

Photo Courtesy of Bemidji Jaycees



# Greater Bemidji Area Joint Planning Board

December 2016

Bemidji Township

City of Bemidji

Northern Township

PO Box 1100  
Bemidji, MN 56619

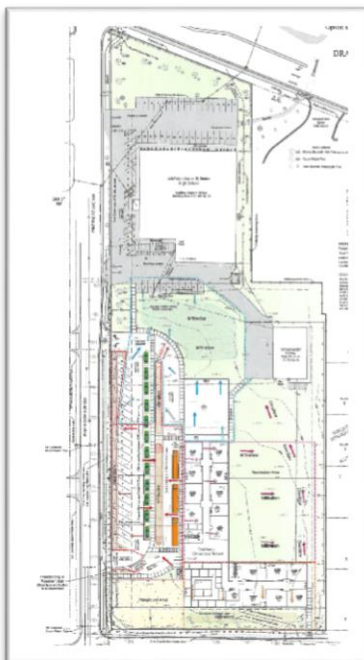
(218) 759-3579



## What's going on?

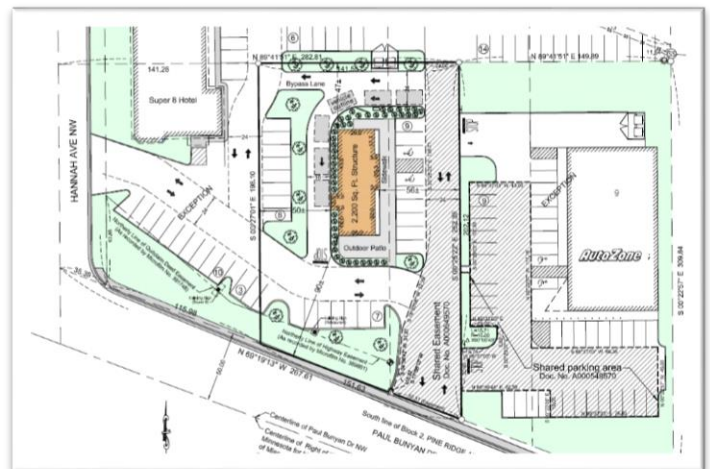
### Planning Cases for November/December

**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.



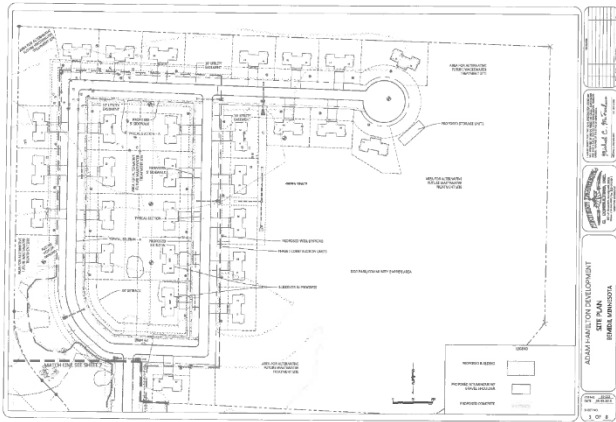
### Planning Cases for November/December

**City of Bemidji** – V-16-80.03010.02: Bemidji Motel LLP located at 1813 Paul Bunyan DR NW in B-2 General Commercial District within the Airport Zone B and the HWY 197 Overlay. The applicant is requesting three variances for a new 2,200 square foot structure upon removal of existing structure. The following variances are being requested: (1) A variance for population attraction over the allowed levels for airport district; (2) A variance for building to lot size ratio; and (3) A variance reduction from the HWY 197 Overlay minimum pervious surface coverage to 23%.



## Planning Cases for December/January

**Northern Township:** PUD-16-31.00448.00–Great Western Properties, LLC is requesting preliminary/final approval for a Planned Unit Development located at 6857 Hamilton DR NW in ZONE R-5 High Density Residential.



**Northern Township – V-16-31.00682.00:** Northwoods Lumber is requesting two (2) variances. The first variance being requested is a five (5) foot setback variance for an after-the-fact installation of a septic drain field placed fifteen (15) feet from a structure, as well as a variance for a ten (10) foot setback for the after-the-fact installation of a septic drain field placed ten (10) feet from a wetland. Northwoods Lumber is located at 5102 HWY 71 N in a General Commercial District (B2) in Northern Township.

## New to the Office

A new debit/credit card machine has recently been installed to accommodate convenience for customers. Over the past few months several individuals have tried to pay with some sort of card and the JPB has never been able to accommodate them.

A new revised JPB website is in the works as well. Staff have been working to make the website more user-friendly that will allow the public to send comments whether it's a planning cases or the comprehensive plan. We are also in the works of making all applications fillable so applicants can complete electronically.

## Planning Report

### Comprehensive Plan

JPB staff has continued to make great strides in developing the comprehensive plan. The fourth Steering Committee meeting is tentatively scheduled for the beginning of January after the holiday season. This fourth meeting will be for review of the previous objectives and strategies that were developed for these final chapters from prior sub-committees. JPB staff will finalize recommendations for the plan.

- ➔ **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.

Staff has been formalizing all final objectives and strategies and plugging them into a community action plan that will be utilized in the comprehensive plan. Staff still plans to meet the proposed July competition date.

## Development Projects

Bemidji Chrysler Center  
 Culvers  
 Med Express (Old Bowling Alley)  
 Cenex Gas Station/Car Wash/A&W  
 Red Barn Estates  
 Holiday Store Redevelopment  
 Cedar Pointe Multi Family  
 Center City Housing Multi Family  
 University Heights  
 McDonalds  
 Toyota  
 First Assembly Church  
 Lazy Jacks  
 South Beach Apartments – Pace Project  
 South Shore Crossing– Icon Project – Condos

## Planning Report

Sanford Medical Center is wanting to expand within their campus with the creation of Cancer Addition. After meeting with individuals from Sanford Medical Center and reviewing the past PUD/CUP, it was determined that the final plat was never recorded at the County Recorder's Office. JPB staff has been working with Sanford Medical Staff to prepare them for a new PUD/CUP process with their new proposed master plan.

Recently JPB staff, the City of Bemidji and members of the ISD #31 school board met to discuss the Gene Dillion Elementary School at City Council work session. At this meeting it was determined that the City will allow the school to connect to water and sewer services with the City as long as the school is annexed into the City and follow JPB Performance Standards. JPB staff has been working with the City of Bemidji and JPB Attorney, Troy Gilchrist to formulate an agreement for water/sewer services and JPB standards. A memorandum has been prepared by staff for the JPB to review and comment on. Final determinations will be incorporated into the agreement.

## Site Plan Analysis

With winter here, enforcement has been dialed back. Reviewing of past projects has been a priority this past month with several letters going out to property owners to bring their properties into compliance. With enforcement dialed back, this has allow Josh more time to focus on completing maps for the comprehensive plan. A large portion of his time has been fixing the land use map and breaking down the land uses for preparation of the Steering Committee in creating the future land use map. The goal is to have Josh complete all maps by mid-January so we will be able to use them at the next Steering Committee meeting and to incorporate them into the plan.

## Upcoming JPB/JPC Meetings

- JPB – December 14<sup>th</sup>
- JPC – December 22<sup>nd</sup>
- JPC – January 11<sup>th</sup>
- JPC – January 26<sup>th</sup>
- JPB – February 8<sup>th</sup>
- JPC – February 23<sup>rd</sup>
- JPB – March 8<sup>th</sup>
- JPC – March 23<sup>rd</sup>