



**Greater Bemidji Area
Joint Planning Board**

September 2018

City of Bemidji
Northern Township

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

What's going on?

Planning Cases for August/September

Bob's Towing – Interim Use Permit

City of Bemidji: IUP-18-80.04522.00 – Bob's Towing is requesting an Interim Use Permit (IUP) for an automotive impound lot. The proposed property is located on parcel 80.04522.00 in the (I-1) Light Industrial Zoning District within the City of Bemidji.



Planning Cases for August/September

John Peterson – Conditional Use Permit

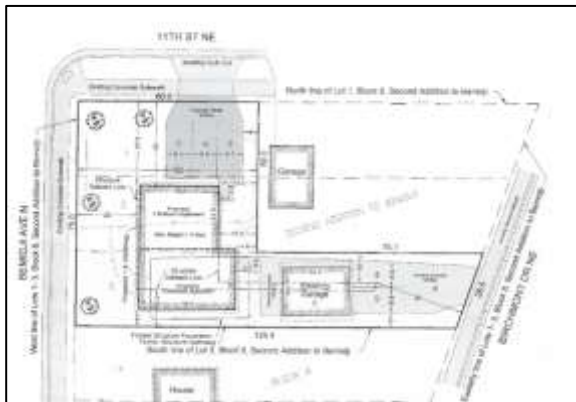
City of Bemidji: CUP-18-80.06731.00 – John Peterson is requesting approval of a Planned Unit Development (PUD) through a Conditional Use Permit (CUP) for the conversion of an existing resort located at 4910 Birchmont Drive NE in the (R-3) Suburban Residential – Sewered zoning district and shoreland overlay within the City of Bemidji. The existing property has nine (9) structures consisting of single dwelling units. The proposal is to convert from a resort to a residential development with five (5) structures still maintaining nine (9) dwelling units. The new units would be proposed to be long term rental properties. The current use of the property primarily consists of long term rental housing rather than transient lodging as a resort would function.



Planning Cases for August/September

Vince VanAntwerpen – Variance

City of Bemidji: V-18-80.01388.00 & 80.01389.00 – Vince VanAntwerpen of Construction, Consulting and Inspection Services, LLC is requesting variances for lot size and impervious surface requirements in the shoreland overlay zone and setback variances in the (R-5) High Density Residential zoning district at 1018 Bemidji Avenue N in the City of Bemidji. Variances are being requested in order to rebuild a recently demoed structure on parcels 80.01388.00 and 80.01389.00. The applicant is proposing to construct a new duplex, which is an allowed use in the (R-5) High Density Residential zoning district.



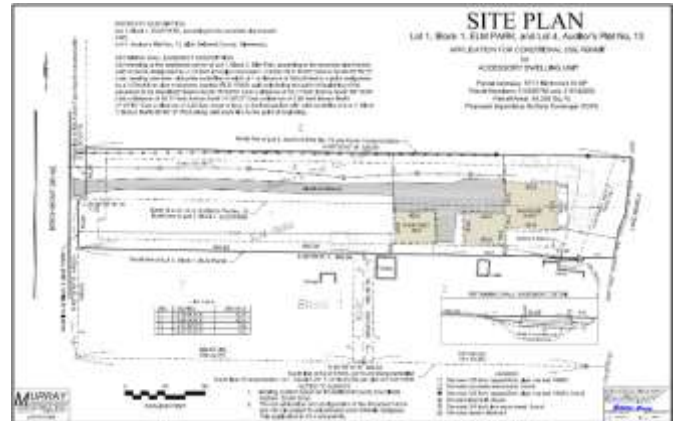
Development Projects

- **City Liquor Store (located on Paul Bunyan Dr NW)**
 - Plans approved; Construction on-going
- **Hoover Properties, LLC – Mini Storage Facility (located on Irvine Ave NW)**
 - On-going construction (second building)
- **Beltrami County Transfer Station (located on Industrial Park Dr SE)**
 - On-going construction (building & surfacing)
- **Cedar Point Multi Family (located on Northern Cedar Ave NW)**
 - On-going construction (building & surfacing)
- **Bemidji Ambulance Center (located on Anne Street NW)**
 - Approved plans administratively; construction to begin soon
- **Bemidji Community Arena (BCA) (located on Division Street W)**
 - Site plans being reviewed by City Building Officials and administratively by JPB staff
- **L&M Supply (located on Paul Bunyan Dr NW)**
 - Approved plans administratively; construction on-going

Planning Cases for September/October

Derek & Alison Hanson

Northern Township —CUP-18-31.00957.00 & 31.01425.00 – Derek and Alison Hanson are requesting approval of a conditional use permit (CUP) to construct an Accessory Dwelling Unit within a detached garage located at 5712 Birchmont Drive NE within Northern Township. This property is located in the R-3 Suburban Residential Zoning District within the Shoreland Overlay.



- **Great Western Properties (located on Hamilton Park NW)**
 - On-going construction (building)
- **Black Bear Dental (located on 30th Street NW)**
 - Approved plans administratively; construction on-going
- **Stoney Ridge Apartments (located on Norton Ave NW)**
 - Approved plans administratively; construction on-going
- **Northern Access Dental (located on Anne Street)**
 - Approved plans administratively; construction on-going
- **GoldPine Homes (located on 30th Street NW)**
 - Civil plans approved; clearing and grading started; utility lines relocating
- **Delta Dental (located on Net Way NW)**
 - Approved plans administratively; construction on-going
- **Phil Nyhusmoen (located on Pine St NW)**
 - Approved plans administratively; construction on-going
- **Fastenal (located on Cram Ave SE)**
 - Approved plans administratively; construction on-going
- **Northern Engineering (located on Tod CT NW)**
 - Design Review
- **Party Store (located on Laurel Dr NW)**
 - Design Review

What Else is Happening...

Minnesota American Planning Association (APA) Conference

Cory and Casey will be attending the Minnesota APA Conference in Rochester, MN on September 26th – 28th. There looks to be a lot of good topics on this year’s agenda that will help with planning for the Greater Bemidji Area’s future. The conference is always a great tool for networking with other communities and firms.

Comprehensive Plan

Houston Engineering Inc. (HEI) is finishing up the web based document of the comprehensive plan and expects it to be completed within the next week or so. We as staff have been working with HEI by going through the document one last time to fix any errors that may have been missed along with all requested changes from the Steering Committee. We anticipate a public meeting in mid-to-late October to allow the public the opportunity to review and comment on the comprehensive plan. Staff will send out a doodle poll in the coming weeks to all Steering Committee members as well as JPC and JPB members for possible dates that may work.

Upcoming JPB/JPC Meetings

- JPB – September 12th
- JPC – September 20th
- JPB – October 10th
- JPC – October 25th
- JPB – November 14th
- JPC – November 29th
- JPB – December 12th

