



The new Bemidji Fire Station No. 4 off of Winter Sumac Road in Northern TWP.

## Greater Bemidji Area Joint Planning Board

### February 2021

City of Bemidji

Northern Township

317 4<sup>th</sup> Street NW  
Bemidji, MN 56601

(218) 759-3582



## JPB News



The JPB would like to offer a warm welcome the new site analysisist & compliance inspector Nickolaus Phillips who just started on February 8<sup>th</sup>. Nick comes to the JPB with a wealth of knowledge and skill in both the technical and regulatory realms as he has worked for a soil & water conservation district (SWCD), county zoning environmental services (ESD) office, and the Army Corps of Engineers. Nickolaus is a BSU graduate and lives in Lake George.

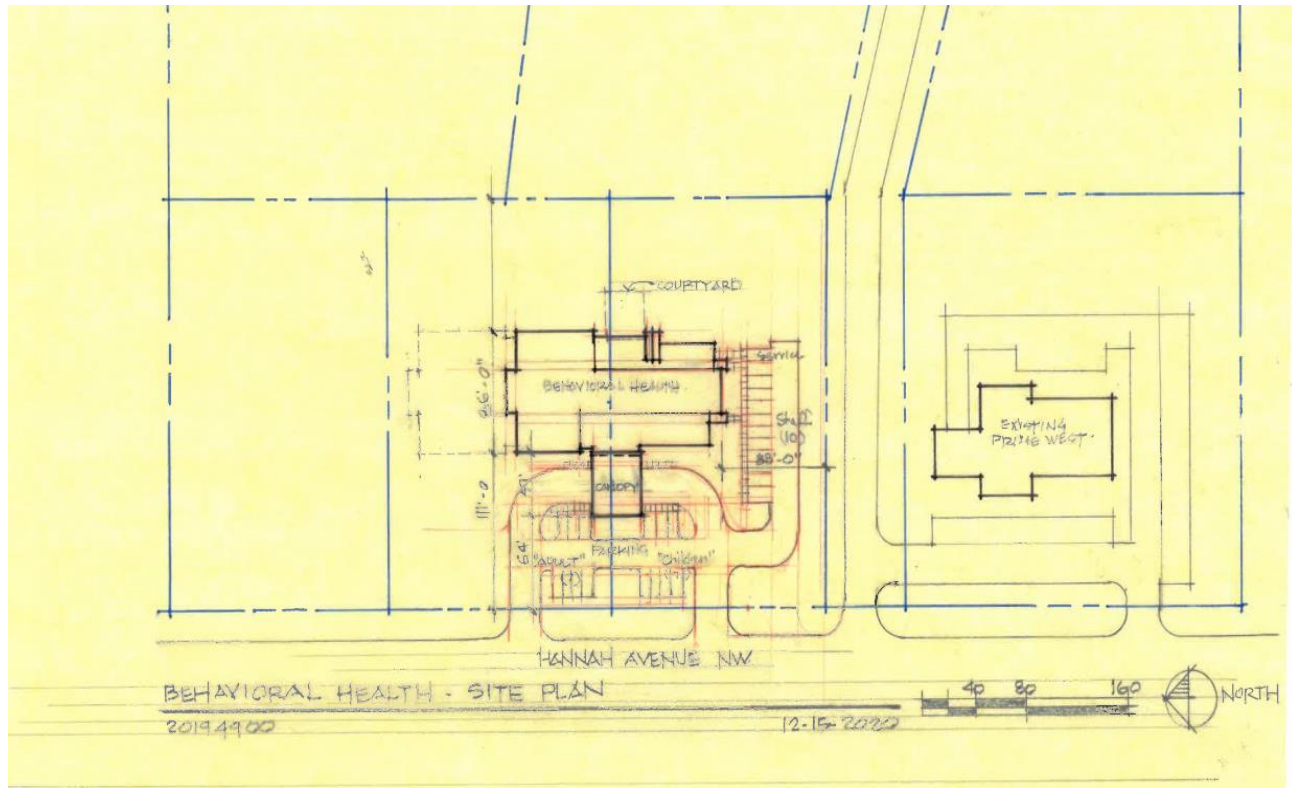


The JPB would also like to offer a warm welcome to the new planning director Mark Borseth who will be starting on April 5<sup>th</sup>. Mark also comes to the JPB with a great deal of experience and expertise along with wearing many hats in his current & past roles. Mark has over 30 years of experience and most of that time was in developing the Thief River Falls area. Mark is a BSU graduate and has a residence in the Irvingboro area of Bemidji.

## Planning Cases for January/February

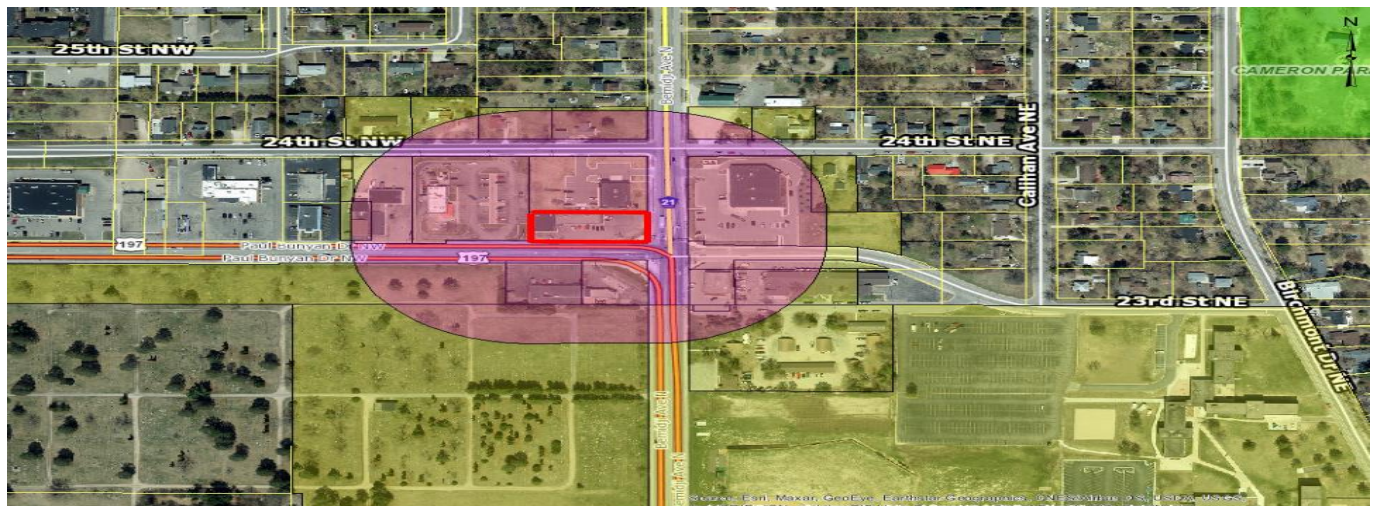
### Sanford Behavioral Health – Interim Use Permit

**City of Bemidji:** IUP-21-80.05058.00 & 80.05059.00– James Coughenour representing Sanford Health, is requesting approval of an interim use permit (IUP) to provide psychiatric emergency services at property located on Hannah Ave. NW just north of the Prime West facility within the City of Bemidji. The facility will be in a new building that is yet to be constructed. This property is located in the OM Office/Medical District and the Airport Zone C Overlay.



### Dread Pirates (Ideal Option) – Interim Use Permit

**City of Bemidji:** IUP-21-80.02936.00– Dread Pirate Properties, LLC representing Ideal Option, is requesting approval of an interim use permit (IUP) to provide opioid counseling (outpatient) services at property located 119 Paul Bunyan Drive NW within the City of Bemidji. This property is located in the B-2 General Commercial District and the HWY 197 Overlay.





## Planning Cases for February/March

### Whelan Properties INC – Rezone & Conditional Use Permit

**City of Bemidji:** Z/CUP-21-80.07010.00 – Whelan Properties INC, is requesting a rezone (Z) from B-1 Low Density Commercial to R-6 Multiple-Family and a conditional use permit (CUP) for the above stated parcel in order to build up to 88 new apartment units in three separate buildings at Justice Rd. NW and Irvine Ave NW in the (B-1) Low Density Commercial Zoning District within the City of Bemidji. The requested conditional use permit (CUP) is required to be able to have 30 or greater units on the parcel.

### SITE PLAN

Comprising Part of:  
The SE 1/4 of the NE 1/4, Section 32, T. 147 N., R. 33 W.  
Parcel Tax ID No. 800701000

PROPERTY DESCRIPTION  
The North 100 feet of the East 100 feet of the Southeast Quarter of the Northeast Quarter, Section 32, Township 147, Range 33, and except the North 100 feet and the East 100 feet thereof.

#### SITE INFORMATION

ITEM	DESCRIPTION	REMARKS
Total Lot Size	146,000 Sq. Feet	346,156 Sq. Feet (3.517)
Lot Width	100	See drawing
Front Setback (feet)	30	See drawing
Exterior Side Setback (feet)	25	See drawing
Side Setback	7' x 1' per foot < 40'	See drawing
Rear Setback	30	See drawing
Impervious Surface	100,000 (70%)	170,720 Sq. Feet (1.167)
Building Height	30	30' x 1'
Number of parking spaces	137 (1.20/sq. foot)	137
Photos (1/4 in. resolution)	475 x 320 (1/4 in. x 1/2 in. S.P.)	475 x 320
Frontage Trees Required	1 (20' x 4" x 1/2 in. S.P.)	1
Total Trees Required	1 (20' x 4" x 1/2 in. S.P.)	1
Tough Enclosure	Yes	Yes

#### ZONING STANDARDS

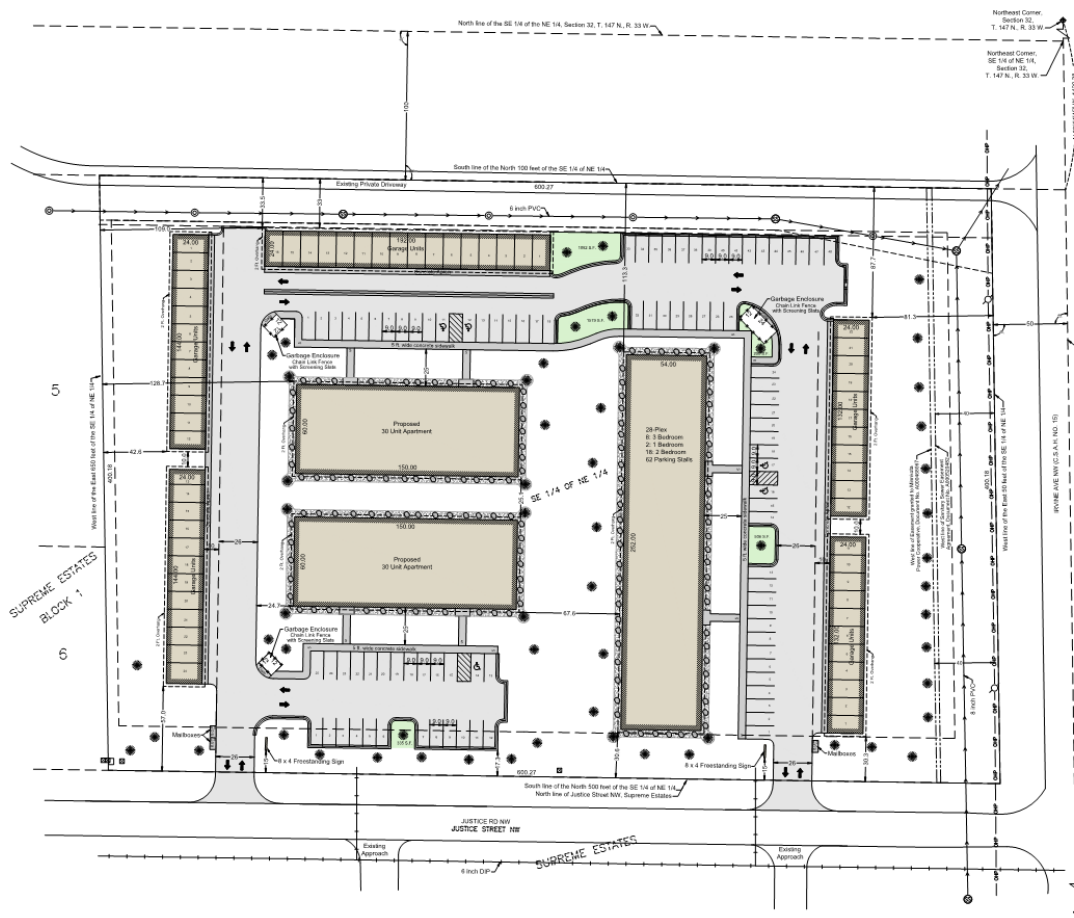
- Multiple family (R-6) Standard Lot:
  - Minimum lot area: 18,000 square feet per lot, or 3,000 square feet per dwelling unit, whichever is greater.
  - Minimum lot depth: 100 feet
- Setbacks:
  - Front yard: 30 feet
  - Side yard: 7.5 feet plus one additional structure foot for each foot of building height greater than forty (40) feet
  - Side and rear yard: accessory structures: 5 feet
  - Rear yard: 30 feet
  - Corner lot: exterior side yard: 20 feet
  - May: 20 feet, except as may be permitted
  - Rear yard: 10 feet reduction in rear yard setback
  - Height of structures: 30 feet
  - Maximum Impervious Surface Coverage: 70%

#### NOTES TO SURVEY

- Surveying system based on the Bemidji County Coordinate System, South Zone, NAD 83.
- This survey has not been prepared with the benefit of any title work or the review of any record documents bordering the property, the record documents or subdivisions and concerns bordering the property, or any other potential applicable documents that otherwise may be available in the public records.

#### LEGEND

- Dashed aluminum plug monument
- Utility Pole
- Electric Box
- Sanitary Sewer Manhole
- Sanitary Sewer Line Cleanout
- Minnesota Energy Resources Buried Gas Line
- Central Power Company Buried Cable
- Bellnet Electric Corp. Buried Cable
- Paul Bunyan Communications Buried Cable
- Minnesota Communications Buried Cable
- Communications Buried Cable
- Sanitary Sewer Line
- Water Line
- One foot contour line
- Existing ground elevation
- Proposed Tree

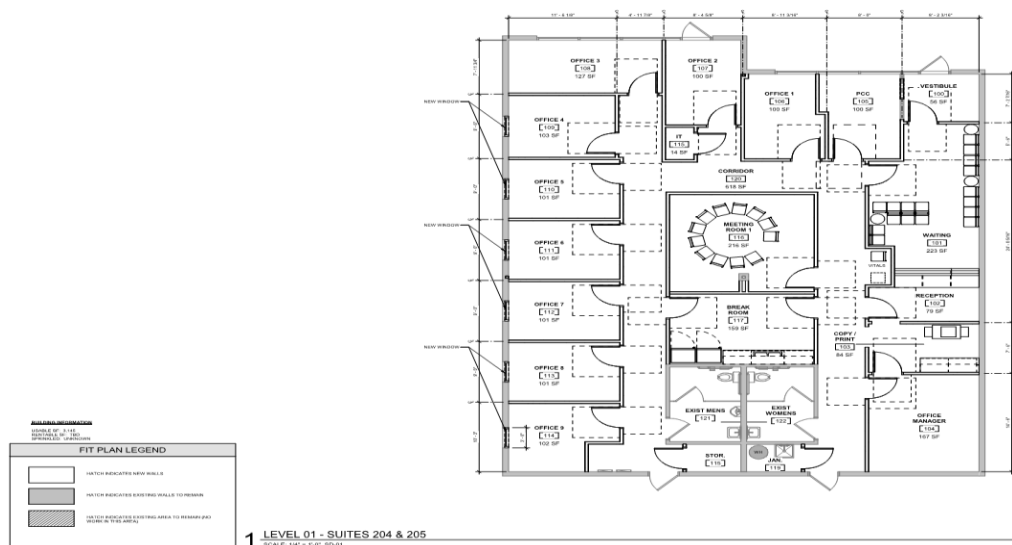


## Planning Cases for February/March

### Nystrom & Associates, LTD – Interim Use Permit

**City of Bemidji:** IUP-21-80.03048.00: Peter Nystrom of Nystrom & Associates LTD is requesting an interim use permit (IUP) to perform behavioral healthcare services in the (UR) Urban Renaissance and Shoreland Overlay districts located at 102 1<sup>st</sup> Street W, Suites 204 & 205 within the City of Bemidji.

NYSTROM & ASSOCIATES - BEMIDJI, MN



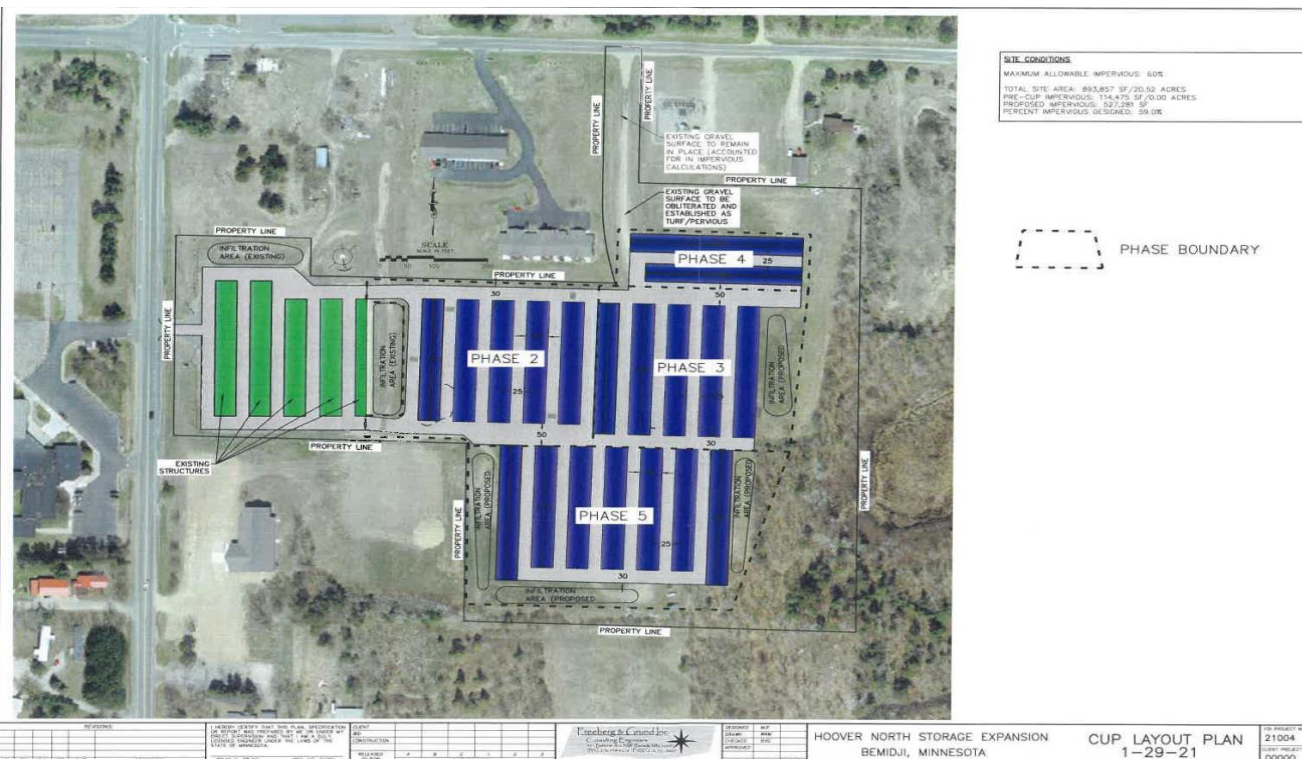
WILKUS ARCHITECTS

PRELIMINARY FIT PLAN

BD - V1  
2021-01-04  
BD-01

### Justin Hoover (Hoover Properties, LLC) – Conditional Use Permit

**Northern Township:** CUP-21-31.00368.03 – Justin Hoover representing Hoover Properties, LLC is requesting a Conditional Use Permit (CUP) to expand his current mini warehouse storage to the above 16.47 acre parcel located off of Irvine Avenue NW and Town Hall Rd. NW in the B-1 Low Density Commercial Zoning District within Northern Township.



## 2021 YEAR-TO-DATE ACTIVITY

Activity Items	2021 Totals
Planning Cases (variances, CUPs, IUPs, Rezones, PUDs, & Plats)	6
Sign Permits	1
Land Use Permits	2
Lot Combinations/Realignments/Divisions Permits	1
Shoreland Alteration Permits	3
Temporary Storage Containers/Semi-Trailer Permits	0
Tree Removal / Animals Permits/Home Occupation Permits	0
Septic Permits	0
Site Plans Reviews	0
Zoning Verification Letters	0
Enforcement	2
<b>TOTAL ACTIVITY</b>	<b>15*</b>

\* As of February 3, 2021

## Development Projects

- **Baker Heating & Air Expansion (located on Bardwell Dr NW)**
  - Construction wrapping-up
- **CCIS / Lutheran Social Service (located on Irvine Avenue NW)**
  - Construction on-going
- **Northdale Car Wash & Storage Condos (located on Irvine Avenue NW)**
  - Construction on-going
- **Bethel Daycare Expansion**
  - Construction on-going
- **Kandiland Learning Center (located on Railroad Street SE)**
  - Construction on-going
- **Stoney Ridge Apartments – Phase II (located on Norton Ave NW)**
  - Construction wrapping up
- **Sanford Heart Center (located on Anne Street NW)**
  - Approved.
- **Conifer Villas (located on Conifer Avenue NW)**
  - Construction on-going
- **Fire Station #4 (located on Winter Sumac Rd NE)**
  - Almost complete
- **Sintec Audio (located on Irvine Avenue NW)**
  - Construction on-going

## Upcoming Schedule

February 2021						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10 JPB	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25 JPC	26	27
28						

March 2021						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10 JPB	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25 JPC	26	27
28	29	30	31			

April 2021						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14 JPB	15	16	17
18	19	20	21	22 JPC	23	24
25	26	27	28	29	30	

## IMPORTANT NOTICE

**Due to the spread of COVID-19, the Joint Planning Board (JPB) scheduled meeting for Wednesday, February 10<sup>th</sup>, 2021 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): **182 699 1924**  
Meeting password: **Bemidji56601**

**The Joint Planning Commission (JPC) scheduled meeting for Thursday, February 25<sup>th</sup>, 2021 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): **126 508 2722**  
Meeting password: **Bemidji56601**