



Greater Bemidji Area Joint Planning Board

November 2020

City of Bemidji

Northern Township

**317 4th Street NW
Bemidji, MN 56601**

(218) 759-3579



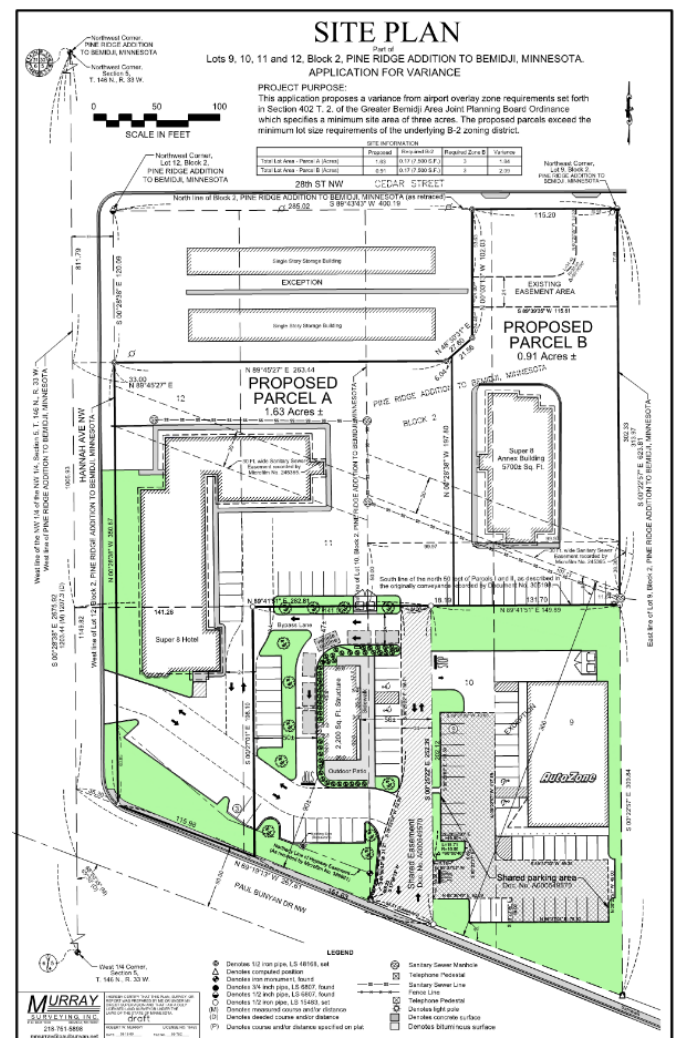
What's going on?

Planning Cases for October/November

Bemidji Motel, LLP - Variance

City of Bemidji: V-20-80.03010.00 – Bemidji Motel LLP, located at 1815 Paul Bunyan Dr NW in (B-2) General Commercial Zoning District within the Airport Zone B and the Trunk Highway 197 Overlays. The Applicant is requesting multiple variances in order to subdivide the subject property that houses the Super 8 Hotel and the Super 8 Annex Building. The variances being requested are as follows:

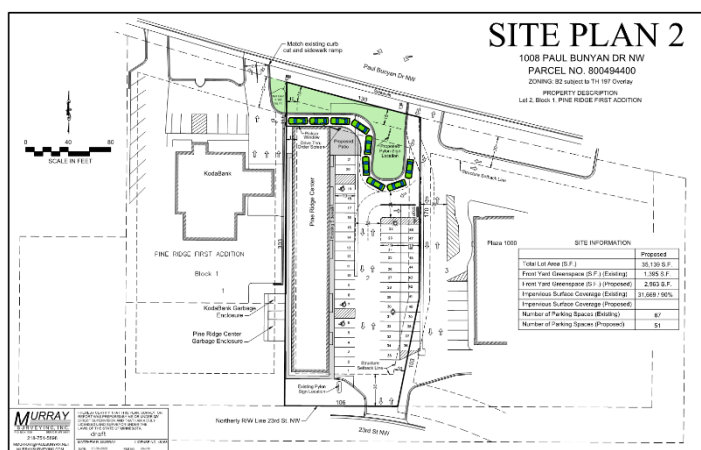
1. A reduction of 1.37 acres for Proposed Parcel A from the building plot area to lot size ratio per Section 402 T. 2., as the minimum lot size is three (3) acres; and
2. A reduction of 2.09 acres for Proposed Parcel B from the building plot area to lot size ratio Per Section 402 T. 2., as the minimum lot size is three (3) acres.



Planning Cases for November/December

Hegna Properties, LLC – Conditional Use Permit

City of Bemidji: CUP-20-80.03751.00 – Hegna Properties, LLC is requesting approval of Conditional Use Permit (CUP) to install a drive-thru for a new restaurant onto the north side of the existing multi-tenant building located at 1008 Paul Bunyan Dr NW, parcel 80.04944.00. This parcel is located in the (B-2) General Commercial Zoning District and the Trunk Highway 197 Overlay District.



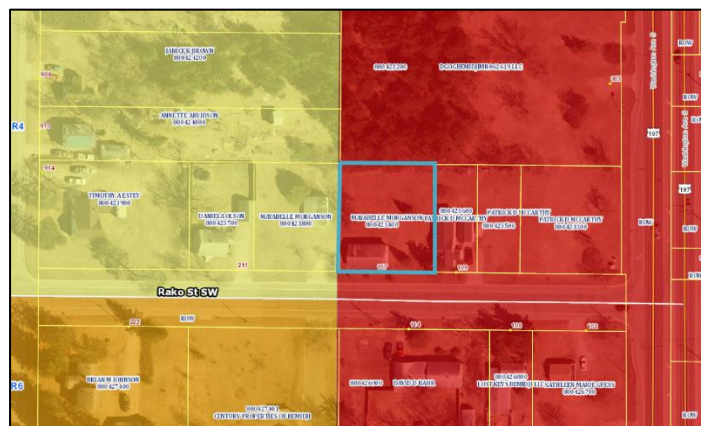
American Bank – Conditional Use Permit

City of Bemidji: CUP-20-80.04861.01 – American Bank is requesting approval of Conditional Use Permit (CUP) for the operation of a bank with a drive-up window located at 1317 Paul Bunyan Dr NW, parcel 80.04861.01. This parcel is located in the (B-2) General Commercial Zoning District and the Trunk Highway 197 Overlay District.



Vicki Brandsted – Rezone

City of Bemidji: Z-20-80.04234.00 – Vicki Brandsted is requesting to rezone their property from (B-2) General Commercial to (R-4) Moderate Density Residential. The current use of the property is single-family residential; which is currently legal non-conforming. The property is located at 117 Rako Street SW in the City of Bemidji.



Bemidji Community Arena – Variance

City of Bemidji: V-20-80.05166.00 – The Bemidji Community Arena (BCA) on behalf of Independent School District #31 is requesting multiple variances to increase height and size along with a setback reduction for signage throughout the BCA area. The property is located at 3000 Division St. SW within the City of Bemidji. This property lies within the (R-4) Moderate Density Residential zoning district.



2020 YEAR-TO-DATE ACTIVITY

Activity Items	2020 Totals-to-Date
Planning Cases (variances, CUPs, IUPs, Rezones, PUDs, & Plats)	33
Sign Permits	29
Land Use Permits	54
Lot Combinations/Realignments/Divisions Permits	33
Shoreland Alteration Permits	11
Temporary Storage Containers/Semi-Trailer Permits	6
Tree Removal / Animals Permits/Home Occupation Permits	12
Septic Permits	40
Site Plans Reviews	134
Zoning Verification Letters	15
Enforcement	37
TOTAL ACTIVITY	404*

* As of October 29th, 2020

Development Projects

- **BSU Academic Learning Center (located on Birchmont Dr NE)**
 - Construction Completed
- **Animal Clinic (located on Irvine Avenue NW)**
 - Construction Completed
- **Baker Heating & Air Expansion (located on Bardwell Dr NW)**
 - Construction wrapping-up
- **CCIS / Lutheran Social Service (located on Irvine Avenue NW)**
 - Construction on-going
- **Nothdale Car Wash (located on Irvine Avenue NW)**
 - Construction on-going
- **Kandiland Learning Center (located on Railroad Street SE)**
 - Construction on-going
- **St. Marks Church (located on Anne Street NW)**
 - Design Review
- **ALDI (located on Paul Bunyan Dr NW)**
 - Construction Completed
- **Stoney Ridge Apartments – Phase II (located on Norton Ave NW)**
 - Construction on-going
- **Sanford Heart Center (located on Anne Street NW)**
 - Approved. Construction to start in January of 2021
- **Conifer Villas (located on Conifer Avenue NW)**
 - Construction on-going
- **Fire Station #4 (located on Winter Sumac Rd NE)**
 - Construction on-going
- **Sintec Audio (located on Irvine Avenue NW)**
 - Construction underway

Upcoming Schedule

November 2020						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	JPB	5	6	7
8	9	10	11	12	13	14
15	16	17	18	JPC	20	21
22	23	24 LGU	25	26	27	28
29	30					

December 2020						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	JPB	10	11	12
13	14	15	16	JPC	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 2021						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	JPB	14	15	16
17	18	19	20	21	22	23
24	25	26	27	JPC	29	30
31						

IMPORTANT NOTICE

Due to the spread of COVID-19, the Joint Planning Board (JPB) scheduled meeting for Wednesday, November 4th, 2020 at 6:00 p.m. will be held via Telephone or Cisco Webex, a Web Based Electronic mean.

To join by phone, dial: [+1-408-418-9388](tel:+14084189388)

To join this Webex meeting, [Click Here](#) or access the meeting link at <https://www.jpbgba.org/planning-actions>.

Meeting number (access code): **126 588 0358**
Meeting password: **Bemidji56601**

The Joint Planning Commission (JPC) scheduled meeting for Thursday, November 19th, 2020 at 6:00 p.m. will be held via Telephone or Cisco Webex, a Web Based Electronic mean.

To join by phone, dial: [+1-408-418-9388](tel:+14084189388)

To join this Webex meeting, [Click Here](#) or access the meeting link at <https://www.jpbgba.org/planning-actions>.

Meeting number (access code): **126 204 6714**
Meeting password: **Bemidji56601**