



**Greater Bemidji Area
Joint Planning Board**

October 2018

City of Bemidji
Northern Township

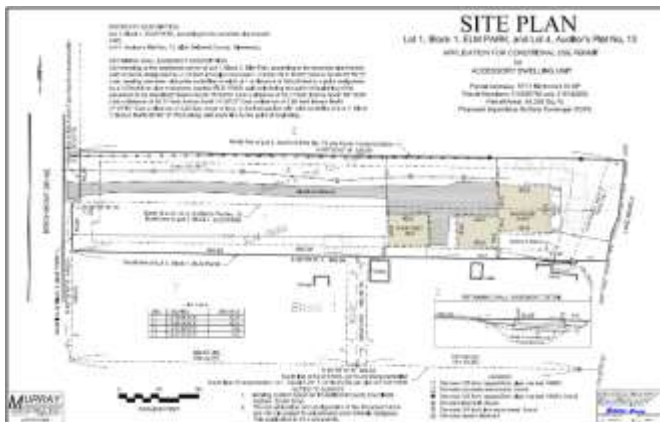
317 4th Street NW
Bemidji, MN 56601
(218) 759-3579

What's going on?

Planning Cases for September/October

Derek & Alison Hanson – Conditional Use Permit

Northern Township —CUP-18-31.00957.00 & 31.01425.00 – Derek and Alison Hanson are requesting approval of a conditional use permit (CUP) to construct an Accessory Dwelling Unit within a detached garage located at 5712 Birchmont Drive NE within Northern Township. This property is located in the R-3 Suburban Residential Zoning District within the Shoreland Overlay.



Planning Cases for September/October

John Peterson – Conditional Use Permit

City of Bemidji: CUP-18-80.06731.00 – John Peterson is requesting approval of a Planned Unit Development (PUD) through a Conditional Use Permit (CUP) for the conversion of an existing resort located at 4910 Birchmont Drive NE in the (R-3) Suburban Residential – Sewered zoning district and shoreland overlay within the City of Bemidji. The existing property has nine (9) structures consisting of single dwelling units. The proposal is to convert from a resort to a residential development with five (5) structures still maintaining nine (9) dwelling units. The new units would be proposed to be long term rental properties. The current use of the property primarily consists of long term rental housing rather than transient lodging as a resort would function.



Planning Cases for October/November

Ruttgers - Variance

Northern Township: V-18-31.01012.00 – Mark & Karrie Nelson of Ruttgers Resort is requesting an after-the-fact variance for the expansion of a non-conforming structure in the (R-3) Suburban Residential zoning district (sewered) and within the Shoreland Overlay at 7598 Bemidji Rd NE in Northern Township. A variance is being requested in order to increase the pitch of the roof and to enclose the two exterior stairwells to preserve the longevity of the structure and to provide safety to the people on the resort campus.

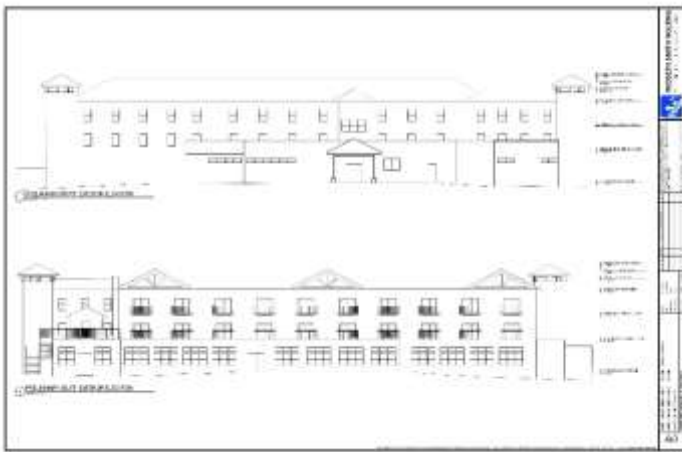


Photo: Great Western Properties Twin Homes

Development Projects

- **City Liquor Store (located on Paul Bunyan Dr NW)**
 - Plans approved; Construction on-going
- **Hoover Properties, LLC – Mini Storage Facility (located on Irvine Ave NW)**
 - On-going construction (second building)
- **Cedar Point Multi Family (located on Northern Cedar Ave NW)**
 - On-going construction (building & surfacing)
- **Bemidji Ambulance Center (located on Anne Street NW)**
 - Approved plans administratively; construction to begin soon
- **Bemidji Community Arena (BCA) (located on Division Street W)**
 - Site plans being reviewed by City Building Officials and administratively by JPB staff
- **L&M Supply (located on Paul Bunyan Dr NW)**
 - Approved plans administratively; construction on-going
- **Great Western Properties (located on Hamilton Park NW)**
 - On-going construction (building)
- **Black Bear Dental (located on 30th Street NW)**
 - Approved plans administratively; construction on-going
- **Stoney Ridge Apartments (located on Norton Ave NW)**
 - Approved plans administratively; construction on-going
- **Northern Access Dental (located on Anne Street)**
 - Approved plans administratively; construction on-going
- **GoldPine Homes (located on 30th Street NW)**
 - Civil plans approved; clearing and grading started; utility lines relocating
- **Delta Dental (located on Net Way NW)**
 - Approved plans administratively; construction on-going
- **Phil Nyhusmoen (located on Pine St NW)**
 - Approved plans administratively; construction on-going
- **Fastenal (located on Cram Ave SE)**
 - Approved plans administratively; construction on-going
- **Northern Engineering (located on Tod CT NW)**
 - Approved plans administratively; construction to begin soon
- **Party Store (located on Laurel Dr NW)**
 - Approved plans administratively; construction to begin soon

What Else is Happening...

Minnesota American Planning Association (APA) Conference

Casey attended the Minnesota APA Conference in Rochester, MN on September 26th – 28th. There was several good topics on this year’s agenda that will help with planning for the Greater Bemidji Area’s future. Some of the topics that were discussed at the sessions were:

- Regional Economic Forecasting to Guide Local Decision Making
- Two Approaches to Engage New Audiences
- Comp Plans: Pain or Pleasure?
- From Regulator to Developer: Planning and Economic Development Lessons Learned in Selling City Owner Land and Providing Business Subsidies in Ramsey, MN
- Making the Case For Reinvestment
- Development Ready Communities: Get Your Community Ready for Development Success
- Working Together for Community Change
- The Brownfields & Health Tool: Giving Blighted Sites a Healthy Second Chance
- Finding the Missing Middle: An Exploration of Small-Scale Multifamily Housing

The favorite part of the conference was probably the networking with other communities and firms. Just being able to discuss the strengths and challenges that they face on a daily basis was encouraging to know on how similar we all are no matter the size or location of the communities we live in.

Comprehensive Plan

Houston Engineering Inc. (HEI) has finishing up the web based document of the comprehensive plan and the document has been uploaded on to the GBAJPB website, which can be found at the link below. A public meeting / open house has been scheduled for the evening of November 20th at the City Hall Council Chamber to allow the public the opportunity to review and comment on the comprehensive plan.

<https://www.jpbgba.org/comprehensive-plan-1>

Upcoming JPB/JPC Meetings

- JPB – October 10th
- JPC – October 25th
- JPB – November 14th
- JPC – November 29th
- JPB – December 12th
- JPC – December 20th
- JPB – January 24th

