



**Greater Bemidji Area
Joint Planning Board**

December 2018

City of Bemidji
Northern Township

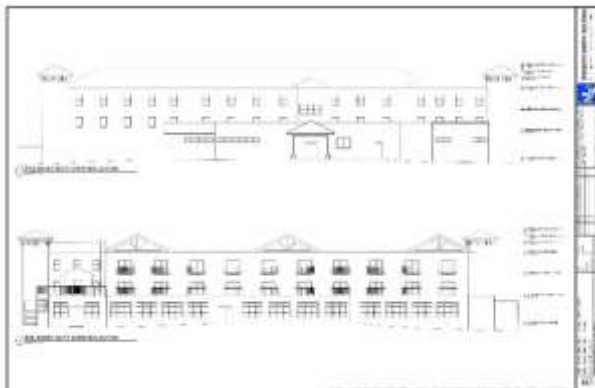
317 4th Street NW
Bemidji, MN 56601
(218) 759-3579

What's going on?

Planning Cases for November/December

Ruttgers - Variance

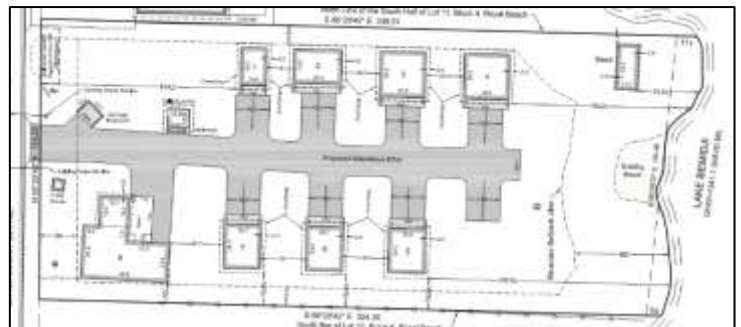
Northern Township: V-18-31.01012.00 – Mark & Karrie Nelson of Ruttgers Resort is requesting an after-the-fact variance for the expansion of a non-conforming structure in the (R-3) Suburban Residential zoning district (sewered) and within the Shoreland Overlay at 7598 Bemidji Rd NE in Northern Township. 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.



Planning Cases for November/December

John Peterson – Variance

City of Bemidji: V-18-80.06731.00 – John Peterson, authorized agent for John Carr is requesting approval of several variances in order to expand non-conforming structures, in both area and height throughout 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) structural cabins that will ultimately be reduced down to eight (8) through the variance request.



Planning Cases for November/December

City of Bemidji / BEDA – Conditional Use Permit

City of Bemidji: CUP-18-80.XXXXX.00 – Bemidji Economic Development Authority/City of Bemidji is requesting approval of an amendment to the South Shore General Planned Unit Development Master Plan. The requested amendments include various changes to the development design guidelines for the project. The property is legally described as the entire Plat of the South Shore Addition.



Planning Cases for December/January

Joy Johnson of Sanford Health – Conditional Use Permit

Northern Township: CUP-18-31.02223.00 – Joy Johnson, representing Sanford Health, is requesting approval of a conditional use permit (CUP) to add additional counseling services for property located at 1611 Anne St. NW within Northern Township. This property is zoned B-1 Low Density Commercial District.



Ron & Pam Bostic – Rezone

City of Bemidji: Z-18-80.02874.00, 80.02875.00, 80.02872.00 – Ron & Pam Bostic through their Attorney Jeffrey Gunkelman are requesting a rezone of their property at 2404 Bemidji Avenue N in the City of Bemidji from the current classification of (R-4) Moderate Density Residential Zoning District to (B-2) General Commercial. The property was previous known as the home of Bemidji Log Cabin Court & Taber's Bait and is currently listed for sale as a commercial use of property.



Upcoming LGU Meeting

The winter LGU meeting will be held in January at Northern Town Hall. A date is yet to-be-determined. Please complete the doodle poll for which dates work best for you to attend at the link provided below. The main topic at the LGU meeting will be to discuss the future of the Joint Planning Board and to start discussing the agreement.

<https://doodle.com/poll/p6q4qpbkuuu2s4m>

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 on-going
- **Bemidji Community Arena (BCA) (located on Division Street W)**
 - Approved plans administratively; construction on-going
- **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
- **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 relocated
- **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 on-going
- **Party Store (located on Laurel Dr NW)**
 - Approved plans administratively; construction on-going
- **GSA – IHS/BIA Building (located on Boring Ct NW)**
 - Approved plans administratively; construction to begin in spring

Upcoming JPB/JPC Meetings

- JPB – December 12th
- JPC – December 20th
- JPB – January 9th
- JPC – January 24th
- JPB – February 13th
- JPC – February 28th
- JPB – March 13th

