



Greater Bemidji Area Joint Planning Board

December 2017

City of Bemidji

Northern Township

317 4th Street NW
Bemidji, MN 56601

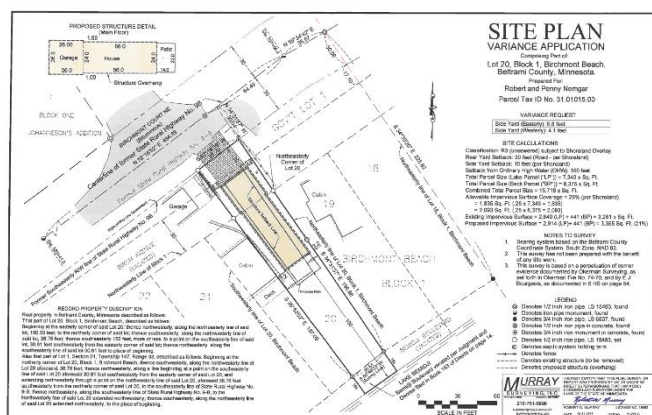
(218) 759-3579



What's going on?

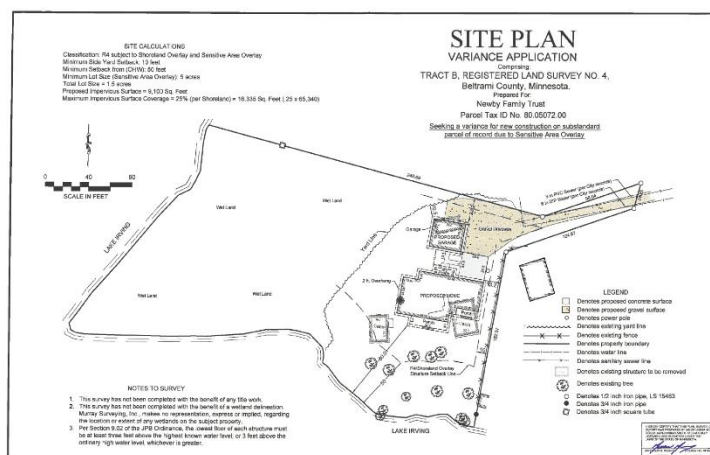
Planning Cases for November/December

Northern Township: V-17-31.01015.00 – Robert and Penny Nemgar are requesting multiple variances in the (R-3) Suburban Residential Unsewered Zoning District and Shoreland Overlay of Northern Township at 7326 Birchmont Ct NE in order to construct a single family home. 1.) Easterly side yard setback reduction of (6.8) feet of the required ten (10) feet. 2.) Westerly side yard setback reduction of (4.1) feet of the required ten (10) feet.



Planning Cases for November/December

City of Bemidji: V-17-80.05072.00 – Terry Newby, Trustee of the Newby Family Trust is requesting approval of a variance to build a new single family home with a detached garage on a substandard lot located at 710 Woodland Avenue SW in R-4 *Moderate Density Residential (SEWERED) and Shoreland* zoning district.

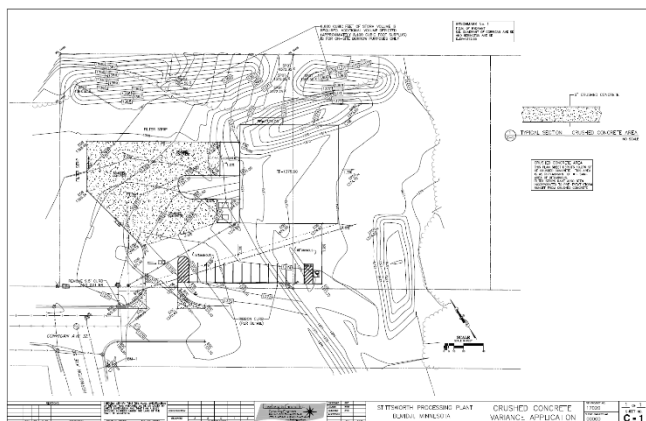


Planning Cases for November/December

City of Bemidji: Z-17-80.02996.00 – Wildgen and Wilimek is requesting to rezone their property at 1526 30th Street NW in the City of Bemidji from the current classification of (R-6) Multi-Family Residential to (B-2) General Commercial to be in line with their current use and for the potential to expand similar commercial uses on the property.

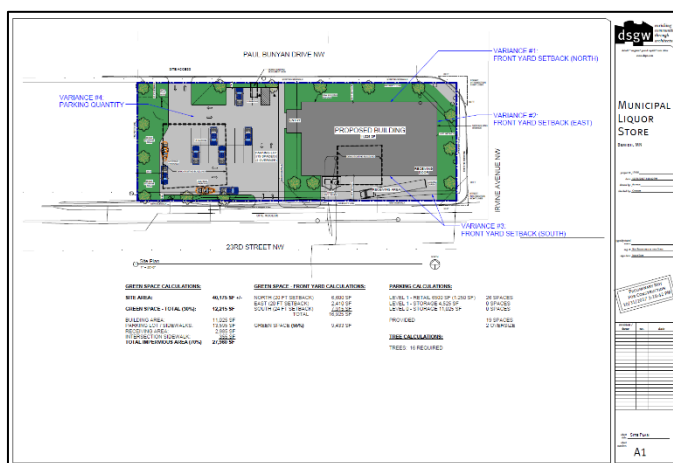


City of Bemidji: V-17-80.05754.00 & 80.05755.00 – Stittsworth Properties, LLC is requesting a variance from the required surfacing requirements of bituminous, concrete, paver, or equally durable surface to construct a meat processing plant with a load and unloading area for maneuvering and storage. Properties are located northeast of Corrigan Ave SE and Herrington Ave SE intersection, located in the (I-1) Light Industrial Zoning District.



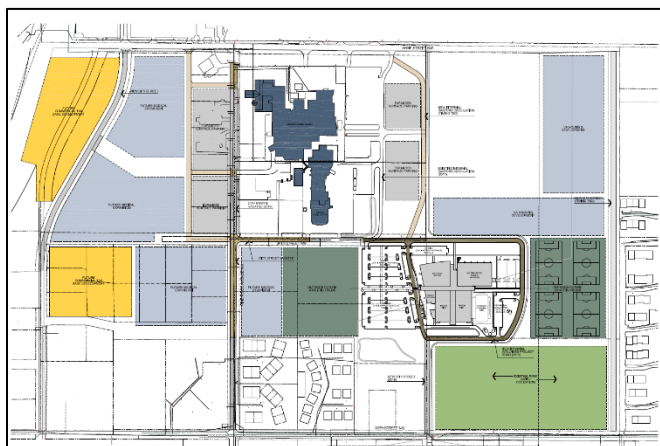
Planning Cases for November/December

City of Bemidji: V-17-80.03304.00 & 80.03305.00– The City of Bemidji is requesting multiple variances to replace a retail liquor store located at 504 Paul Bunyan Dr. NW in the (B-2) Commercial Zoning District and Trunk Highway 197 Overlay of the City of Bemidji. 1.) Reduction in (North) front yard setback of ten (10) feet of the required thirty (30). 2.) Reduction in (East) front yard setback of ten (10) feet of the required thirty (30) feet. 3.) Reduction in (South) front yard setback of six (6) feet of the required thirty (30) feet. 4.) Reduction in required parking spaces of five (5) spaces of the required twenty-six (26) spaces.



Planning Cases for December/January

City of Bemidji - PUD-17-80.05081.00 – Sanford Medical is requesting concept approval of a Planned Unit Development amendment for their medical campus located at 1300 Anne Street. This primary parcel is 80.05081.00. Additional parcels as part of the application include: 80.00469.06, 80.00469.00, 80.00470.01, 80.04727.00, 80.04728.00, 80.04729.00, 80.04730.00, 80.04731.00, 80.04732.00, 80.04733.00, 80.04734.00, 80.04735.00, 80.04735.01, 80.04736.00, 80.04737.00, 80.04738.00, 80.04739.00, 80.04740.00, 80.04741.00, 80.04742.00, 80.04743.00, 80.04746.00, 80.05051.00, 80.05052.00, 80.05053.00, 80.05054.00, 80.05055.00, 80.05056.00, 80.05057.00, 80.05058.00, 80.05059.00, 80.05060.00, 80.05061.00, 80.05062.00, 80.05063.00, and 80.05064.00.



City of Bemidji: V-80.02519.00 & 80.02520.00– Dave Kaufmann is requesting variances for lot size and impervious surface requirements in the shoreland overlay zone and setback variances of the (R-5) High Density Residential zoning district at 1117 Dewey Ave NE in the City of Bemidji. Variances are being requested in order to remove the dilapidated structure on parcel 80.02520.00 and remodel the existing structure on 80.02519.00 into a tri-plex, a tri-plex is an allowed use in the (R-5) High Density Residential zoning district.

Development Projects

McDonalds (South)
Hoover Properties, LLC – Mini Storage Facility
Magnum Trucking
JM Chiropractic
Beltrami County Transfer Station
Tesoro/Cenex Gas Station & Car Wash
Starbucks
Sanford Medical Health Cancer Center
Autumn Hills Assisted Living
Watermark Art Center
Great Western Properties
Cedar Point Multi Family
South Beach Apartments

Upcoming JPB/JPC Meetings

- JPB – December 13th
- JPC – December 21nd
- JPC – January 10th
- JPC – January 25th
- JPB – February 14th
- JPC – February 22nd
- JPB – March 14th

