Greater Bemidji Area Joint Planning Board

June 2019

City of Bemidji

Northern Township

317 4th Street NW
Bemidji, MN 56601

(218) 759-3579

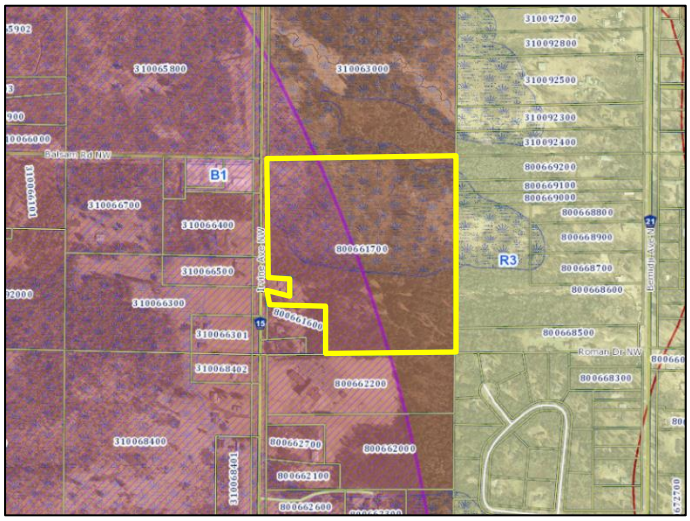
GBAJPB

What's going on?

Planning Cases for May/June

MRD Development, Inc. – Rezone

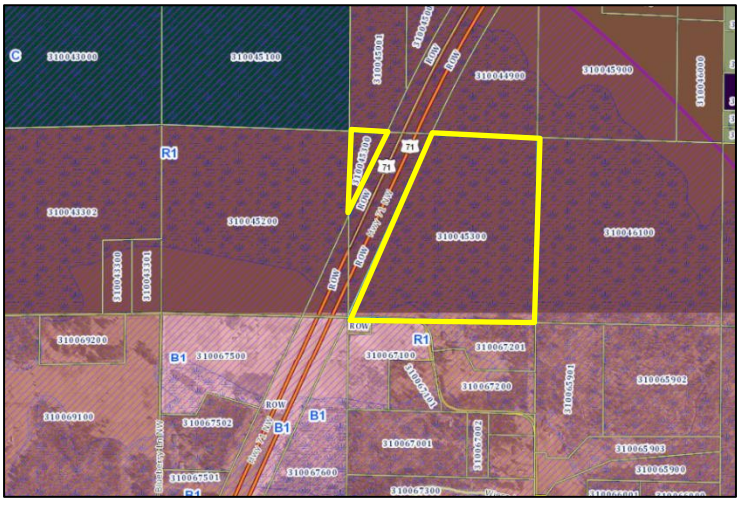
City of Bemidji: Z-19-80.06617.00 – MRD Development Inc. is requesting a rezone of a property along Irvine Avenue NW (parcel 80.06617.00) from (R-1) Rural Residential to (R-3) Suburban Residential. The request is to provide single-family residential through a future subdivision.



Planning Cases for May/June

Jeremy & Jason Urman – Rezone

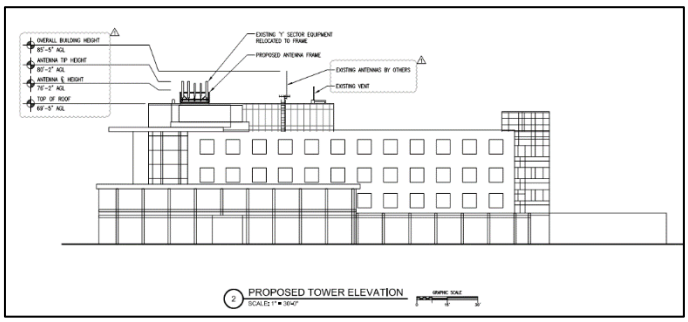
Northern Township: Z-19-31.00453.00 – Jeremy & Jason Urman are requesting a rezone of the property, parcel 31.00453.00, from (R-1) Rural Residential to (B-1) Low Density Commercial. The applicant is requesting to build a storage structure for their business off of Balsam Road NW and Highway 71 within Northern Township.

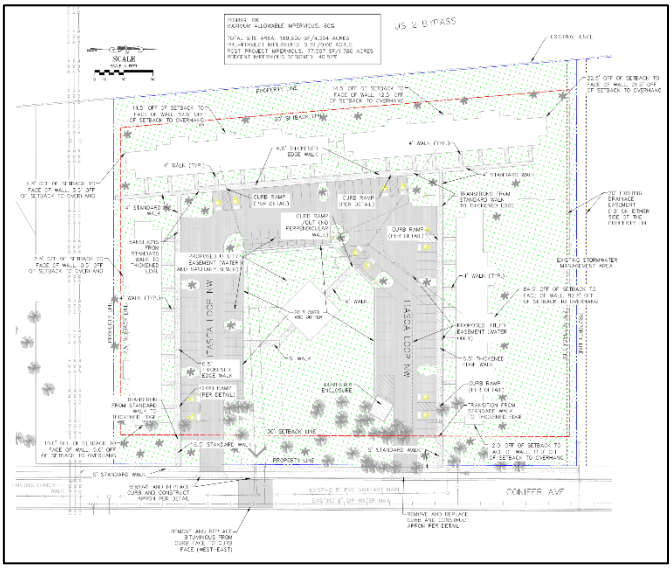


Planning Cases for May/June

Verizon Wireless, LLC – Interim Use Permit

City of Bemidji: IUP-19-80.06868.00 – Verizon Wireless, LLC is requesting an interim use permit (IUP) for the purpose of relocating and installing new cellular antennas on the roof of the Sanford Health Facility greater than seventy-five (75) feet in height.



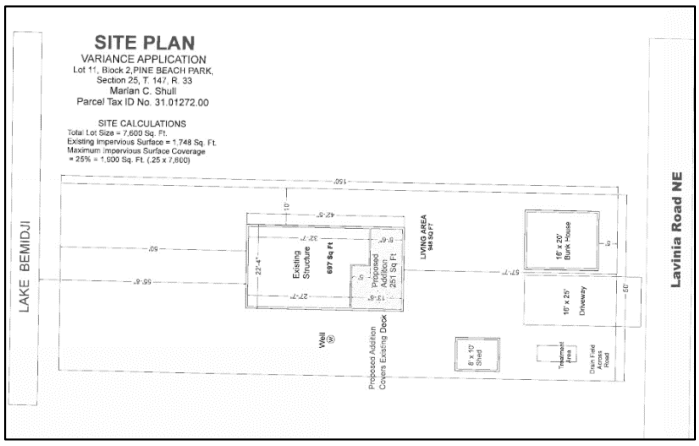


Headwaters Housing Development Corporation – Conditional Use Permit

City of Bemidji – CUP-19-80.06016.00 – Headwaters Housing Development Corp., is requesting approval for a conditional use permit (CUP) in order to build a thirty-two (32) unit multi-family housing facility located on Conifer Ave. in the R-6 Multi-Family Zoning District.

Bart Glatzmaier – Interim Use Permit

City of Bemidji: IUP-19-80.01166.00 – Bart Glatzmaier is requesting an interim use permit (IUP) for the purpose of leasing space for a family indoor entertainment facility (10,000 square feet or more) within the building located at 200 Paul Bunyan Drive S within the City of Bemidji. This property is zoned (UR) Urban Renaissance within the Shoreland Overlay.



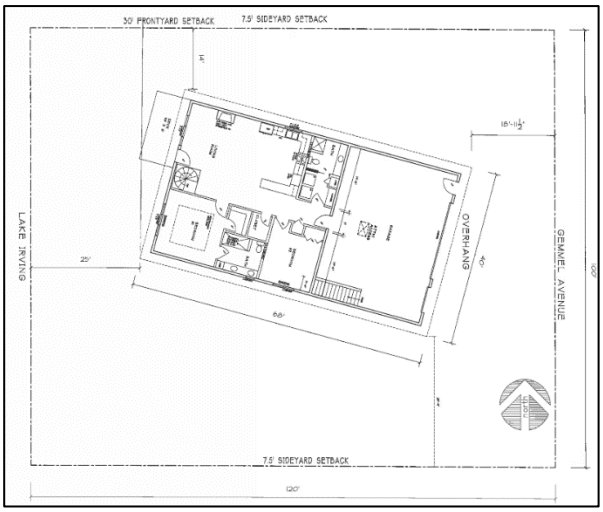
Marlan Shull – Variance

Northern Township: V-19-31.01272.00 – Marlan Shull is requesting a variance to expand a non-conforming structure for the purpose of enlarging a kitchen and bathroom on a substandard lot located at 6217 Lavinia Road NE within Northern Township. This property is zoned (R-3) Suburban Residential within the Shoreland Overlay.

Planning Cases for June/July

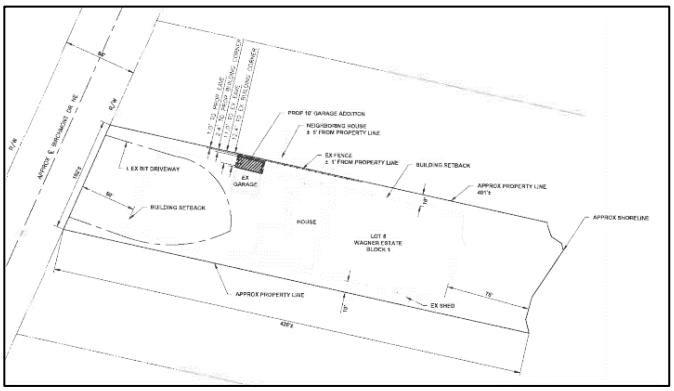
David Scheer – Variance

City of Bemidji: V-19-80.02632.00 – David Scheer is requesting a variance for a front yard setback reduction of twelve (12) feet from the required thirty (30) feet and a rear yard setback reduction of two (2) feet from the required twenty-five (25) for the proposed new single family home. The applicant states the reason for the variance is to be able to save a majority of the high value trees along the east side of the property to construct a new single-family home on a substandard lot located at 160 Gemmel Ave SW within the City of Bemidji. This property is zoned (R-5) High Density Residential within the Shoreland Overlay.



Mary Fossen – Variance

City of Bemidji: V-19-80.06248.00 – Mary Fossen is requesting a variance for a reduction in side yard setback of nine (9) feet from the required ten (10) feet in order to add on to their existing accessory structure. Located at 3160 Birchmont Dr NE in the (R-3) Suburban Residential Zoning District and the Shoreland Overlay of the City of Bemidji; parcel 80.06248.00.

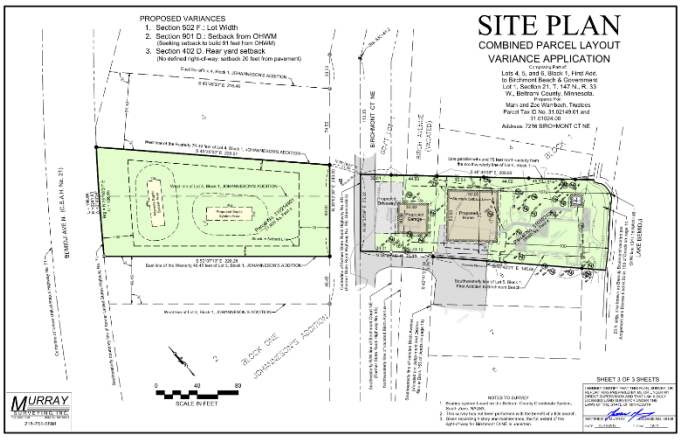


Jamie Ketelsen – Variance

Northern Township: V-19-31.01262.00 – Jamie Ketelsen, on behalf of Larry and Colleen Ketelsen is requesting a variance in order to build a new single-family structure on a substandard lot of record in the (R-3) Suburban Residential Unsewered Zoning District and Shoreland Overlay of Northern Township at 4321 Trillium Ct NE, parcel 31.01262.00.

Mark & Zoe Ann Wambach – Variance

Northern Township: V-19-31.01024.00 & 31.02149.01 – Mark and Zoe Ann Wambach are requesting multiple variances in the (R-3) Suburban Residential Unsewered Zoning District and Shoreland Overlay of Northern Township at 7216 Birchmont Ct NE in order to construct a new single family structure. The following variances are being requested: 1.) An ordinary high water setback reduction of nine (9) feet of the required one-hundred (100) feet; 2.) A twenty (20) foot rear yard setback from other road pavement as right-of-way not defined; and 3.) To build on a substandard lot of record as lot width not meeting the minimum one-hundred (100) feet in width.



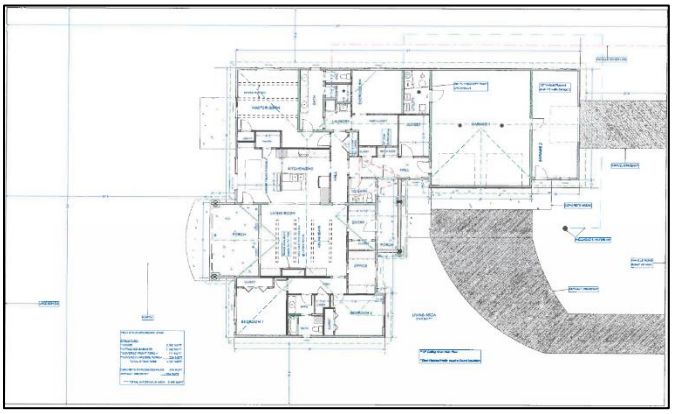
Planning Cases for June/July

North Country Dental – Variance

City of Bemidji: V-19-80.01506.00 – North Country Dental is requesting a height variance to increase the proposed sign height from six (6) feet to nine and a half (9.5) feet, which is a three and a half (3.5) feet height increase to construct a new monument sign. The property is located at 1311 Bemidji Ave N in the City of Bemidji. This property is in (B-2) General Commercial zoning district.

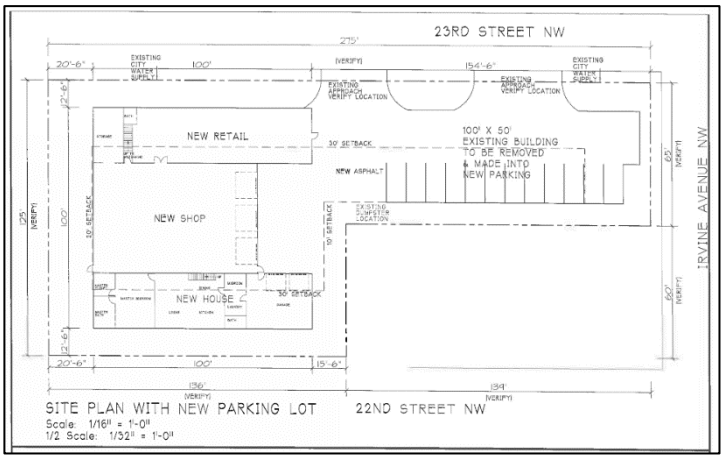
Troy & Sue Hendricks – Variance

Northern Township: V-19-31.01385.00 & 31.01386.00 – Troy & Sue Hendricks are requesting a variance to construct a new house on a substandard lot of record; currently these two parcels are being combined into one (1) lot of record. The applicants are requesting a reduction in lot size from 30,000 square feet to 18,730 square feet. The properties are currently located at 4005 & 4007 Waville Road NE within Northern Township. The properties are zoned (R-3) Suburban Residential within the Shoreland Overlay.



Matthew Roberts, Sintec Audio – Variance / Conditional Use Permit

City of Bemidji – V/CUP-19-80.02705.00 - Matthew Roberts, owner of Sintec Audio is requesting multiple variances in order to replace and build a new structure for its business at 2207 Irvine Avenue NW in the (B-2) General Commercial Zoning District and Trunk Highway 197 Overlay within the City of Bemidji. The following variances are requested: 1.) Reduction in front yard setback (north) of 17 ½ feet of the required 30 feet; and 2.) Reduction in front yard setback (south) of 17 ½ feet of the required 30 feet. The applicant is also requesting a conditional use permit (CUP) to have mixed-use with living quarters attached to the business.

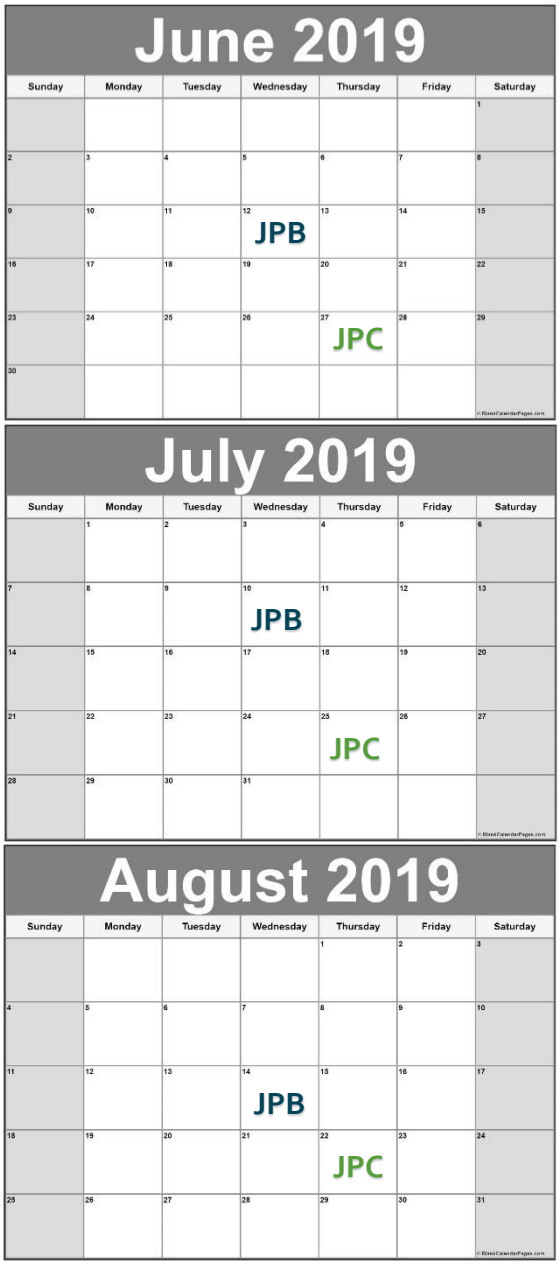


Thomas Peterson - Rezone

City of Bemidji: Z-19-80.04285.00, 80.04284.00 & 80.04283.00 – Thomas G. Peterson is requesting a rezone of three (3) properties along 1st Street E from (R-4) Moderate Density Residential to (B-2) General Commercial. The following properties included in the request are 80.04285.00, 80.04284.00 and 80.04283.00. The request is to expand commercial opportunities on these properties and along 1st Street E.

Development Projects

- **City Liquor Store (located on Paul Bunyan Dr NW)**
  - Construction on-going
- **Cedar Point Multi Family (located on Northern Cedar Ave NW)**
  - Construction on-going (building & surfacing)
- **Bemidji Ambulance Center (located on Anne Street NW)**
  - Construction wrapping-up
- **Bemidji Community Arena (BCA) (located on Division Street W)**
  - Construction on-going
- **L&M Supply (located on Paul Bunyan Dr NW)**
  - Construction on-going
- **Great Western Properties (located on Hamilton Park NW)**
  - Construction on-going (building)
- **Black Bear Dental (located on 30th Street NW)**
  - Construction wrapping-up
- **Northern Access Dental (located on Anne Street)**
  - Construction on-going
- **GoldPine Homes (located on 30th Street NW)**
  - Construction on-going
- **Delta Dental (located on Net Way NW)**
  - Construction on-going
- **Phil Nyhusmoen (located on Pine St NW)**
  - Construction on-going
- **Fastenal (located on Cram Ave SE)**
  - Construction wrapping-up
- **Northern Engineering (located on Tod CT NW)**
  - Construction on-going
- **Party Store (located on Laurel Dr NW)**
  - Construction on-going
- **GSA – IHS/BIA Building (located on Boring Ct NW)**
  - Approved plans administratively; construction to begin later this month
- **St. Philips Classroom Expansion (located on Beltrami Ave NW)**
  - Approved plans administratively; construction began
- **Airport Hangars (located on Hangar Dr NW)**
  - Approved plans administratively; construction began
- **BSU Academic Learning Center (located on Birchmont Dr NE)**
  - Approved plans administratively; construction to begin later this month
- **HUUF (located on Mikrantip Rd SW)**
  - Approved CUP and site plans; construction to begin in summer of 2019

Upcoming JPB/JPC Meetings

- JPB – June 12th
- JPC – June 27th
- JPB – July 10th
- JPC – July 25th
- JPB – August 14th
- JPC – August 22nd
- JPB – September 11th