



## Greater Bemidji Area Joint Planning Board

April 2019

City of Bemidji

Northern Township

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

(218) 759-3579



## What's going on?

### Greater Bemidji Area Comprehensive Plan

The Greater Bemidji Area Comprehensive Plan was official adopted by the Joint Planning Board on Wednesday, March 13<sup>th</sup>, 2019.

The Comprehensive Plan is intended to be a dynamic document used to:

- **Guide local officials and staff** to assist with development and infrastructure decisions, acquisition and use of land, budget capital improvements, and establish regulatory changes.
- **Guide residents, businesses, and property owners** to assist in determining property use, understanding possible land use changes in the Greater Bemidji Area, establish reasonable land value expectations, understand future infrastructure improvements, and make improvements and investments to their own properties.
- **Guide developers** in property acquisitions and coordination of development plans with the goals, policies, and regulations outlined in this Comprehensive Plan.

The adopted Comprehensive Plan can be found at <https://www.jpbgba.org/comprehensive-plan-2>.



## Planning Cases for March/April

### Loonesota, Inc. – Re-Zone

**City of Bemidji:** Z-19-80.05225.00 & 80.06875.00 – Loonesota Inc. is requesting a rezone of two (2) properties along Division Street W to (B-2) General Commercial. The following properties included in the request are 80.05225.00, which is currently zoned (R-6) Multiple Family, and 80.06875.00, which is currently zoned (R-1) Rural Residential. The request is to expand commercial opportunities on these properties and along Division Street W.



## 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.



### 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 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.



## 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 spring

## Upcoming JPB/JPC Meetings

- JPB – April 10<sup>th</sup>
- JPC – April 25<sup>th</sup>
- 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>

| April 2019 |        |         |           |          |        |          |
|------------|--------|---------|-----------|----------|--------|----------|
| Sunday     | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|            |        |         |           |          |        |          |
|            |        |         | JPB       |          |        |          |
|            |        |         |           |          |        |          |
|            |        |         |           | JPC      |        |          |
|            |        |         |           |          |        |          |

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

| June 2019 |        |         |           |          |        |          |
|-----------|--------|---------|-----------|----------|--------|----------|
| Sunday    | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|           |        |         |           |          |        |          |
|           |        |         | JPB       |          |        |          |
|           |        |         |           |          |        |          |
|           |        |         |           | JPC      |        |          |
|           |        |         |           |          |        |          |

## Upcoming LGU Meeting

The spring LGU meeting is scheduled for Tuesday, May 7<sup>th</sup>, 2019 at 6:00 p.m. Location of the spring LGU meeting will be at the Council Chamber in City Hall. An agenda will go out a week prior to the meeting. Please submit any topic/item that you would like discussed or addressed at this upcoming LGU in advance so it can be added to the agenda.