



**Greater Bemidji Area
Joint Planning Board**

March 2020

City of Bemidji
Northern Township

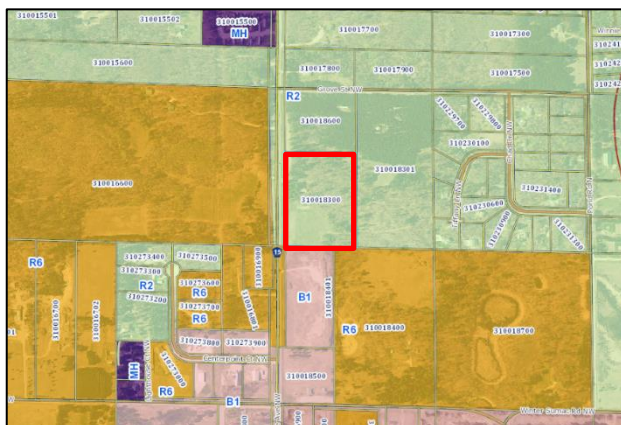
317 4th Street NW
Bemidji, MN 56601
(218) 759-3579

What's going on?

Planning Cases for February/March

David Baker - Rezone

Northern Township: Z-20-31.00183.00 – David Baker of DDB Properties, LLC is requesting a rezone from (R-2) Suburban Residential to (B-1) Low Density Commercial. This property is located at 9504 Irvine Avenue NW or Parcel #: 31.00183.00 within Northern Township. The purpose of the rezone is to expand commercial opportunity within the area.

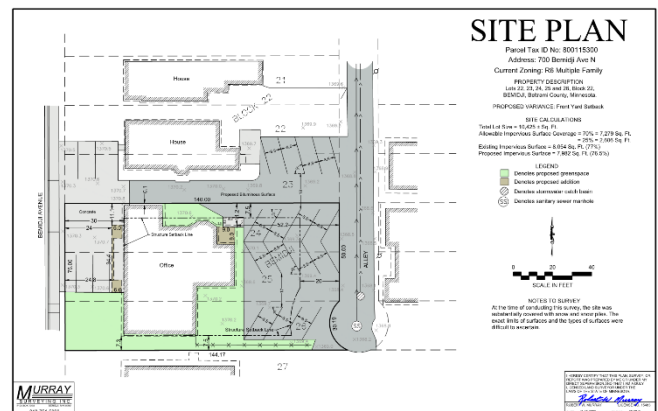


Planning Cases for February/March

Labraaten Properties, LLC - Variance

City of Bemidji: V-20-80.01153.00 – Labraaten Properties, LLC is requesting two (2) variances in order to expand and install new vestibules on an existing building located at 700 Bemidji Ave N in the City of Bemidji. This property is located within the sewered (R-6) Multiple Family Zoning District and the Shoreland Overlay. The requested variances are as follows:

1. A reduction in front yard setback of six (6) feet from the required thirty (30) feet per Section 402; and
2. To expand on a substandard lot of record as the existing parcel does not meet the minimum lot size or width requirements per Section 901



Planning Cases for February/March

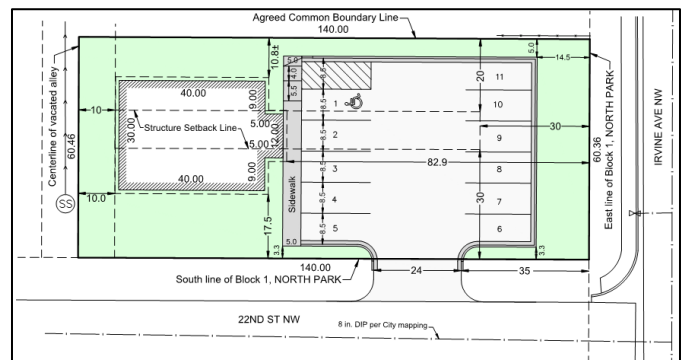
Bemidji Fire Department – Interim Use Permit

City of Bemidji – IUP-20-80.00351.00: Bemidji Fire Department is requesting an interim use permit to conduct hands-on fire department training at their storage and training location on the east end of the wastewater treatment plant parcel in the Lake Oriented Commercial (LC) district located at 427 Irving Access Loop SW within the City of Bemidji.

CCIS, LLC – Variance & Conditional Use Permit

City of Bemidji: V/CUP-20-80.02706.00 – Construction, Consulting, Inspection & Services, LLC (CCIS) is requesting multiple variances in order to redevelop on a substandard lot of record for a mixed-use structure within the (B-2) General Commercial Zoning District located at 2201 Irvine Avenue NW in the City of Bemidji. A Conditional Use Permit (CUP) is required for the mixed-use building, which will consist of professional offices on the main level with residential rental units placed on the upper level. The variances being requested are as follows:

1. To build on a substandard lot of record as lot width is sixty (60) feet, not meeting the minimum seventy-five (75) feet in width;
2. Reduction in front yard setback (south) of twelve and one-half (12 ½) feet of the required thirty (30) feet;
3. Reduction in the rear yard setback (north) of nine and two-tenths (9.2) feet of the required twenty (20) feet;
4. Reduction in front yard greenspace of one hundred and eighty-six (186) square feet or four percent (4%) of the required two thousand five hundred and fifty-six (2,556) square feet or fifty percent (50%) of coverage;
5. Reduction in parking area setback of one and seven-tenths (1.7) feet of the required five (5) feet from the south property line; and
6. Reduction of five (5) feet from the required forty (40) feet for the separation of an approach access from an intersection.



Darwin Wiebolt – Replat / Variance

Northern Township: Plat/V-20-31.02927.00; 31.02928.00; 31.02929.00; 31.02930.00; 31.02931.00; 31.02932.00 & Groveland Court NE, Plantation Estates – Darwin Wiebolt is requesting to replat the subdivision along with eliminating the proposed frontage road of Groveland Court NE off of Highway 71 within Northern Township. In order for the replat to be recorded, the Applicant is requesting variances for Lots 4, 5, & 6 as flag lots with either be created or reduction in the lot widths. The subject properties are identified as follows:

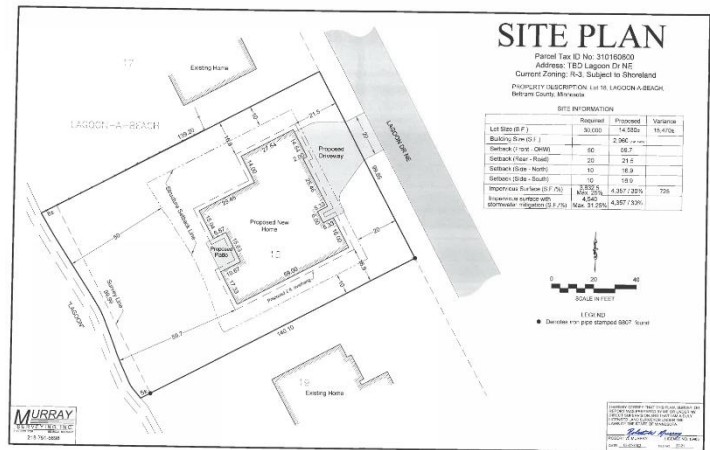
1. Parcel # 31.02927.00: Lot 1, Block 2, Plantation Estates
2. Parcel # 31.02928.00: Lot 2, Block 2, Plantation Estates
3. Parcel # 31.02929.00: Lot 3, Block 2, Plantation Estates
4. Parcel # 31.02930.00: Lot 4, Block 2, Plantation Estates
5. Parcel # 31.02931.00: Lot 5, Block 2, Plantation Estates
6. Parcel # 31.02932.00: Lot 6, Block 2, Plantation Estates
7. Groveland Court NE, Plantation Estates

Planning Cases for March/April

Gary Johnson – Variance

City of Bemidji: V-20-31.01608.00 – Gary Johnson is seeking a variance in order to construct a new single-family home on a vacant substandard lot of record located on parcel 31.01608.00 within the City of Bemidji. This parcel was recently part of the 2020 annexation into the City limits and is within the (R-3) Suburban Residential Sewered Zoning District and Shoreland Overlay. The requested variances are as follows:

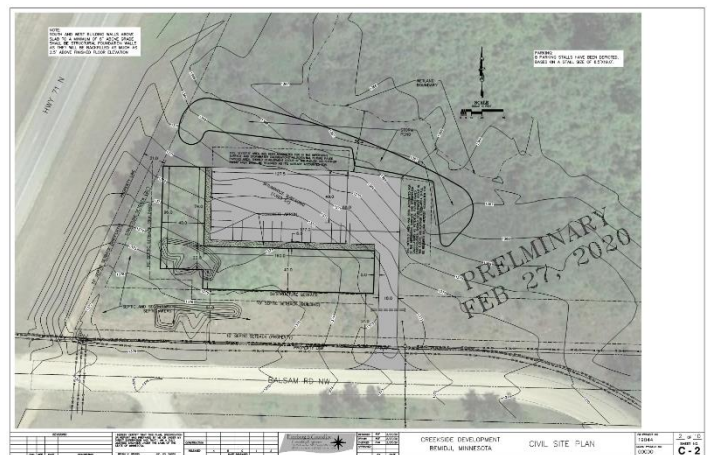
1. A reduction of 15,470 square feet in lot size per the Section 901 requirement of 30,000 square feet; and
2. An additional five percent (5%) or seven hundred and twenty-five (725) square feet of impervious surface coverage throughout the property per Section 901.



Planning Cases for March/April

Urman Properties – Conditional Use Permit

City of Bemidji – CUP-20-31.00453.00: Urman Properties, LLC, is requesting a conditional use permit (CUP) to be able to have up to seven (7) commercial uses in a multi-tenant building that will be constructed in the upcoming construction season. The proposed uses may include: contractor’s shop and storage facility, light manufacturing/processing, and professional or business offices. This parcel, known as 31.00453.00, was part of the 2020 annexation into the City limits.



2020 YEAR-TO-DATE ACTIVITY

Activity Items	2020 Totals-to-Date
Planning Cases (variances, CUPs, IUPs, Rezones, PUDs, & Plats)	14
Sign Permits	5
Land Use Permits	-
Lot Combinations/Realignments/Divisions Permits	7
Shoreland Alteration Permits	-
Temporary Storage Containers/Semi-Trailer Permits	4
Tree Removal / Animals Permits/Home Occupation Permits	3
Septic Permits	-
Site Plans Reviews	7
Zoning Verification Letters	2
Enforcement	5
TOTAL ACTIVITY	47

Upcoming Schedule

March 2020						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11 JPB	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26 JPC	27	28
29	30	31				

April 2020						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8 JPB	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23 JPC	24	25
26	27	28	29	30		

May 2020						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13 JPB	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28 JPC	29	30
31						

Development Projects

- **Bemidji Community Arena (BCA) (located on Division Street W)**
 - Construction on-going
- **GoldPine Homes (located on 30th Street NW)**
 - Construction on-going
- **Fastenal (located on Cram Ave SE)**
 - Construction wrapping-up
- **GSA – IHS/BIA Building (located on Boring Ct NW)**
 - Construction on-going
- **St. Philips Classroom Expansion (located on Beltrami Ave NW)**
 - Construction on-going
- **Airport Hangars (located on Hangar Dr NW)**
 - Construction on-going
- **BSU Academic Learning Center (located on Birchmont Dr NE)**
 - Construction on-going
- **HUUF (located on Mikrantip Rd SW)**
 - Construction on-going
- **Smokes-4-Less (located on Paul Bunyan Dr NW)**
 - Construction on-going
- **Party Store (located on Laurel Dr NW)**
 - Construction on-going
- **Dollar General (located on Washington Ave S)**
 - Design Review Completed. Construction to begin in spring.
- **First Baptist Church (located on Paul Bunyan Dr NW)**
 - Design Review
- **St. Marks Church (located on Anne Street NW)**
 - Design Review
- **ALDI (located on Paul Bunyan Dr NW)**
 - Design Review
- **Stoney Ridge Apartments – Phase II (located on Norton Ave NW)**
 - Design Review