



Photo Courtesy of John Andringa

Greater Bemidji Area Joint Planning Board

June 2017

City of Bemidji
Northern Township



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

What's going on?

Planning Cases for May/June

City of Bemidji: V-17-80.03170.00– Vernon Fredrikson is requesting a variance for reduction of front yard setback located at 212 Irvine Avenue SW in R-4 Moderate Density Residential District and the Shoreland Overlay.



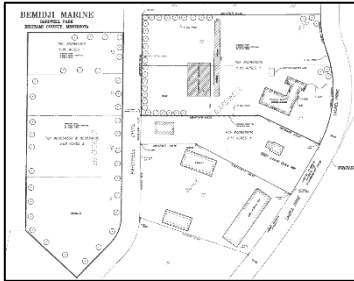
Planning Cases for May/June

City of Bemidji: CUP-17-80.00100.00– Jeremy Syverson, of the White Earth Oshki Manidoo Center is requesting a Conditional Use Permit (CUP) for a residential treatment facility, a similar use to a nursing home at the location of 1741 15th Street NW in an R-6 Multi-Family Residential Zoning District.



Planning Cases for May/June

City of Bemidji: IUP-17-80.05530.00 – Bemidji Marine is requesting approval of an Interim Use Permit (IUP) for the expansion of a Boat Sales & Service Facility located at 3611 Laurel Drive NW. Other parcels included in this IUP request are as follows: 80.05540.00, 80.05545.00, 80.05546.00 & 80.05547.00.



City of Bemidji: V-17-80.04446.00– Jeffrey Cwikla is requesting two (2) variances located at 3120 Power Dam Rd NE in the (R-3) Suburban Residential Zoning District of the City of Bemidji. 1.) Reduction in lot size requirement to construct an accessory structure on a substandard lot. 2.) A reduction in five (5) feet from the 100 foot requirement from front yard setback to place an accessory structure in front of the principle structure.

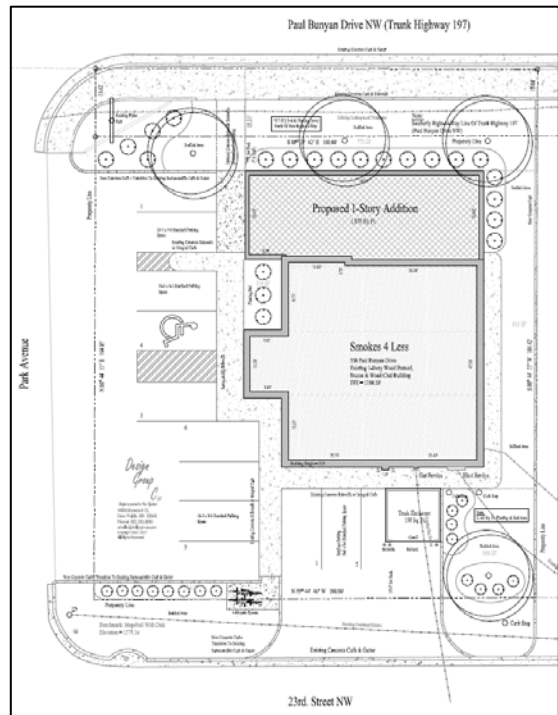


City of Bemidji: V-17-80.03896.01– Michael Fritz is requesting a variance for an eight (8) foot reduction in front yard setback from the required thirty (30) feet. Located at 406 Richards Ave SE in the (R-4) Moderate Density Residential Zoning District of the City of Bemidji.

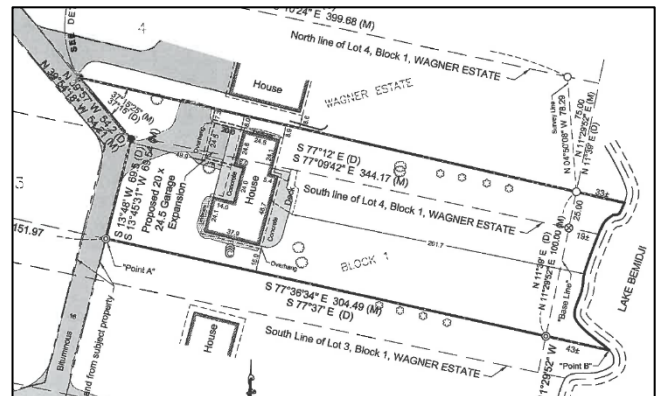


Planning Cases for May/June

City of Bemidji: V-17-80.03307.01– Yunes Abuisnaineh and Abdel-Kareem Wazwaz of Smokes for Less are requesting multiple variances. Located at 550 Paul Bunyan Dr NW in the (B-2) Commercial Zoning District and Trunk Highway 197 Overlay of the City of Bemidji. 1.) Reduction in front yard setback of (22.1') of the required (30'). 2.) Reduction in green space of (9.8%) of the required (30%). 3.) Reduction in minimum required trees to (4) of the required (6). 4.) Reduction in required street front trees to (4) of the required (6).



City of Bemidji: V-17-80.06246.00– Linus Mack is requesting a variance for a reduction in side yard setback of (2.7) feet from the required ten (10) feet. Located at 3120 Birchmont Dr NE in the (R-3) Suburban Residential Zoning District and the Shoreland Overlay of the City of Bemidji.



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.



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.



Development Projects

- 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 – June 14th
- JPC – June 22nd
- JPB – July 12th
- JPC – July 27th
- JPB – August 9th
- JPC – August 24th
- JPB – September 13th