

AGENDA
GREATER BEMIDJI AREA JOINT PLANNING BOARD
City Hall Council Chambers/Webex
(For log in information <https://www.jpbgba.org/planning-actions>)
Wednesday, December 8, 2021 REGULAR MEETING – 6:00 p.m.

- **Roll Call** **Chair**
- **Pledge of Allegiance**
- **Approval of the Agenda**

A. MINUTES **Chair**
Approval of November 10, 2021 Minutes

B. CONSENT AGENDA
Items in the Consent Agenda are approved with one motion without discussion/debate. The Chairman will ask if any Board member wishes to remove an item. If no items are to be removed, the chairman will then ask for a motion to approve the consent Agenda.

- 1. Approve/Pay Bills (see attached list of bills) **Chair**
- 2. Approval of 2022 Fee Schedule – **Ordinance 2021-10** **Chair**
- 3. Joint Planning Commission Reappointments – **Resolutions 2021-25, 2021-26** **Chair**
- 4. Joint Planning Commission Appointment – **Resolution 2021-27** **Chair**
- 5. LMCIT Liability Coverage Waiver Form – **Resolution 2021-28** (Tort. Liability) **Chair**

C. VISITORS **Chair**

D. NEW BUSINESS
1. City of Bemidji – **Ordinance No. 2021-09** – Z-21-80.05870.00 & 80.00121.00 – Greer & Hamilton **NP**

E. OTHER BUSINESS

F. DIRECTOR’S REPORT **JC**

G. ENFORCEMENT UPDATE **MF**

H. UPCOMING MEETINGS **Chair**

- 1. December 16, 2021 6:00 pm JPC Regular Meeting
- 2. January 12, 2022 6:00 pm JPB Regular Meeting
- 3. January 27, 2022 6:00 pm JPC Regular Meeting
- 4. February 9, 2022 6:00 pm JPB Regular Meeting

I. ADJOURN **Chair**

GREATER BEMIDJI AREA JOINT PLANNING BOARD
Meeting Minutes
December 8, 2021

Pursuant to due call and notice, a regular meeting of the Greater Bemidji Area Joint Planning Board, Beltrami County, Minnesota, was held on Wednesday, December 8, 2021, at 6:00 p.m. Chair Jess Frenzel called the meeting to order and roll call was taken.

Upon roll call, the following members were declared present: Prince, Thayer, Peterson, Lahn (alternate), Frenzel.

Members absent: Kelly (utilized alternate).

Staff present: Jamin Carlson, Ainslee Krause, Nick Phillips, Melissa Fahrenbruch.

Others in attendance: Mary Greer, Mark Evans.

Pledge of Allegiance was performed.

AGENDA

Motion by Prince, second by Peterson, to approve the agenda. Motion carried unanimously.

MINUTES

Motion by Thayer, second by Prince, to approve the November 10, 2021 minutes as presented. Motion carried unanimously.

CONSENT AGENDA

- 1) Bills for the total amount of \$5,521.07 were presented for payment.
- 2) Approval of 2022 Fee Schedule – **Ordinance 2021-10**
- 3) Joint Planning Commission Reappointments - **Resolutions 2021-25-26**
- 4) Joint Planning Commission Appointment – **Resolution 2021-27**
- 5) LMCIT Liability Coverage Waiver Form – **Resolution 2021-28** (Tort. Liability)

Motion by Prince, second by Peterson, to approve the consent agenda. Motion carried unanimously.

NO VISITORS

NEW BUSINESS

ORDINANCE NO. 2021-09 – 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

JPC and Staff recommend 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.

BOARD DISCUSSION AND DECISION

Board members had the following comments:

- Prince inquired as to the concerns of the neighboring property owner who attended the public hearing. Phillips clarified that neighbor had concerns over the potential to edge out single family homes in the area, and had concerns over the intensity of the use of the property.
- Frenzel asked about the history of the current zoning of the properties. Carlson addressed that this rezone would be a correction because the northern property is a spot zone, and the southern property is currently nonconforming. Carlson clarified that this would be a correction and would bring both properties further into conformity.
- Lahn inquired about the timeline of the comprehensive plan. Carlson addressed that the timeline of the comprehensive plan is the next 30 to 40 years.

Motion by Peterson, second by Lahn, to approve Ordinance No. 2021-09 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 findings of fact as presented.

Ayes: Frenzel, Lahn, Prince, Thayer, Peterson.

Nays: None.

Motion carried unanimously.

OTHER BUSINESS

Frenzel stated that the election of officers for 2022 would be on the agenda at the next Joint Planning Board meeting. Krause noted that officers would be elected in January, but would not be seated until February's meeting.

DIRECTOR'S REPORT

Carlson addressed the informational meeting held by JPB staff for area realtors and the like. Carlson also addressed that there will be additional informational meetings scheduled next year and the budget subcommittee met in November. Carlson described year-to-date activity as well as completed, current and upcoming development projects, and the upcoming planning case.

ENFORCEMENT REPORT

Fahrenbruch addressed current enforcement issues and special enforcement projects. Frenzel and Fahrenbruch discussed enforcement and the process for conditional use permit reviews for junkyards and recycling centers. Fahrenbruch clarified that if the property owners do not respond to letters from staff the conditional use permits will need to come back before the Joint Planning Board for review.

Members and Staff discussed area projects and properties. Thayer inquired about the Newell property with the recent IUP review. Staff addressed that they have been working with Applicant. Frenzel and staff discussed bringing properties into conformity.

UPCOMING MEETING DATES

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
February 9, 2021	6:00 pm	JPB Regular Meeting

ADJOURNMENT

There being no further business, motion by Peterson, second by Lahn, to adjourn the Joint Planning Board meeting at 6:36 p.m. Motion carried.

Respectfully submitted,



Ainslee Krause
Planning & Building Administrative Assistant

JPB Minutes approved and attested by:


Joint Planning Board Representative