



Photo courtesy of Shore Looks Nice

# Greater Bemidji Area Joint Planning Board

August 2016

Bemidji Township

City of Bemidji

Northern Township

PO Box 1100  
Bemidji, MN 56619

(218) 759-3579



## What's going on?

### Planning Cases for July/August

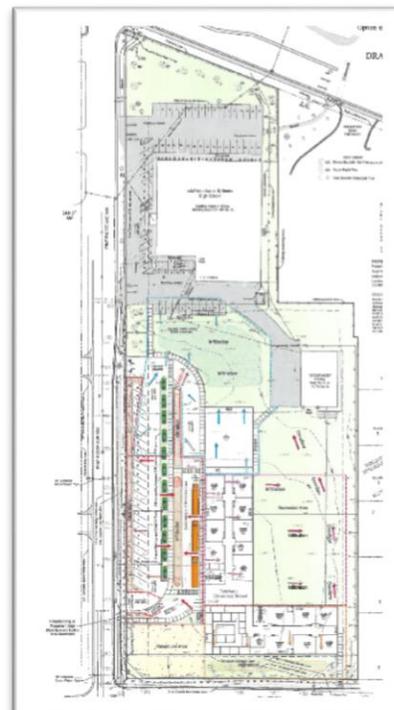
**Northern Township** – V-16-31.02946.00: The applicant is requesting a 15 foot setback variance to construct a detached garage 5 feet from an existing septic drainfield located at 11136 Autumn Drive NW in a Suburban Residential District (R2) in Northern Township.

**Northern Township** – Plat-16-31.00254.01: The applicant is requesting a Minor subdivision plat review to subdivide a 33.1 acre parcel into 8 lots. This parcel of land is located off of Sumac Road NE in a Suburban Residential District (R2) in Northern Township.



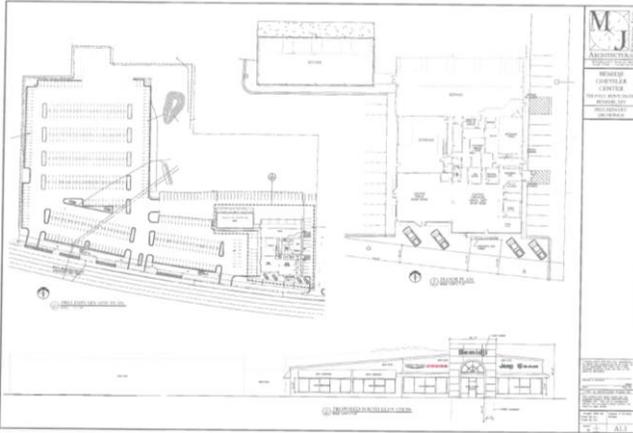
### Planning Cases for August /September

**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.



## Planning Cases for August/September

**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.



## Development Projects

Holiday Store Redevelopment  
Whiting Road Subdivision  
Airport Hangars/Snow storage building  
Cedar Pointe Multi Family  
Center City Housing Multi Family  
University Heights  
Candlewood Hotel  
McDonalds  
Kohls  
Toyota  
South Shore – Pace Project – Apartments  
South Shore – Icon Project – Condos

## Planning Report

### Comprehensive Plan

Houston Engineering Inc. (HEI) has reviewed all past documents from previous meetings and compiled it into one useful document. Since that time, Larry Kramka, Jeff Lutz and Michael Domitrovich, from HEI, visited with GBAJPB staff on a layout and timeline for the comprehensive plan.

A kick-off meeting has been tentatively scheduled for the week of the 15<sup>th</sup> between the Joint Planning Board and the Joint Planning Commission to develop a steering committee to create goals and strategies for the future of the Greater Bemidji Area. Our goal is to bring together the right individuals to help steer our area in planning for the future.

The Plan has been organized into the following chapters:

- **Chapter 1: Introduction** provides an introduction to the Comprehensive Planning process and acknowledgements of those instrumental in its development.
- **Chapter 2: Vision Statement/Guiding Principles** identifies and summarizes the Greater Bemidji Areas goals, objectives and policies for the future and as the foundation for the development of the remainder of the Plan.
- **Chapter 3: Who we Are/Community Overview** provides a summary of the social, economic and physical features that are influencing land use and community development patterns at the time in which the Plan was developed.
- **Chapter 4: Land Use** describes the Greater Bemidji Area's desires for future land use and development patterns. This chapter establishes related goals and policies related to growth, land use, redevelopment, development trends and economic growth/development.
- **Chapter 5: Community Services and Facilities** describes existing and future community needs to accommodate demand for new services. Community facilities consist of the structures, infrastructure, facilities, and services administered by the public and semi-public organizations that provide for the day-to-day functions of the Greater Bemidji Area.

## Planning Report

- **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.
- **Chapter 12: Implementation** provides guidance and direction to ensure programs, goals and policies addressed within the Comprehensive Plan is carried out by the decisions that the Greater Bemidji Joint Planning Board and staff make on a daily basis.

As chapters 1-12 of the comprehensive plan become complete, they will be submitted to HEI for senior guidance to ensure that the contents are fair and balanced and are serving the need of all parties within the Greater Bemidji Area.

JPB staff will then submit chapters in segments of threes for approval by the JPC and the JPB. This will eliminate time at the completion of the plan and allow staff to make recommended changes earlier in the process.

## Site Analyst Report

The past few months have been a time of transition as new employees have joined the team and enforcement during this time was not the highest importance. But now in the last month as everyone has fell comfortably into their positions enforcement is back in full swing. Enforcement actions for the last few months have included several complaints pertaining to outdoor storage that ended with no action being taken after visiting the sites and determining that they were not in violations. During a drive around town, it was noticed that one of the billboards was actively being altered, which is against code. A conversation on site was had with the owner and the alterations were stopped in progress. We are still working with the owner on these violation. A second enforcement letter was also sent to an owner that came before the board last year for a variance to build a new garage. A condition of the variance was to remove an existing garage and this condition had not been met. Also, a couple of new business have opened in town and both had similar enforcement actions for unpermitted signs, outdoor storage, unpaved parking lots and no trash enclosure. Staff continues to work with these new business owners to rectify issues.



Signs continue to be one of the biggest violations that staff sights on a regular basis, with that in mind, another night time dynamic sign inspection was conducted. The results this time were better than when conducted this winter with 30% being in violation as opposed to the previous 90% being in violation.

## Site Analyst Report

Site plan reviews have also been abundant as many big projects are starting to get underway. South Beach Apartments, in the Southshore development, which came in for several variances is currently working on getting final plan approval to get started before winter. Park Place, of Center City, is also currently working on getting final plan approval with an anticipated start date of September 1<sup>st</sup>. McDonalds plan review was completed with a couple of lighting changes needing to occur and is currently under construction. Holiday Gas Station will start construction soon as that plan review by staff was approved in similar fashion to McDonalds with some lighting changes. Staff has also done many residential site plan reviews, as construction seems to be at a high point.



Staff would also like to note that the college will be back in session in just a couple of weeks and that means that parking violations will be abundant. If any complaints are received by board members, please pass those on to staff as we anticipated being out trying to handle this situation quickly.

## Upcoming JPB/JPC Meetings

- JPB – August 10<sup>th</sup>
- JPC – August 25<sup>th</sup>
- JPB – September 14<sup>th</sup>
- JPC – September 22<sup>nd</sup>
- JPB – October 12<sup>th</sup>
- JPC – October 27<sup>th</sup>
- JPB – November 9<sup>th</sup>