

# PLANNING BOARD PROCEEDINGS

## BEMIDJI, MINNESOTA

### Regular Meeting – April 14, 2025

Pursuant to due call and notice, a regular meeting of the Planning Board of the City of Bemidji, Beltrami County, Minnesota, was held at 5:30 p.m. in the Council Chambers of City Hall.

Upon roll call, the following board members were declared present: **Prince (via WebEx), Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer.** Absent: **None.**

Staff Present: **Planning Director Jamin Carlson, Assistant Planner Melissa Fahrenbruch, Compliance Inspector & Site Analyst David Wielenberg, Administrative Assistant Ainslee Krause.**

Others Present: **Troy Gilchrist, Town Law Center PLLP (via WebEx), Steven Hartje, Brett Hartje, Brianna Skerik.**

#### **AMENDMENTS TO AGENDA**

Chair Thayer called for any amendments to the agenda. Motion by **Peterson**, second by **Eaton**, to approve the agenda. Motion carried by roll call vote.

#### **MINUTES**

The following minutes were presented for approval:

Planning Board Meeting: **March 10, 2025**

Motion by **Dickinson**, second by **Peterson**, approving minutes as presented. Motion carried by roll call vote.

**CITIZENS WITH BUSINESS NOT ON AGENDA:** No appearance.

#### **CONSENT AGENDA**

Chair Thayer called for any amendments to be made to the Consent Agenda. The following Consent Items were presented for approval. Motion by **Peterson**, second by **Rivera**, to approve Consent Agenda items as follows:

1. Resolution 2025-09 to Approve an Extension Request for a Conditional Use Permit for a Planned Unit Development – Parcel 80.05971.00 – Sandy Hennem representing Beltrami County Housing and Redevelopment Authority (BHRA)

Motion carried by the following roll call vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer.** Nays: **None.**

#### **NEW BUSINESS**

##### **CONSIDER INTERIM USE PERMIT REQUEST – 80.05694.00 – THE DESIGN STORE**

Fahrenbruch presented the first planning case request: Justin Erickson representing The Design Store is requesting an Interim Use Permit (IUP) for having greater than two (2) temporary storage containers and/or semi-trailers on the parcel. The subject property is located at 2000 Division St W (PIN 800569400) in the City of Bemidji and is in the B-2 General Commercial District.

The Planning Commission recommends approval of the Interim Use Permit (IUP) with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Rivera requested clarification on the end date of the permit and the maximum number of containers. Fahrenbruch addressed condition #6 and noted that there is no limit, but each individual container requires a license.
- Eaton expressed concern for inconsistent enforcement, specifically regarding screening of storage containers and impervious surface requirements. Eaton inquired about the

reasoning for these requirements in the ordinance and expressed concern over requiring increased impervious surface.

- Dickinson expressed support for addressing the ordinance.
- Prince expressed support for the addition of condition #6.
- Carlson identified that storage containers tear up grass when moved around and therefore the hard surface requirement was put into place. Carlson also addressed that past administration wanted to encourage building in the city and not promoting storage containers. Carlson noted this is also why there is a license required for each container.
- Thayer expressed support for the current location since it does not require additional impervious surface.
- Rivera expressed appreciation to the owner/operators following the ordinance and coming in to obtain their permit and setting a good example.
- Eaton expressed concern over requiring impervious surface under storage containers.

Motion by **Peterson**, second by **Rivera**, to approve **Resolution 2025-10** for an Interim Use Permit (IUP) for having greater than two (2) temporary storage containers and/or semi-trailers on parcel 800569400, 2000 Division St W, with the findings of fact and conditions as presented with the addition of condition #6. Motion carried by the following roll call vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer**. Nays: **None**.

CONSIDER REZONE REQUEST – 80.06891.00 & 80.06900.00 – HBS PROPERTIES, LLC

Carlson presented the second planning case request: Steven Hartje representing HBS Properties, LLC is requesting a (Rezone) Land Use Map Amendment from R-2 & R-3 Suburban Residential Zoning Districts to R-6 Multiple Family Zoning District to build a Townhome Community with a community building, dog park, playground, and trail. The subject property is located at 1202 Lakewood Dr NW (PINs 8000689100 and 800690000) in the City of Bemidji. These parcels are also partially in the Airport Zone 3 and the Sensitive Area Overlay Districts. The Planning Commission recommends approval of a (Rezone) Land Use Map Amendment with the findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Dickinson inquired about density. Carlson addressed that the potential density is based on having water and sewer services and clarified that the request on the table tonight is the rezone only and any development will be in the future.
- Eaton expressed support for the rezone.
- Rivera expressed concern over unnecessary private services installed if the city services do not get extended as soon as expected. Carlson addressed that Lakewood Avenue is on the docket to be redone in 2029.
- Rivera inquired about the southern parcel. Carlson addressed the southern parcel is also owned by the applicant, is zoned R1 and will stay R1 due to the wetland complex and noted the applicant has a potential plan for trails throughout this property.
- Peterson expressed support.
- Fiskevold Gould addressed support.
- Board members Rivera, Fiskevold Gould and Prince discussed neighbor comments. Staff addressed that there would be additional opportunities for the public to provide comments on the development itself.
- Prince expressed support for additional housing being provided in the city.
- Thayer expressed support.
- Dickinson inquired if R6 zoning is for sewered or unsewered and requested clarification on the site plan. Carlson addressed that R6 covers either and noted that this is the preliminary site plan.
- Carlson addressed that the old charter rules still apply so the rezone will need a 60-day extension since it must go through three readings and the 30-day publishing period at the

City Council level. Carlson noted the change to the charter goes into effect on May 8, 2025 and specified that the applicant would be receiving a letter regarding this.

Motion by **Peterson**, second by **Fiskevold Gould**, to approve a (Rezone) Land Use Map Amendment from R-2 & R-3 Suburban Residential Zoning Districts to R-6 Multiple Family Zoning District for parcels 800689100 & 800690000, 1202 Lakewood Dr NW, with the findings of fact as presented. Motion carried by the following roll call vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer**. Nays: **None**.

CONSIDER INTERIM USE PERMIT REQUEST – 80.04218.00 & 80.04218.01 – TORQUE MACHINERY

Fahrenbruch presented the third planning case request: Dylan Bremseth representing Torque Machinery is requesting an Interim Use Permit (IUP) for operating ATV, Boat, Recreational Vehicle, Snowmobile, Trailer, and Small Engine Sales and Service Business on the parcels. The subject property is located at 606 Railroad St SE (PIN 800421800 & 800421801) in the City of Bemidji. This property is in the B-2 General Commercial District. The Planning Commission recommends approval of the Interim Use Permit (IUP) with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Prince addressed that he is a business partner in a competing business and believes that this could be considered a conflict of interest.
- Gilchrist advised.
- Prince addressed that due to the reason stated, he would not participate in the discussion, and he would be abstaining from the vote.
- Peterson expressed support for the request.
- Rivera and staff discussed lighting and future potential for tree removal.
- Eaton expressed support.
- Dickinson inquired if the applicant is an owner or tenant. Fahrenbruch addressed that the applicant is the owner.
- Thayer expressed support.

Motion by **Eaton**, second by **Peterson**, to approve **Resolution 2025-11** for an Interim Use Permit (IUP) for operating ATV, Boat, Recreational Vehicle, Snowmobile, Trailer, and Small Engine Sales and Service Business at 606 Railroad St SE, parcels 800421800 & 800421801, with the findings of fact and conditions with additional condition #6 as presented. Motion carried by the following roll call vote: Ayes: **Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer**. Nays: **None**. Abstentions: **Prince**.

**STAFF REPORTS**

Director's Report

Carlson presented the Director's Report.

Board members had the following comments:

- Members discussed.

Site Analyst & Enforcement Report

Wielenberg presented the Site Analyst & Enforcement Report.

Board members had the following comments:

- Members discussed.

**UPCOMING BOARD MEETINGS**

- Monday, May 12, 2025      5:30 p.m.      Planning Board Meeting

**ADJOURN**

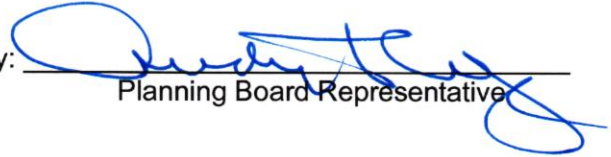
There being no further business, motion by **Fiskevold Gould**, second by **Peterson**, to adjourn the meeting. Motion carried. Meeting adjourned at **6:24 p.m.**

Respectfully submitted,



Ainslee Krause  
Planning & Building Administrative Assistant

PB Minutes approved and attested by:

  
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Planning Board Representative