variance from a 1980 variance not allowing any type of structure to be built on the property, (2) Variance from the Front Yard setback of (3.6) feet. (3) Variance from Septic System setback of (3.6) feet.

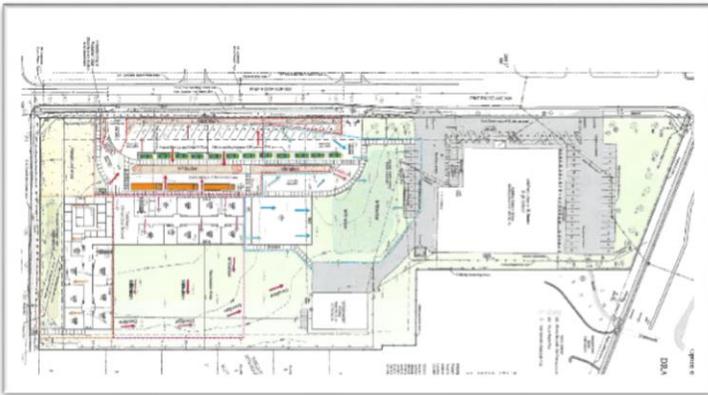


Planning Cases for November/December

Northern Township: PUD-16-31.00448.00–Great Western Properties, LLC is requesting preliminary approval for a Planned Unit Development located at 6857 Hamilton DR NW in ZONE R-5 High Density Residential.



City of Bemidji – IUP-16-80.03031.00: Naylor Property Management along with Trek North are requesting an amendment to a current CUP to add grades K-5 and a new building at their current location 2400 Pine Ridge Avenue NW in the General Commercial District (B2) in the City Of Bemidji.



City of Bemidji – V-16-80.03010.02: Bemidji Motel LLP located at 1813 Paul Bunyan DR NW in B-2 General Commercial District within the Airport Zone B and the HWY 197 Overlay. The applicant is requesting three variances for a new 2,200 square foot structure upon removal of existing structure. The following variances are being requested: (1) A variance for population attraction over the allowed levels for airport district; (2) A variance for building to lot size ratio; and (3) A variance reduction from the HWY 197 Overlay minimum pervious surface coverage to 23%.

Planning Report

Comprehensive Plan

JPB staff has continued to make great strides in developing the comprehensive plan. The third Steering Committee meeting occurred on November 3rd and the following chapters below were discussed. All the previous objectives and strategies that were developed for these chapters from prior sub-committees were reviewed and modified. JPB staff will finalize recommendations for the plan.

- ➔ **Chapter 6: Housing** provides a summary of existing housing characteristics, promotes increased housing availability and affordability, promotes maintenance and enhancement of existing neighborhoods, and provides goals and policies for future development relative to needs and demand.
- ➔ **Chapter 7: Transportation** describes the current transportation network, including the trail system, evaluates current and transportation needs, and provides goals and policies for attaining the Greater Bemidji Area's transportation vision.
- ➔ **Chapter 8: Parks, Recreation and Open Space** summarizes current park and recreation facilities, and identifies goals and policies to expand and improve the system in the Greater Bemidji Area to provide a wide range of recreational activities for people of all ages and interests.
- ➔ **Chapter 9: Natural Resources** identify areas of high environmental and natural resource value. These features will often influence what kind of adjacent land use may occur and the intensity of any given use.
- ➔ **Chapter 10: Sustainability** is a broad and enduring concept (ecologically sound, economically viable, and socially just) that will be summarized as to how it involves all aspects of the Greater Bemidji Area operations, business decisions and daily life.
- ➔ **Chapter 11: Community Culture** provides an overview of the commitment by the residents and businesses to be a model community in hosting and promoting the arts, culture and events that will attract a wide range of people; and is conducive to both economic and community development.

The next Steering Committee Meeting is tentatively scheduled for the week of December 5th or 12th.

Planning Report

Community Planning Assistance for Wildfire (CPAW)

The City of Bemidji and the Greater Bemidji Area recently was selected as one of five new communities from across the country to receive technical assistance under a national program that helps reduce future wildfire risk and costs. As cities and counties across the country are experiencing the devastating impacts from wildfire, the CPAW program offers much-needed support at the local level. Through CPAW, City of Bemidji and the Greater Bemidji Area will collaborate with a team of consultants, including land use planners, foresters, and risk mapping experts, to develop wildfire planning and regulatory strategies.

CPAW is a partnership between Wildfire Planning International and Headwaters Economics, two organizations dedicated to working with communities to develop and implement local planning measures to reduce wildfire risk.

David Hoefler, Bemidji Fire Chief and myself recently attended the Land Use Planning and Wildfire Forum in Boulder, Colorado on November 1-3 with all travel expenses, meals, and lodging covered through the CPAW program.

Upcoming JPB/JPC Meetings

- JPB – November 9th
- JPC – November 17th
- JPB – December 14th
- JPC – December 22nd
- JPC – January 11th
- JPC – January 26th
- JPB – February 8th
- JPC – February 23rd

Development Projects

Bemidji Chrysler Center
 Culvers
 Med Express (Old Bowling Alley)
 Sanford Oncology (cancer) Medical Center
 Cenex Gas Station/Car Wash/A&W
 Red Barn Estates
 Holiday Store Redevelopment
 Cedar Pointe Multi Family
 Center City Housing Multi Family
 University Heights
 McDonalds
 Toyota
 First Assembly Church
 Lazy Jacks
 South Beach Apartments – Pace Project
 South Shore Crossing– Icon Project – Condos

Site Plan Analysis

Enforcements for the month of September consisted of parking enforcements and exterior storage letters have been sent out notifying owners of the violations on their property. Staff is continuing to work on the removal of a house and the correction of a house that was placed on a residential lot without a land use permit.

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. South Beach apartments are underway and constructing footings. Holiday continues to make progress as the canopy is up and the walls are underway. Bemidji Chrysler has curb and gutter in for their parking lot redevelopment. Park Place of Bemidji is now underway and Canine Divine has made some good progress in the last week. Just to mention a few of the great projects underway.

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.