



Photo Courtesy of Casey Mai

**Greater Bemidji Area  
Joint Planning Board**

**July 2017**

City of Bemidji  
Northern Township

PO Box 1100  
Bemidji, MN 56619  
(218) 759-3579

## What's going on?

### Planning Cases for June/July

**Northern Township:** V-17-31.00516.00 – Mike Kelsey is located at 125 Lakewood Dr NW. in Zone R-3 Suburban Residential within the Shoreland Overlay. The applicant needs to replace the failing septic system and is requesting a variance of eight (8) feet from the septic tank side yard setback of ten (10) feet from the property line.



### Planning Cases for June/July

**City of Bemidji:** V-17-80.01482.00– BJC Properties LLC is requesting multiple variances for setbacks, located at 1414 Bemidji Ave N in the (B-2) Commercial Zoning District of the City of Bemidji. 1.) Reduction in front yard setback of (7.1') of the required (30'). 2.) Reduction in north side yard setback of (7.8') of the required (10'). 3.) Reduction in south side yard setback of (7.7') of the required (10'). 4.) Expansion of structure on a non-conforming lot. Variance requests are to place eaves over existing non-conforming structure that currently has no eaves.

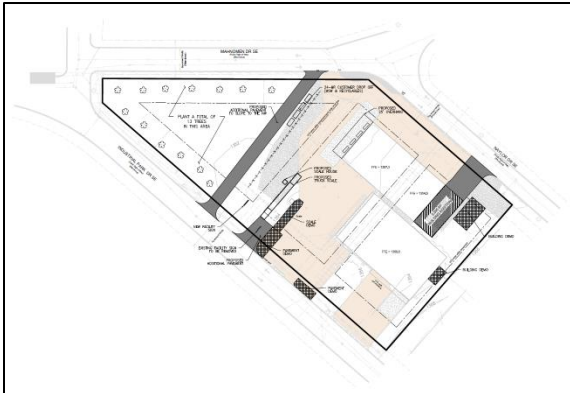


### Planning Cases for July/August

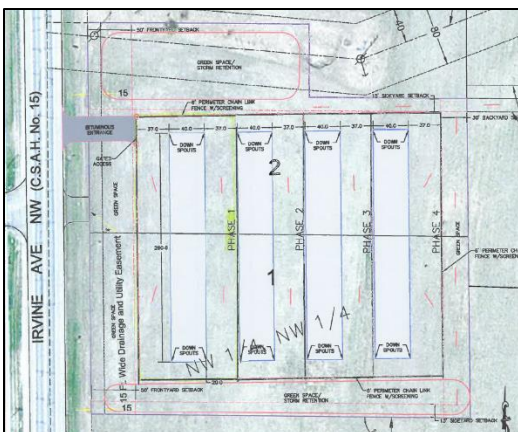
**Northern Township:** CUP-17-31.00721.00 – Jon Kummer, of Jon’s Refuse Service is requesting a Conditional Use Permit (CUP) for a refuse, service facility at the location of 901 Anne Street NW in an R-1 Rural Residential Zoning District.



**City of Bemidji:** CUP-17-80.04502.00 & 80.04397.00 – Beltrami County is requesting a Conditional Use Permit (CUP) for a refuse, transfer station at the location of 751 Industrial Park DR SE in an I-1 Light Industrial Zoning District.

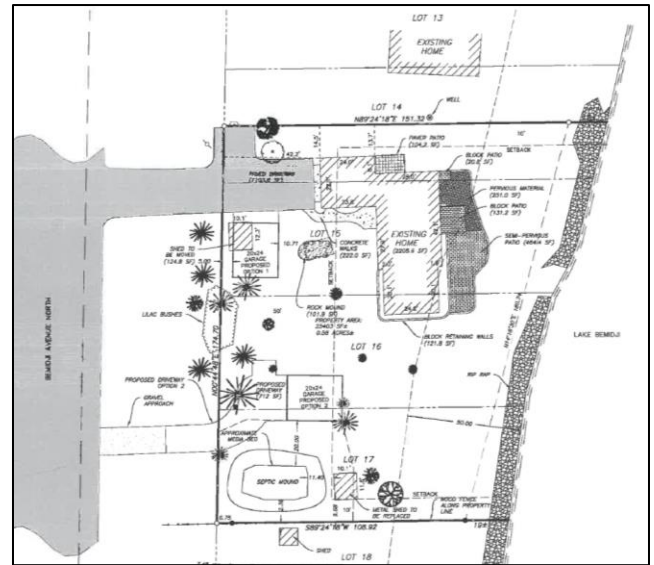


**Northern Township:** CUP-17-31.03208.00 & 31.03207.00 – Justin Hoover is requesting a Conditional Use Permit (CUP) for mini warehouse storage off of Irvine Avenue NW in a B-1 Low Density Commercial Zoning District within Northern Township.



### Planning Cases for July/August

**Northern Township:** V-17-31.01058.00 – Craig & Wendy Boyer are requesting a variance for reduction of setback from federal, State, or County right-of-way for an accessory structure located at 6914 Bemidji Avenue N in R-3 Suburban Residential District and the Shoreland Overlay. A variance is also be requested to place a structure within the septic mound setback. Additional parcels included in the project are 31.01059.00 & 31.01060.00.



**Northern Township:** V-17-31.01456.00 – Ross Hegge is requesting three variances located at 6526 Birchmont DR NE in R-3 Suburban Residential District and the Shoreland Overlay. 1.) Reduction in lot size requirement to construct an accessory structure on a substandard lot; 2.) Reduction of setback from right-of-way of other roads for an accessory structure; and 3.) Reduction of side yard setback.



## Development Projects

DAC Bemidji Parking Lot  
 Northland Apartments Parking Lot  
 Sanford Medical Health Cancer Center  
 Autumn Hills Assisted Living  
 L&M Supply Expansion (old Sears building)  
 Starbucks  
 Tim Hortons  
 Hazelton Dental Clinic/Law Office  
 BICAP Head Start  
 Watermark Art Center  
 Med Express (Old Bowling Alley)  
 Cenex Gas Station/Car Wash/A&W  
 Great Western Properties  
 Cedar Pointe Multi Family  
 Center City Housing Multi Family  
 Toyota  
 South Beach Apartments – Pace Project

## Upcoming JPB/JPC Meetings

- JPB – July 12<sup>th</sup>
- JPC – July 27<sup>th</sup>
- JPB – August 9<sup>th</sup>
- JPC – August 24<sup>th</sup>
- JPB – September 13<sup>th</sup>
- JPC – September 28<sup>th</sup>
- JPB – October 11<sup>th</sup>

## Planning Updates

### Comprehensive Plan

JPB Staff has recently updated the comprehensive plan draft to no longer incorporate Bemidji Township. The draft has been sent over to Houston Engineering Inc. (HEI) to complete a review and assess the remaining work left to complete the plan. HEI plans to submit a revised scope of work laying out a timeline to complete the plan to the JPB in the coming weeks.

### Staff

On July 26<sup>th</sup>, JPB staff officially became City employees. Although staff is now employed by the City of Bemidji, the JPB still operates the same serving both the City of Bemidji and Northern Township. The City will act as the fiscal agent for the JPB and handle financial, payroll and annual audit functions as part of the City's financial system and processes. The JPB's finances shall be segregated as a special revenue fund on the City's financial system. A revised Joint Powers Agreement has been amended and will be approved by both Northern Township and the City of Bemidji.