



# Greater Bemidji Area Joint Planning Board

February 2018

City of Bemidji  
Northern Township

317 4<sup>th</sup> Street NW  
Bemidji, MN 56601

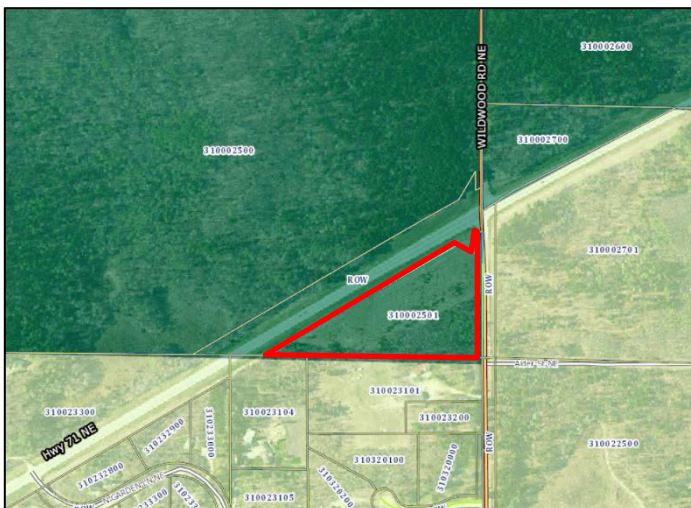
(218) 759-3579



## What's going on?

### Planning Cases for January/February

**Northern Township:** Z-18-31.00025.01 – Bernard Mystic is requesting to rezone a property located at the south west corner of the intersection of Highway 71 NE and Wildwood Road NE in Northern Township from the current classification of (C) Conservation to (R-2) Suburban Residential.



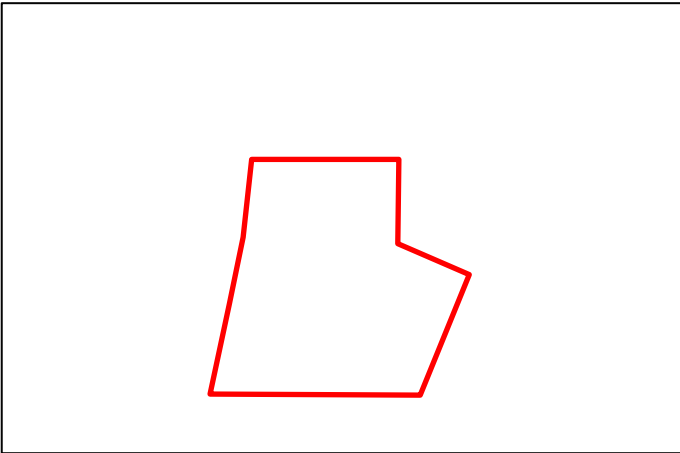
### Planning Cases for January/February

**Northern Township:** V-18-31.00477.00; 31.02147.01; 31.01029.00 – Kathryn E. Hill is requesting a variance reduction in the OWHL setback from Lake Bemidji of sixty-two (62) feet of the required one-hundred foot setback. Located at 7200 Birchmont Ct NE in Northern Township in the (R-3) Suburban Residential Unsewered zoning district and shoreland overlay. The request is to build at similar setback as adjacent structures.

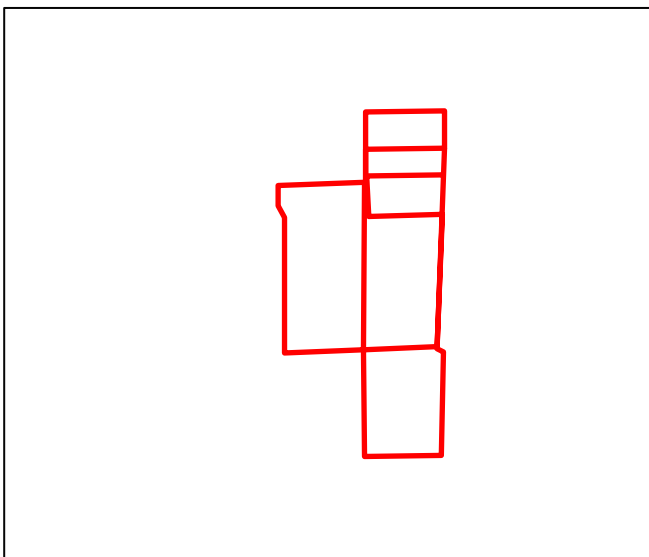


## Planning Cases for February/March

**City of Bemidji** – IUP-18-80.06760.00 – Peterson Sheet Metal is requesting an IUP to operate as a used motor vehicle license dealer in conjunction to its primary use of a sheet metal business in the (B-1) Low Density Commercial zoning district, located at 3728 Bemidji Ave N within the City of Bemidji.



**Northern Township:** Z-18-31.01884.00; 31.00526.00; 31.00525.00; 31.00521.00; 31.00520.00; 31.00518.00;– Shawn Dudley of Peanut Room Properties LLC. with the cooperation of other landowners is requesting the rezoning of six (6) properties along Bemidji Ave N from (R-3) Suburban Residential to (B-1) Low Density Commercial. The following addresses are included in the request; 106 Lakewood Drive NW; 6615 Bemidji Ave N; 6603 Bemidji Ave N; 6601 Bemidji Ave N; 6405 Bemidji Ave N; and 6359 Bemidji Ave N. The request is to expand the commercial opportunities on the properties and allow existing uses to be located in a proper zoning district.



## Planning Report

### Community Planning Assistance for Wildfire (CPAW)

On January 23<sup>rd</sup> – 25<sup>th</sup>, David Hoefer, Bemidji Fire Chief and I attended the Land Use Planning and Wildfire Forum in Boulder, Colorado. We presented on our experience with the CPAW program on key lessons learned, opportunities, and challenges. We were able to network with the other Communities also in the CPAW program on strengths and challenges they deal with on a daily basis.

Attached, following the Director's Report is our final report that was provided from the CPAW program made up of recommendations for the Greater Bemidji Area. We will evaluate the recommendations and incorporate any necessary changes in the Comprehensive Plan or the Zoning and Subdivision Ordinance.

## Development Projects

McDonalds (South)  
 Hoover Properties, LLC – Mini Storage Facility  
 Magnum Trucking  
 JM Chiropractic  
 Beltrami County Transfer Station  
 Tesoro/Cenex Gas Station & Car Wash  
 Starbucks  
 Sanford Medical Health Cancer Center  
 Autumn Hills Assisted Living  
 Great Western Properties  
 Cedar Point Multi Family  
 South Beach Apartments

## Upcoming JPB/JPC Meetings

- JPB – February 14<sup>th</sup>
- JPC – February 22<sup>nd</sup>
- JPB – March 14<sup>th</sup>
- JPC – March 29<sup>th</sup>
- JPB – April 11<sup>th</sup>
- JPC – April 26<sup>th</sup>
- JPB – May 9<sup>th</sup>