



# Greater Bemidji Area Joint Planning Board

May 2019

City of Bemidji  
Northern Township



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

(218) 759-3579

## What's going on?

### Planning Cases for April/May

#### Probstfield – Variance

**Northern Township:** V-19-31.01347.00 – Erik Probstfield is requesting a variance to construct a new entry addition on the existing house as well as a new detached accessory structure on a substandard lot located at 4329 Waville Road NE within Northern Township. This property is zoned (R-3) Suburban Residential within the Shoreland Overlay.



### Planning Cases for April/May

#### Rob St. Michel – Variance

**City of Bemidji:** V-19-80.01166.00 – Rob St. Michel of St. Michel Rental, LLC is requesting a variance to expand the total allowable square footage of wall signage at 200 Paul Bunyan Drive S within the City of Bemidji. This property is zoned (UR) Urban Renaissance within the Shoreland Overlay.



## Planning Cases for April/May

### B&B Enterprises, LLC – Conditional Use Permit

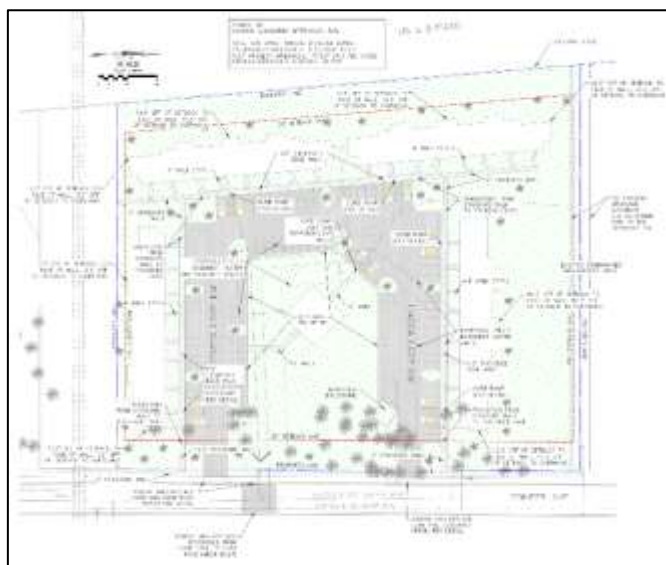
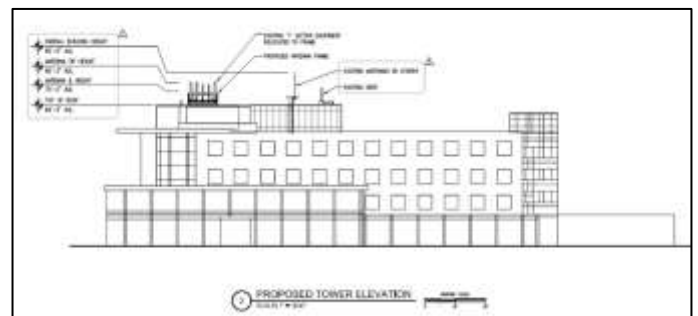
**City of Bemidji** – CUP-19-80.06554.00- B&B Enterprises, LLC is requesting a conditional use permit (CUP) amendment to its approved planned unit development (PUD) located on parcel 80.06554.00 within the (LD) Lake Oriented Development Zoning District in the Lake Bemidji South Shore Development. The request is to reduce the last proposed twin home unit to a single-family unit, bringing the density from 29 units down to 28 units.



## 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.



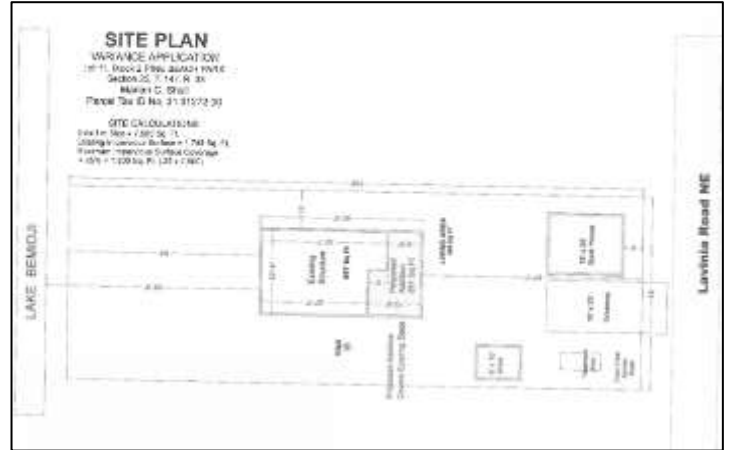
### Bart Glatzmaier – Interim Use Permit

**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.

## Planning Cases for April/May

### 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.



### 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.

### 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.



## 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 30<sup>th</sup> Street NW)**
  - Construction wrapping-up
- **Northern Access Dental (located on Anne Street)**
  - Construction on-going
- **GoldPine Homes (located on 30<sup>th</sup> 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 in summer of 2019
- **HUUF (located on Mikrantip Rd SW)**
  - Approved CUP and site plans; construction to begin in summer of 2019

## Upcoming JPB/JPC Meetings

- Spring LGU – May 7<sup>th</sup>
- JPB – May 8<sup>th</sup>
- JPC – May 23<sup>rd</sup>
- JPB – June 12<sup>th</sup>
- JPC – June 27<sup>th</sup>
- JPB – July 10<sup>th</sup>
- JPC – July 25<sup>th</sup>
- JPB – August – 14<sup>th</sup>

May 2019						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		LGU	JPB			
				JPC		

June 2019						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			JPB			
				JPC		

July 2019						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			JPB			
				JPC		