



Greater Bemidji Area Joint Planning Board

October 2016

Bemidji Township

City of Bemidji

Northern Township

PO Box 1100
Bemidji, MN 56619

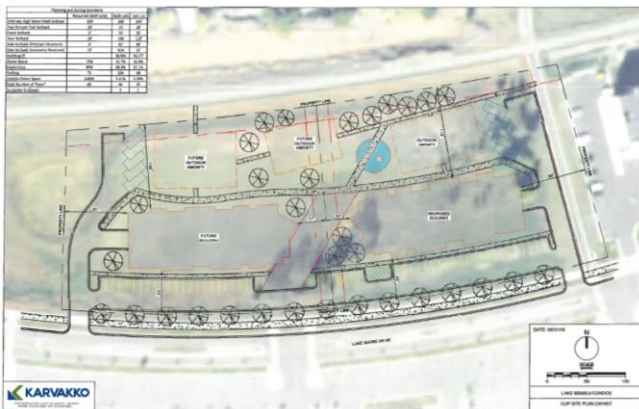
(218) 759-3579



What's going on?

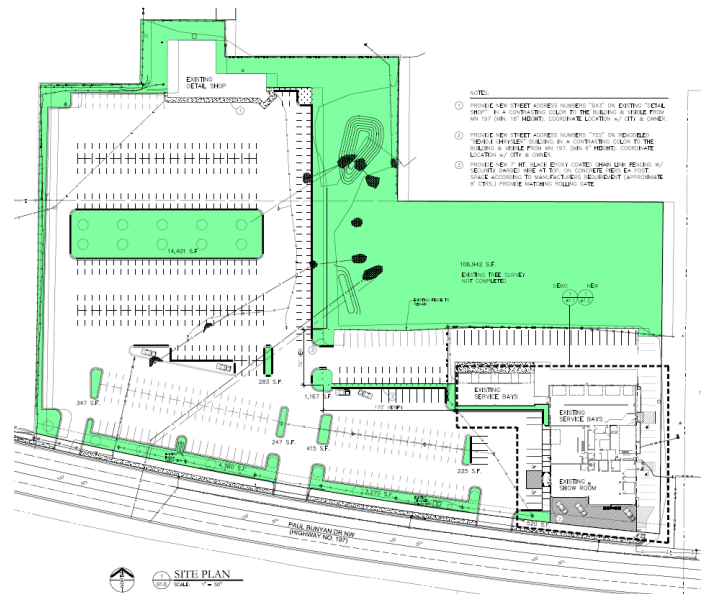
Planning Cases for September/October

City of Bemidji: CUP-16-80.05985.00/80.05984.00—
ICON Architectural Group is requesting a conditional use permit for the removal of more than 60% of the high quality significant trees located in the South Shore Development in the Lake Orientated Development Zone. The two parcels are located directly west of the Country Inn & Suites.



Planning Cases for October/November

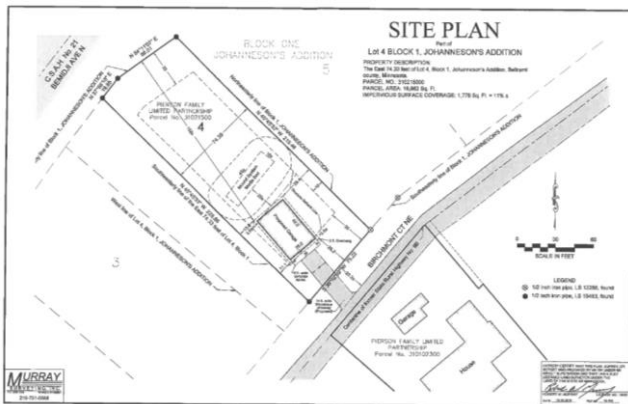
City of Bemidji – V-16-80.00077.00: Bemidji Chrysler Center is requesting a Variance for a millennium Chrysler arch tower that will be installed within the front yard setback. The parcel is located at 755 Paul Bunyan Drive Northwest in the B2 General Commercial District.



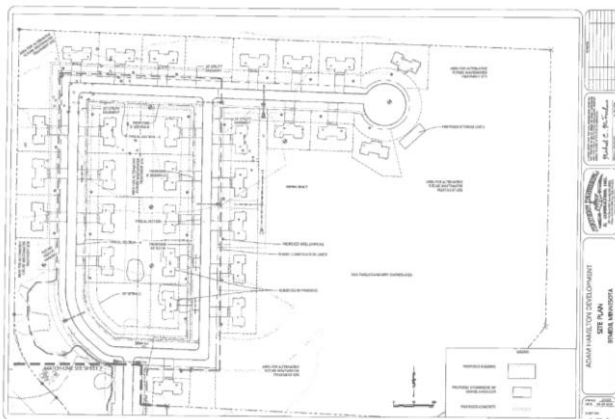
Planning Cases for October/November

City of Bemidji – CUP/-16-80.04510.00: CrossFit Bemidji is requesting a conditional use permit for the operation of an indoor recreation facility in a (I-1) – Light Industrial District. The parcel is located at 987 Industrial Park DR SE in Bemidji.

Northern Township: V-16-31.02150.00–Pierson Family Limited Partnership located at Birchmont Ct NE, Backlot of 7220 Birchmont Ct NE. in ZONE R-3 Suburban Residential within the Shoreland Overlay. The applicant is requesting to build an accessory structure. The applicant is requesting (3) three variances; (1) A variance from a 1980 variance not allowing any type of structure to be built on the property, (2) Variance from the Front Yard setback of (3.6) feet. (3) Variance from Septic System setback of (3.6) feet.



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



Development Projects

Bemidji Chrysler Center
Culvers
Pizza Hut
Med Express (Old Bowling Alley)
Red Barn Estates
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
Toyota
First Assembly Church
Lazy Jacks
South Beach Apartments – Pace Project
South Shore Crossing – Icon Project – Condos

Planning Report

Comprehensive Plan

JPB staff has continued to make great strides in developing the comprehensive plan. The second Steering Committee meeting occurred on October 4th and the following chapters below were discussed. All the previous objectives and strategies that were developed for these chapters from prior sub-committees were reviewed and modified. JPB staff will finalize recommendations for the plan.

- **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, downtown 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.

The next Steering Committee Meeting is tentatively scheduled for the week of October 24th or October 31st.

Planning Report

GTS Training & Minnesota APA Conference

Staff recently attended a GTS Training on *Emerging Issues for Professional Planners - Advanced Planning and Zoning* and the Minnesota American Planning Association (APA) Conference in St. Cloud September 28th-30th. The trainings covered a wide range of planning aspects and allowed staff to network with other communities and organizations.

Some of the more intriguing presentation topics from the APA Conference were the following:

- Teardowns & Lot Splits
- Is a Comprehensive Plan a “Legal” Document?
- Engaging Your Community
- Vacation Rentals in Duluth
- If it Fits on the Shelf (Creating usable plans)
- The Future is Now (Planning using virtual reality)
- Collaboration Builds Bridges
- Data-Driven & Responsive Engagement
- Affordable Housing
- Creating High-Quality Natural Areas
- Artist-Led Community Engagement

Joint planning Board staff will continue seeking advanced trainings to better the Greater Bemidji Area.

Upcoming JPB/JPC Meetings

- JPB – September 14th
- JPC – September 22nd
- JPB – October 12th
- JPC – October 27th
- JPB – November 9th
- JPC – November 17th
- JPB – December 14th
- JPC – January 11th

Site Plan Analysis

Enforcements for the month of September consisted of mainly parking enforcements. Parking enforcement is always an ongoing issue and will continue to be monitored throughout the fall. Many letters have been sent out notifying owners of the violations on their property. Staff is continuing to work on the removal of a house that was supposed to happen when a new house was built, the owner has informed us that they ran into an issue with asbestos so the removal will take a little longer.

Residential site plan reviews look to be ramping up again as citizens try to get small projects done before winter. Commercial projects seem to be slowing as we get closer to the winter months but staff did visit with Culvers to talk about needs for a remodel on the Ground Round site, Rogers two way on a possible parking lot expansion and Bemidji Chrysler on their renovations.

For the month of October staff will be continuing to be out looking at parking and plans to do another night time dynamic sign enforcement to ensure that signs are still compliant and signs with violations have been corrected.