



Greater Bemidji Area Joint Planning Board

April 2016

Bemidji Township

City of Bemidji

Northern Township

PO Box 1100
Bemidji, MN 56619

(218) 759-3579



What's going on?

Planning Cases for May / June

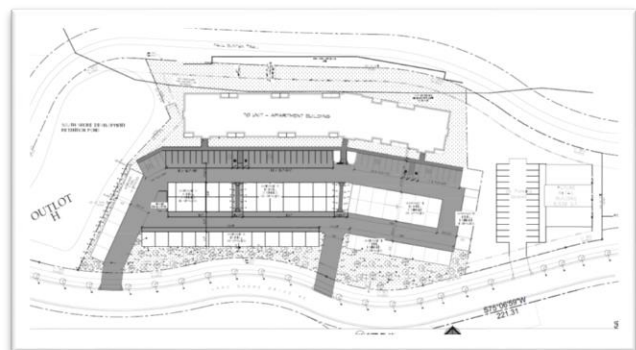
City of Bemidji – PUD-16-80.00469.04: B & B Cottages, LLC is requesting a Preliminary / Final PUD for 42 residential condominium units. The parcel is located at 30th St NW in the R6 Multiple Family District of the City of Bemidji.

City Of Bemidji – CUP/V-16-80.00838.00: Holiday Station Stores, Inc. is requesting a Conditional Use Permit for a convenience store with fuel and Variance for reduce green space, minimum tree count and required greenspace to tear down and rebuild current Holiday Station. The parcel is located at 1106 Paul Bunyan Drive South in the LC Lake Oriented Commercial District of the City of Bemidji.



Planning Cases for May / June

City of Bemidji – V-16-80.05981.00, 80.05982.00: Bemidji South Shores Properties, LLC is requesting a variance to reduce setbacks, reduce minimum size for one bedroom units, and reduce parking requirements to build a 70 unit apartment building with detached garages. The parcel is located off of Lake Shore Drive Northeast in the LD Lake Oriented Development of the City of Bemidji.



City of Bemidji– V-16-80.04868.00: Mark and June Moberg are requesting a variance to build a single family home on a substandard lot of record. The parcel is located off of River Park Court Northeast in the R2 Suburban Residential District in the City of Bemidji.

Planning Cases for May / June

City of Bemidji – CUP-16-80.03039.00: McDonald's Restaurant is requesting a CUP to remove more than 60% of the high quality significant trees to improve the site. The parcel is located at 1245 Paul Bunyan Dr NW in the B2 General Commercial District of the City of Bemidji.



City Of Bemidji – CUP-80.01983.99, 80.02049.00, 80.02048.00, 80.02047.00, 80.00236.00, 80.00234.00: Park Place of Bemidji, LLLP is requesting a Condition Use Permit to construct a 60-unit apartment complex, of which 40 units will be single room occupancy housing for chronic alcoholics and 20 units will be efficiency apartments for those recently homeless. These parcels area located in between Park Avenue Northwest, 3rd Street Northwest and 1st Street West in the UR Urban Renaissance District of the City Of Bemidji.

Northern Township – V-16-31.00959.00: Jason and Angela Caron are requesting a Variance to construct a new single family home inside a bluff impact zone. The parcel is located at 5800 Birchmont Drive Northeast in the R3 Suburban Residential District of Northern Township of Bemidji.



Planning Report

Legal

Bemidji Township – Judge Austad has asked the 3 LGUs to have a joint meeting to discuss the requests of Bemidji Township.

Red Barn – Hearing on April 11, 2016 - if there is an update staff will provide the JPB at the meeting .

Comprehensive Plan

We are working with Houston Engineering. They have indicated that they are willing to step into a larger role / capacity as the changes in staff will potentially stall the process.

Interviews

Interviews are being scheduled on April 11th and 12th for the position of Planning Director and Assistant Planner. If there are results from these 2 days of interviews, staff will provide to the JPB at the meeting. The committee reviewing applicants includes: Rita, Nancy, and Mike

Development Projects

- Gold Pine Residential / Daycare
- Holiday Store Redevelopment
- Whiting Road Subdivision
- Airport Hangars/Snow storage building
- Cottage Park Apartments
- Beltrami County Transfer Station
- Rako Street Multi Family
- Cedar Pointe Multi Family
- Center City Housing Multi Family
- University Heights
- Candlewood Hotel
- McDonalds
- Taco Bell
- Kohls
- South Shore – Pace Project – Apartments
- South Shore – Icon Project – Condos

Contract Planning - Administrator

Per our discussion at the Joint LGU meeting Mayana Rice, Planning Administrator indicated her willingness to continue to answer questions, provide direction and assist in the planning case written materials for a brief time “between” employees.

Time: 2 “planning case” cycles or until a new administrator indicates they do not need any additional assistance. 2 “planning case” cycles would be roughly 12 weeks at the most.

Hourly Wage: \$35 per hour – no benefits of any type.

Maximum hours per week: 10 hrs.

Typical communication: 1 hour in the mornings for questions and evening emails.

Consultant Request

Karvakko Engineering has indicated via the letter in your packet – if the JPB is need of any planning consulting work they would be happy to assist in the interim. Please feel free to contact them for more specific details if the agreement between Mayana Rice or a new director is not hired in a timely manner.

Site Analyst Report

March was a month similar to February where the warm weather drove people to thinking about their summer projects meaning Site Plan Reviews where in full force.

Site Plan reviews included Toyota which is planning on a total rebuild of their new store and expanding the parking lot.

Kohl’s is going to be a new addition to Paul Bunyan Mall this summer. Because they are going into an existing building JPB staffs main concern with this project is the new lights to be installed and making sure all lights meet the code.

Taco Bell will also have a project going on this summer. It is going to be a major renovation project so there was some time spent on this plan review to make sure all green space, tree and lighting requirements are going to be met.

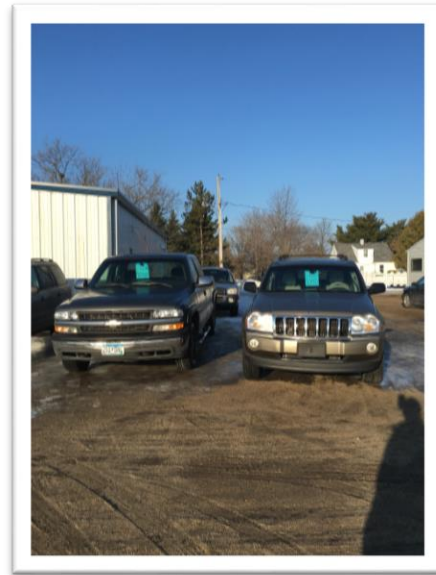
Lastly there will also be a project out at the airport for a new building for snow removal equipment. This review was also extensive to make sure that lighting, trees and parking requirements were going to be met.

Enforcements for the month of March included illegal signage, unpermitted garage addition, a sales lot with no customer parking and a parking on the grass letter that was sent out in September that led to a home occupation permit needing to be obtained.

Illegal signage was pertaining to the home builders show at the armory placing off premise signage around town without discussing it with staff. After some failed attempts to have these signs corrected, JPB staff with the help of the City Of Bemidji's road department removed the signs. After the signs were removed a conversation was had with a representative for the home builders and the signs were allowed to go back out with a special event permit.



JPB staff also handled a complaint about customer parking for Bob and Jill's Drive and buy spilling over into an ally and on to neighboring business. A letter was sent and MnDot was also informed to help this situation.



Bob and Jill

While out driving JPB Staff noticed a garage build that did not have a permit posted after talking with the building department it was found that it was unpermitted as well as being built in the right of way and not meeting setback requirements. JPB staff ultimately helped the building department post stop work order notices and talk to the home owners when they came in to the city hall to discuss this issue.



Illegal Addition