

GREATER BEMIDJI AREA JOINT PLANNING BOARD
Meeting Minutes
July 12, 2023

Pursuant to due call and notice, a regular meeting of the Greater Bemidji Area Joint Planning Board, Beltrami County, Minnesota, was held on **Wednesday, July 12, 2023**. Chair Chris Lahn called the meeting to order at **5:00 pm**.

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

Members absent: Frenzel (utilized alternate).

Staff present: Planning Director Jamin Carlson, Planning Administrative Assistant Ainslee Krause, Assistant Planner Melissa Fahrenbruch, Compliance Inspector & Site Analyst David Wielenberg.

Others in attendance: Audrey Thayer (utilized alternate, observed via WebEx), Troy Gilchrist (via WebEx), Katie Nolting (via WebEx), Mitchell Wavra, Matt Murray, Tom Barry, David Hanson, Jason Riggs, Jane Josefson, Marie Foss, Becky Livermore, Brian Livermore, Tim Mrazek, Alyssa Carlson, Jim Ritchie, Richard Anderson, Jim Haffner, Kathy Jackson, Truman Jackson, Tom Sykora, Joy Sykora, Bruce Tiegen, Maurice Sullivan, Tom Jasko, Al Sadek, Missy Dodds, Jason Seitz, Tracy Williams, Anthony Bessler (via WebEx), Matt Lingam (via WebEx), Samantha Stevens (via WebEx).

Pledge of Allegiance was performed.

AGENDA

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

MINUTES

Motion by **Prince**, second by **Peterson**, to approve the **June 14, 2023** minutes as presented. Motion carried unanimously.

CONSENT AGENDA

1) Bills for the total amount of **\$5,528.19** were presented for payment. Chair Lahn noted an update to the bills payable. Motion by **Peterson**, second by **Prince**, to approve consent agenda. Motion carried unanimously.

VISITORS WITH BUSINESS NOT ON THE AGENDA: No visitors.

NEW BUSINESS:

RESOLUTION 2023-15 – REZONE REQUEST – 80.02155.00, 80.02156.00, 80.02157.00, 80.02158.00, 80.02159.00, 80.02160.00, 80.02161.00, 80.02162.00, 80.02163.00, 80.02164.00, 80.02165.00, 80.02166.00, 80.02167.00 & 80.02168.00 – ANTHONY BESSLER

Anthony Bessler, property owner and representing neighbors, is requesting to rezone properties from (R-4) Moderate Density Residential to (R-6) Multiple Family zoning district. The current uses of the properties are single-family homes and rentals. The properties are located at 1521, 1517, 1513, and 1511 Minnesota Ave NW; 301, 303, 305, 307, 309, 311, and Vacant lot 15th St NW; 1514, 1516, and 1518 America Ave NW, **full city block**, in the City of Bemidji.

RECOMMENDATION & FINDINGS

JPC and Staff recommend denial of a rezone of the subject properties. Denial is recommended with the findings of fact presented in the packet.

BOARD DISCUSSION AND DECISION

Board members had the following comments:

- Prince inquired if staff had discussed the alternative potential of rezoning the properties to R-5 with the applicant. Fahrenbruch addressed that it was discussed, but staff does not recommend that alternative due to the substandard size of the lots.
- Johnson and Carlson discussed parking.
- Kelly requested a clarification on the applicant. Fahrenbruch noted that all property owners except one on the subject city block is making the request. Kelly inquired about the potential of combining lots. Fahrenbruch noted that it is possible, but staff is not aware of any current plans to combine lots.

Motion by **Prince**, second by **Peterson**, to approve Resolution 2023-15 to deny a rezone of the subject properties at 80.02155.00, 80.02156.00, 80.02157.00, 80.02158.00, 80.02159.00, 80.02160.00, 80.02161.00, 80.02162.00, 80.02163.00, 80.02164.00, 80.02165.00, 80.02166.00, 80.02167.00 & 80.02168.00, with the findings of fact presented in the packet.

Ayes: Kelly, Lahn, Peterson, Johnson, Prince.

Nays: None.

Motion carried unanimously.

RESOLUTION 2023-16 – CONDITIONAL USE PERMIT – 80.02653.00 – SAMANTHA STEVENS OF KIMLEY-HORN & ASSOCIATES

Samantha Stevens of Kimley-Horn and Associates, Inc. is requesting a conditional use permit (CUP) for a new Starbucks Coffee Drive-Through location & removal of high-quality significant trees beyond the base minimum landscape standard on parcel 80.02653.00.

RECOMMENDATION & FINDINGS

JPC and Staff recommend approval of a Conditional Use Permit (IUP) for a new Starbucks Coffee Drive-Through location & removal of high-quality significant trees beyond the base minimum landscape standard on parcel 80.02653.00. Approval is recommended with the findings of fact and conditions presented in the packet.

BOARD DISCUSSION AND DECISION

Board members had the following comments:

- No comments.

Motion by **Peterson**, second by **Johnson**, to approve Resolution 2023-16 to approve a Conditional Use Permit (IUP) for a Drive-Through location & removal of high-quality significant trees beyond the base minimum landscape standard on parcel 80.02653.00, with the conditions and findings of fact as presented in the packet.

Ayes: Kelly, Lahn, Peterson, Johnson, Prince.

Nays: None.

Motion carried unanimously.

RESOLUTION 2023-17 – VARIANCE REQUEST – 80.06270.00 – WES’ PLUMBING & HEATING

Jason Seitz, from Wes’ Plumbing and Heating representing property owners Satish and Goviner Davgun, is requesting multiple variances in order to install a new compliant septic system on their substandard lot of record located at 119 Robertson Dr NW in the City of Bemidji. This property is within the (R-3) Suburban Residential Unsewered Zoning District. The requested variances are as follows:

1. A reduction in septic setbacks from the rear yard and the side yard lot line per Section 801: