

PROCEEDINGS
BEMIDJI, MINNESOTA
REGULAR MEETING - May 22, 2025

Pursuant to due call and notice, a regular meeting of the Planning Commission of the City of Bemidji, Beltrami County, Minnesota, was held on Thursday, May 22, 2025 at 5:30 PM in the Council Chambers, Chair Heinonen presiding.

DRAFT

CALL MEETING TO ORDER

ROLL CALL

Upon roll call, the following Planning Commission members were declared present: Faver, Heinonen, Lemmer, Peterson.

Members excused: McCoy, Meehlhause.

Staff Present: Planning Director Jamin Carlson, Assistant Planner Melissa Fahrenbruch, Planning Administrative Assistant Ainslee Krause.

Others Present: Jason Hill (via WebEx), John Hamrin.

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF AGENDA

Chair Heinonen called for any amendments to the agenda. Motion by Lemmer, seconded by Faver, to approve the agenda. Motion carried by unanimous voice vote.

APPROVAL OF MEETING MINUTES

April 24, 2025 Planning Commission Meeting

Motion by Lemmer, seconded by Peterson, approving minutes as presented. Motion carried by unanimous voice vote.

VISITORS WITH BUSINESS NOT ON THE AGENDA

No appearance.

NEW BUSINESS

Public Hearing: Variance Request - Parcel 800167100 - John Hamrin

Carlson presented the planning case request: John Hamrin is requesting a Variance from the OHWL & side yard setbacks and lot width requirements to build an attached lakeside deck on an existing lot of record in the R-4 Moderate Density Residential zoning district and the Shoreland Overlay (General Development Lake). The subject property is located at 1725 S Lake Irving Dr SW (PIN #80.01671.00) in the City of Bemidji. The requested variances are as follows:

1. A reduction of 7.1 feet from the OHW setback per Section 28-352 requirement of 50 feet from the ordinary high-water mark and at the building line.
2. A reduction of 2.23 feet from the side yard setback per Section 28-352 requirement of 10 feet for the proposed deck.
3. A reduction of 25 feet from the lot width minimum per Section 28-352 requirement of 100 feet.

Conclusions based on the Ordinance and Comprehensive Plan were presented in the packet including conditions and findings of fact.

Commission members made the following comments:

- Peterson requested clarification on the original blueprints and if the addition included a deck and doors leading out. Carlson addressed that those were not shown in the plans for the addition.

Public Hearing

Pursuant to published notice, a public hearing was held regarding input on the request. Chair Heinonen opened the Public Hearing at 5:37 PM, hearing the following comments:

- John Hamrin addressed the history of the property and noted that the most recent addition in 2008 was under his ownership.
- Peterson inquired if the addition included the doors leading to nowhere. Hamrin addressed he is unsure of what was originally submitted, and the sliding glass doors were in the plans from the beginning. Hamrin noted that he did not have the money for a deck at the time.

Hearing no further comments, Chair Heinonen closed the Public Hearing at 5:39 PM.

Motion by Peterson, seconded by Lemmer, to recommend approval of the variance request for parcel 800167100, with the conditions and findings of fact as presented in the packet. Motion carried by the following roll call vote: Ayes: Peterson, Lemmer, Heinonen, Faver. Nays: None. Chair Heinonen addressed that the request would go before the Planning Board at their next meeting on June 9, 2025, at 5:30 PM for the final decision.

UPCOMING COMMISSION MEETINGS

Planning Commission Meeting: Thursday, June 26, 2025, 5:30 pm

ADJOURN

Respectfully submitted,

Ainslee Krause
Planning & Building Administrative Assistant