

BEMIDJI PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, July 24, 2025

Council Chambers
City Hall – 317 4th Street NW
5:30 PM



1. CALL MEETING TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE TO THE FLAG

4. APPROVAL OF AGENDA

5. APPROVAL OF MEETING MINUTES

- a. June 26, 2025 Planning Commission Meeting Minutes

6. VISITORS WITH BUSINESS NOT ON THE AGENDA

7. NEW BUSINESS

- b. ~~**WITHDRAWN** - Public Hearing: Variance and Conditional Use Permit Requests for Parcel 800267700 – Michael Ettesvold~~
- c. Public Hearing: Variance and Interim Use Permit Amendment Requests for Parcel 800628000 - Voyageurs Expeditionary School
- d. Public Hearing: Preliminary Planned Unit Development Request for Parcel 800034499 - Marco McLane Development representing Greater Bemidji
- e. Public Hearing: Variance Request for Parcel 800103600 - Carl Johnson representing 4th Street Lodge
- f. Public Hearing: Variance Request for Parcel 800167100 - John Hamrin

8. UPCOMING COMMISSION MEETINGS

- g. August 28, 2025 Planning Commission Meeting

9. ADJOURN

MEMBER ATTENDING REMOTELY

Pursuant to Minnesota Statutes 13D.02, Subd. 1, Planning Commission Member Bryan McCoy will be attending remotely via WebEx. Members of the public may monitor the meeting by accessing the remote meeting link on the city website.

PLANNING COMMISSION BEMIDJI, MINNESOTA Regular Meeting – June 26, 2025

CALL TO ORDER: Chair Don Heinonen called the regular meeting of the City of Bemidji Planning Commission to order at **5:30 p.m.** Roll call was taken, and the pledge of allegiance was recited.

Members present: Faver, Heinonen, Lemmer, McCoy, Peterson (via WebEx), Meehlhause.

Members excused: None.

Staff Present: Assistant Planner Melissa Fahrenbruch, Planning Administrative Assistant Ainslee Krause, Compliance Inspector & Site Analyst Dave Wielenberg.

Others Present: Troy Gilchrist (via WebEx).

AMENDMENTS TO AGENDA

Chair Heinonen called for any amendments to the agenda. Motion by **Meehlhause**, seconded by **Lemmer**, to approve the agenda. Motion carried by the following roll call vote. Ayes: **Peterson, Meehlhause, Lemmer, Heinonen, Faver**

MINUTES

The minutes for the **May 22, 2025**, Planning Commission meeting were presented for approval. Motion by **Lemmer**, seconded by **Meehlhause**, approving minutes as presented. Motion carried by unanimous roll call vote.

VISITORS WITH BUSINESS NOT ON AGENDA: No appearance.

NEW BUSINESS

Public Hearings:

PLANNING CASE: INTERIM USE PERMIT REQUEST – HANSON CONTRACTING LLC

Fahrenbruch presented the planning case request: Derek Hanson representing Hanson Contracting, LLC 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 3426 Irvine Ave NW (PIN 800556900) in the City of Bemidji and is in the B-1 Low Density Commercial District and Airport Zone 3 Overlay District.

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 addressed damage from the recent storm and noted this may increase the need for temporary storage containers in town. Staff addressed the provision in the code for a storage container being allowed with an open building permit.
- Lemmer inquired as to the number of containers being requested. Staff clarified that the request is for greater than 2 containers as long as the ordinance and conditions are followed.

Public Hearing

Pursuant to published notice, a public hearing was held regarding input on the request. Chair Heinonen opened the Public Hearing at **5:42 PM**, hearing the following comments:

- No comments.

Hearing no further comments Chair Heinonen closed the Public Hearing at **5:42 PM**.

Motion by **Peterson**, seconded by **Meehlhause**, to recommend approval of the Interim Use Permit (IUP) for having greater than two (2) temporary storage containers and/or semi-trailers on
Planning Commission Meeting – June 26, 2025

DRAFT

the parcel located at 800556900, with the conditions and findings of fact as presented in the packet.

Board members had additional comments:

- Heinonen expressed support for the applicant to follow through with conditions from the previous approved planning case.

Motion carried by the following roll call vote: Ayes: **Peterson, Meehlhause, McCoy, Lemmer, Heinonen, Faver.** Nays: **None.**

Chair Heinonen addressed that the request would go before the Planning Board at their next meeting on **July 14, 2025**, at 5:30 PM for the final decision.

Chair Heinonen turned the gavel over to Vice Chair Michael Meehlhause for the next planning case request.

PLANNING CASE: VARIANCE REQUEST – MARCO MCLANE DEVELOPMENT REPRESENTING SECURITY BANK

Fahrenbruch presented the planning case request: Marco McLane Development, representing Security Bank USA, is requesting a variance from the side yard setback for off-street parking, loading and surfacing standards for the redevelopment of a parking area. The subject properties are the east abutting parcels (parking area for Security Bank) on Paul Bunyan Dr NW (PIN: 800009300, & 800009401) in the City of Bemidji. The properties are in the B-2 General Commercial District and the HWY 197 & Airport 3 Overlays. The variance is as follows:

- 1) A side yard setback reduction from 5' to 0' to build additional parking spaces and ingress/egress

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:

- Faver inquired if there would be access to the street in the back of the lot. Staff addressed that an access exists with plans to realign it, however, it would not be part of the variance request.

Public Hearing

Pursuant to published notice, a public hearing was held regarding input on the request. Vice Chair Meehlhause opened the Public Hearing at **5:49 PM**, hearing the following comments:

- Tim Marco, representing Security Bank, addressed the commission and reviewed the request.

Hearing no further comments. Vice Chair Meehlhause closed the Public Hearing at **5:53 PM**.

Motion by **Lemmer**, seconded by **Faver**, to recommend approval of the variance request for a side yard setback reduction from 5' to 0' to build additional parking spaces and ingress/egress on parcels 800009300 and 80009401, with the conditions and findings of fact as presented in the packet. Motion carried by the following roll call vote: Ayes: **Peterson, Meehlhause, McCoy, Lemmer, Faver.** Nays: **None.** Abstentions: **Heinonen.**

Vice Chair Meehlhause addressed that the request would go before the Planning Board at their next meeting on **July 14, 2025**, at 5:30 PM for the final decision.

Vice Chair Meehlhause turned the gravel back to Chair Heinonen.

UPCOMING COMMISSION MEETINGS

- Thursday, July 24, 2025 5:30 p.m. Planning Commission Meeting

ADJOURN

There being no further business, motion by **Lemmer**, seconded by **Meehlhause**, to adjourn the meeting. Motion carried. Meeting adjourned at **5:57 p.m.**

Respectfully submitted,

Ainslee Krause
Planning & Building Administrative Assistant

PC Minutes approved and attested by: _____
Planning Commission Representative

The City of Bemidji Planning and Zoning Department

PLANNING CASE: V-2025-0007 & SUP-2025-0006	MEETING DATE: July 24, 2025
APPLICANT: Voyageurs Expeditionary School (Michael Johnston)	60-DAY RULE DATE: August 24, 2025
PROCEEDING: Variance - to increase the impervious surface coverage by 8% over existing to allow for a building addition. Amendment to Interim Use Permit – Increase total occupancy from 125 persons to 205 persons (grades 9-12 = 125; grades 6-8 = 50; staff = 30) with a building addition.	ZONING DISTRICT: (B-1) Low Density Commercial Zoning District within the Shoreland Overlay
PREPARED BY: Jamin Carlson Planning Director	EXHIBITS: Maps, Application, Site Plans, Supporting Documentation

PLANNING REPORT

I. SUMMARY OF REQUEST

V-2025-0007 & SUP-2025-0006: Voyageurs Expeditionary School (Represented by Michael Johnston) is requesting a variance from impervious surface requirements under the shoreland overlay and an amendment to the approved interim use permit amendment Resolution 2014-02 on leased property (JC Properties of Bemidji, LLC) to operate a private school. The variance is to increase the impervious surface coverage by 8% over existing to allow for a building addition. The amendment request is to increase total occupancy for the building from 125 persons to 205 persons (grades 9-12 = 125; grades 6-8 = 50; staff = 30) with a building addition. The property is zoned (B-1) Low Density Commercial Zoning District within the Shoreland Overlay. The subject property is located at 3724 Bemidji Ave N (PINS 800628000) in the City of Bemidji.

II. BACKGROUND

Voyageurs Expeditionary High School was originally located in downtown Bemidji with 10th through 12th grades and outgrew the space. They relocated to the current location in 2010 and was granted a Conditional Use Permit (CUP) for a Charter School 9th through 12th grades to allow for 10 employees and 65 students adding 9th grade to the school. The building was originally retail businesses within Northern Township with a SSTS (Subsurface Sewage Treatment System) permitted and installed in 1999 and later upgraded in August 2010 as part of conditions of the CUP. A request for a major amendment to the CUP to increase occupancy was granted in 2014, adding 6th through 8th grades (Middle School) to the High school. This added 5 employees and 35 students for a total of 125 persons. By the time of the amendment the ordinance had changed the requirement of the use from a CUP to an IUP for Charter Schools (private schools). All conditions were met for the 2014 IUP as

an addition was built over existing impervious surface. A summary of the conditions from the last approved IUP are as follows:

1. Final building addition plans will be submitted and approved by JPB staff, City of Bemidji Building and Engineering departments.
2. Staff will review a final plan to ensure the drop off location for students is clearly marked and enhanced.
3. The landowner or occupant shall provide the JPB with annual reports of metered water usage for the property.
4. If water usage for the property exceeds the 600 gallon per day SSTS design capacity for more than ten (10) days in any monthly period, then the SSTS system shall be abandoned and connected to the city central sewer system; or an approved design and installation of a new SSTS for the building shall be required.
5. All existing and any future lighting improvements on the property shall be brought into full conformity with Section 1014 of the JPB Zoning & Subdivision Ordinance.

Primary Hours of Operation: 7:45 a.m. to 4:00 p.m.

Number of Students: 110 current, **175 proposed**

Number of Employees: 15 current, **30 proposed**

Parking Spaces: 32 spaces current, **46 proposed**





III. DISCUSSION/DEVELOPMENT ANALYSIS

Planning Considerations

Per Section 28-82, Educational Facilities such as Charter Schools are permitted with an Interim Use Permit in all residential and commercial zoning districts.

All Conditional/Interim Use Permits must follow the general requirements including process, criteria, and findings. A conditional use permit is recorded and runs with the land, not with the owner/applicant. An interim use permit runs with the owner/lease holder and terminates when the property changes hands.

Per City of Bemidji Code:

INTERIM USE: A temporary use of property until a particular date, until a particular event, or until zoning regulations no longer permit it. Interim use permits are not recorded and do not run with the land upon transfer. All interim uses shall conform to standards listed in Section 28-524 of this Ordinance.

Lighting

All exterior lighting proposed for this site must meet Section 28-408 of the City of Bemidji Development Code. A lighting plan showing fixtures and placement will need to be submitted for approval prior to building permit being issued. All lighting needs to face downward. Existing lighting will need to be evaluated on compliance.



Northwest Pole Light facing East



Southwest Pole Light facing East

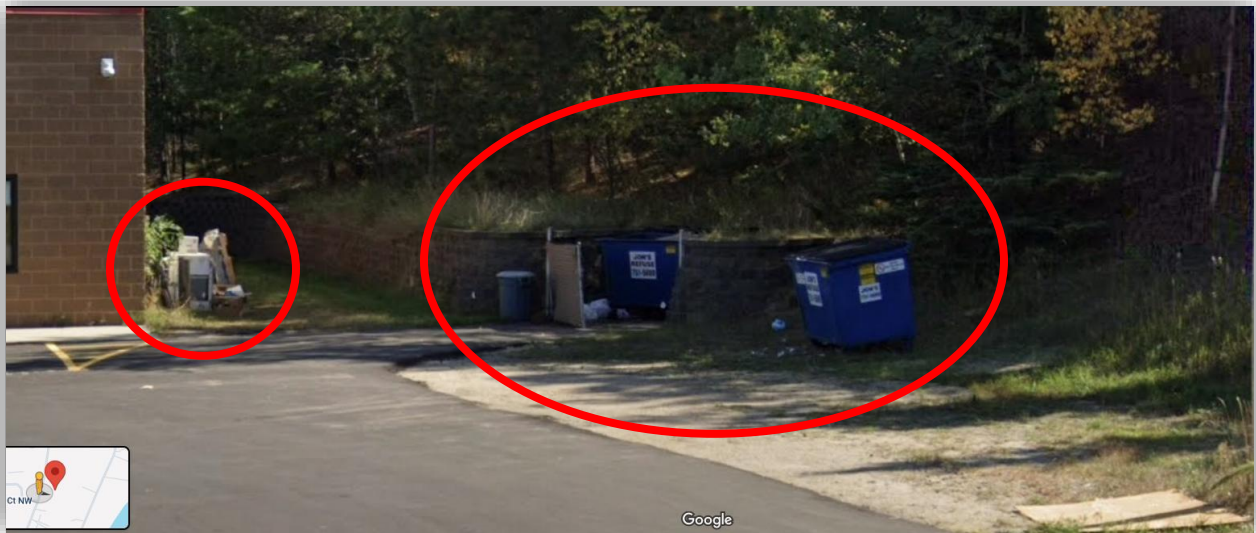
Signage

All signage must comply with Section 28-252 of the City of Bemidji Development Code. No changes have been discussed.



Trash Handling

All dumpsters or recycling containers located on-site shall be fully enclosed complying with Section 28-402 of the City of Bemidji Development Code. Such areas shall be completely screened and enclosed on all sides, except the roof, with an enclosure or screening wall with durable and opaque material at a minimum of six (6) feet in height. An existing trash enclosure has screening but may need to be expanded and all containers will need to be screened. All recyclables will also need to be contained in a trash enclosure.



Septic & Utility

The system was installed in 1999 and upgraded in August of 2010 with additional lineal feet of drain field, it was designed to accommodate building wastewater flows of 600 gallons per day.

Staff received actual current water usage of Voyageurs' School. The attached letter from Wes' Plumbing, Installer, was provided by the applicant. The property is currently served by city water and accurate metered usage of the school is available.

The Planning Board would need to determine if the need to continue to monitor their water usage is needed. It is strongly recommended that regular monitoring and reporting by the landowner and/or school be required with approval. Any reported water usage above design capacity must result in either connection to city sewer or an approval and installation of a new SSTS through County permitting. Please see comments from the county below.

Shoreland

The below chart is based off the existing property and the submitted site plan. These numbers represent conformity with current ordinance requirements and are not reflective of any non-conforming status.

SITE DEVELOPMENT	EXISTING/PROPOSED	REQUIREMENT
Impervious Surface (%)	32% / 40%	Max. 25% (Shoreland), 60% (B-1)
Impervious Surface (sq. ft.)	36,835 / 45,760	Max 28,423 SF (Shoreland), 53,145 (B-1)
Front Setback (ft.)	60 / 60	50
Trees	Count not provided / 0	21
Front Green Space Trees	Count not provided / 0	7
Front Greenspace (sq. ft.)	5,356 / 0	8,815
Parking Spaces	32/46	46
Trash Enclosure	Yes	Yes

The proposed structure is proposed to be more than 728.96 feet to the east rear property line from the OHWL as the setback for a unsewered structure on Lake Bemidji is 75'. A road bisects the property along with other structures/properties between the subject property and the lake.

At some point in the past the County acquired more Right-of-way which included majority of the front yard greenspace and a part of the parking along the front west property line. No changes are being proposed to the front yard parking or greenspace. The south property line is heavily treed, and a fence and trees screen the east property line abutting residential.

Development Team:

City Engineer/Director of Public Works, Sam Anderson

I don't see any major engineering related concerns.

There is an existing watermain running east-west along the north property line. Our GIS mapping layers don't indicate a current easement, but more research can be done to verify if one exists and at what dimension. If one doesn't exist, city staff would like to explore getting one in place, but the current proposal only shows pavement being placed near the existing watermain which shouldn't be an issue.

I would note that their existing water service lines may be covered with proposed pavement with this current proposal. City staff would recommend insulating those service lines to prevent or reduce the risk of freezing. There are no immediate plans for municipal sanitary sewer under Bemidji Avenue North. The septic sizing and compliance will be handled by the County.

Thank you,

*Sam Anderson, P.E. | City Engineer/Director of Public Works | City of Bemidji
218-333-1851 | sam.anderson@ci.bemidji.mn.us*

Beltrami County Engineer, Bruce Hasbargen

The Beltrami County Highway Division has reviewed the interim use permit amendment request submitted by Voyageurs Expeditionary School. We respectfully recommend that the applicant provide additional information and consideration regarding traffic-related impacts, specifically:

- Adequacy of on-site parking to accommodate the increased number of students and staff,*
- Projected traffic volumes associated with daily student drop-off and pick-up, and*
- Traffic flow and site circulation, especially in relation to Bemidji Avenue.*

With the proposed increase in occupancy from 125 to 205 individuals—including up to 80 additional students and staff—there is a potential for significantly higher traffic demand. The current site has limited space for vehicle stacking, which may result in backups onto Bemidji Avenue, creating broader transportation safety and congestion concerns.

*Sincerely,
Bruce Hasbargen, County Engineer*

Beltrami County, Environmental Services/Soil & Water Conservation District
Environmental Resources Specialist, Greg Larson

Good morning,

Beltrami County would recommend a compliance inspection be done on the existing septic system if one has not been completed in the last 3 years. Also, a professional septic inspectors' opinion on if the existing system is suited to handle the increase in occupancy. If the existing system is not suited to handle the increase in occupancy, then the septic system would need to be increased in size to accommodate the increase to building occupancy.

Thank you,

Greg Larson

*Environmental Resources Specialist
Environmental Services/Soil & Water Conservation District
701 Minnesota Ave NW Ste.113
Bemidji, MN 56601
Phone: 218-333-4171*

Neighboring Property Owner Input

Three (3) neighbor comments were collected. Please see the attached letters.

Comprehensive Plan References

The City of Bemidji Comprehensive Plan has identified the following objectives and strategies in relation to this proposed use.

Objective 4.2: Preserve and Promote Commercial and Industrial Redevelopment or In-Fill Development Where Appropriate

- 1. Promote flexibility for commercial and industrial redevelopment and encourage in-fill development.** *Allowing for in-fill development and redevelopment of existing commercial areas will ensure the current commercial and industrial areas remain vibrant, full, and diverse. In-fill and redevelopment will be encouraged before resorting to increasing commercial and industrial areas.*
- 2. Identify areas where commercial and industrial uses should be located, specifically adjacent to highways with controlled access where noise, odor, dust, and glare will have minimal impact.** *When reviewing new commercial and industrial land uses, ensuring these areas are appropriate and compatible with opportunity to be successful. Piecemeal development of industrial and commercial land uses can increase urban sprawl and have negative impacts on existing, less intense surrounding land uses.*

Objective 9.1 Design and Construct Transportation Facilities with Livability in Mind

Livable streets can be accomplished through improving multimodal transportation, including walkability through urban corridors. Corridors can be enhanced with arts and culture that match the character of the community. Livable street corridors can accomplish many other objectives,

including interconnectivity of other land uses, increasing safety for users, promoting healthy lifestyles, and improving aesthetics.

1. **Promote cooperation among all road authorities.** *Cooperation of all road authorities in transportation planning and redevelopment projects will ensure resources are being used efficiently and that planning for transportation network improvements can happen on a united front.*
5. **Develop traffic safety policy and guidelines to protect the transportation system.** *Development can impact the transportation system in positive and negative ways. It is imperative that traffic impacts are properly studied in coordination with development requests, and whenever possible development should improve the transportation system. Negative impacts such as increased vehicular traffic congestion can in turn create barriers for multi-modal transportation when roadways become unsafe to share with vehicle traffic. Continue to develop a transportation grid system that connects all forms of multi-modal transportation.*

Objective 10.2 Promote All Forms of Recreational Activities *Recreational activities are a key part of the community.*

These activities can consist of local, regional, national, and even international events that bring the community and visitors together to participate in a wide array of healthy and active events. Events are a great way to promote recreational activities; however, it is important to maintain and increase opportunities for recreation that are not event related.

6. **Support education about environmental stewardship and the impacts of human activity on the natural environment.** *While increasing outdoor recreational activities and overall usage, it is important for the resiliency of the natural environment to have well-educated citizens be its stewards and care takers.*

Zoning Ordinance References

Section 28-3: Intent and purpose

Section 28-9: Definitions

Section 28-81: Allowed, Permitted, Conditional, and Interim Uses

Section 28-82: Land Use Matrix

Section 28-161: Nonconforming Uses or Structures

Section 28-122: Lot Size and Bulk Regulations by Zoning District

Section 28-252: Signs Permitted in the B-1 and B-2 Commercial Districts

Section 28-402: Exterior Storage and Outdoor Display

Section 28-406: Landscaping Requirements

Section 28-408: Lighting

Section 28-409: Off-Street Parking, Loading & Surfacing Standards

Section 28-524: Conditional Use or Interim Permits

IV. RECOMMENDATION & FINDINGS

Conclusions based on the Ordinance and the Comprehensive Plan.

The Planning Commission must decide whether the conditions are sufficient for the request of a variance from impervious surface requirements under the shoreland overlay and an amendment to the approved interim use permit amendment Resolution 2014-02 on leased property (JC Properties of Bemidji, LLC) to increase occupancy of the private school. The subject property is located at 3724 Bemidji Ave N (PINS 800628000) in the City of Bemidji.

The following are the proposed conditions and findings of fact:

Conditions for the Variance

1. All existing and proposed exterior lighting on the property shall be in full conformity with Section 28-408 of the Development Code.
2. Any new or existing dumpsters on site shall be completely enclosed on all sides with a trash enclosure and located on an approved hard surface, complying with Section 28-402 of the Development Code, with the work being completed within one (1) year of issuance of the Variance.
3. A sign permit shall be obtained prior to the installation of any new signage, which must comply with Section 28-252 of the Development Code. All site signage, including that for traffic control, shall be included on a sign permit.
4. The defined maneuvering and parking lanes shall be adequately marked with a painted stripe and/or clear signage to provide direction for traffic and to lessen congestion or confusion in conformity with Section 28-409 of the Development Code.
5. The Applicant shall submit a traffic management plan approved by City & County staff before the operation of the school.
6. A final landscaping plan with size, type and location of trees to be planted throughout the property shall be submitted for final approval to planning staff complying with Section 28-406 of the Development Code.
7. All proper permits shall be obtained prior to construction from the City of Bemidji and Beltrami County.
8. The school shall not exceed a staff of 30 persons and student load of 205 children. If either of these limits shall be reached during a school year, the Variance shall be subject to review by the Planning Board, resulting in modification or revocation of the Variance as necessary to protect public health and safety.
9. The existing Septic System (SSTS) servicing the property may be utilized with a passing compliance inspection if one has not been completed in the last 3 years. If the Compliance inspection fails, owner/lease will either connect to city sewer or an approval and installation of a new SSTS through the County permitting is required. It is strongly recommended that regular monitoring and reporting by the landowner and/or school be required with approval.
10. The variance shall be reviewed for compliance within one (1) year of approval.
11. The variance shall expire and become void if the use is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. The Planning Board may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

Findings of Fact Variances

1. Has the applicant demonstrated a practical difficulty?

This is an existing lot of record located within the shoreland overlay. The surrounding area to the north and south is all developed land with B-1 Low Density Commercial, to the east (water & sewer) and west (unsewered but water provided) is R-3 Suburban Residential. The Applicant is proposing to use the property in a reasonable manner not permitted under the Shoreland Ordinance for impervious surface coverage. The fact that the property is zoned for Low Density Commercial while unable to utilize the B-1 provisions set forth in the Ordinance creates a practical difficulty.

2. Are there exceptional circumstances unique to this property, which have not been created by the landowner?

This is an existing lot of record. It is zoned B-1 Low Density Commercial, and it is also within the Shoreland Overlay. The subject lot is approximately 728' away from the Ordinary High-Water Level which was not created by the current land owner.

3. Can the variance be granted and that such action will be in keeping with the spirit, purpose and intent of the Zoning Ordinance?

The granting of a variance will be in keeping with the spirit, purpose and intent of the Zoning Ordinance based upon the factors outlined in this report. This request proposes to make use of the property in a reasonable manner by a charter school (private) on an existing commercial lot within the Shoreland Overlay. Additional stormwater mitigation must be applied. This request meets the spirit and objectives of the current Comprehensive Plan.

4. Can the variance be granted without altering the essential character of the surrounding area?

There is an array of properties in the surrounding area with varying degrees of impervious surface coverage. The property is large enough to mitigate the increased impervious surface coverage with additional stormwater filtration and retention.

Conditions for the IUP

1. All existing and proposed exterior lighting on the property shall be in full conformity with Section 28-408 of the Development Code.
2. Any new or existing dumpsters on site shall be completely enclosed on all sides with a trash enclosure and located on an approved hard surface, complying with Section 28-402 of the Development Code, with the work being completed within one (1) year of issuance of the Variance & IUP.
3. A sign permit shall be obtained prior to the installation of any new signage, which must comply with Section 28-252 of the Development Code. All site signage, including that for traffic control, shall be included on a sign permit.
4. The defined maneuvering and parking lanes shall be adequately marked with a painted stripe and/or clear signage to provide direction for traffic and to lessen congestion or confusion in conformity with Section 28-409 of the Development Code.
5. The Applicant shall submit a traffic management plan approved by City & County staff before the operation of the school.

6. A final landscaping plan with size, type and location of trees to be planted throughout the property shall be submitted for final approval to planning staff complying with Section 28-406 of the Development Code.
7. All proper permits shall be obtained prior to construction from the City of Bemidji and Beltrami County.
8. The school shall not exceed a staff of 30 persons and student load of 205 children. If either of these limits shall be reached during a school year, the IUP shall be subject to review by the Planning Board, resulting in modification or revocation of the IUP as necessary to protect public health and safety.
9. The existing Septic System (SSTS) servicing the property may be utilized with a passing compliance inspection if one has not been completed in the last 3 years. If the Compliance inspection fails, owner/lease will either connect to city sewer or an approval and installation of a new SSTS through the County. It is strongly recommended that regular monitoring and reporting by the landowner and/or school be required with approval.
10. The IUP shall be reviewed for compliance within one (1) year of approval.
11. The IUP shall expire and become void if the use it allows is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. The City of Bemidji may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

Findings of Fact for IUP

- 1. Whether the proposed use adversely affects the public safety, health, morals, convenience and general welfare of the occupants of the surrounding land;**

This proposed use should have no additional contribution to traffic safety at this location, if properly managed, as proper site mitigation for maneuvering and traffic control must be in place.

- 2. Whether the proposed use adversely affects traffic conditions and parking on adjacent streets and land;**

The Applicant has been using the existing entrances for ingress and egress from the property and this proposal may increase the traffic onto and off the property. Parking on City streets will not be affected as the subject property contains the required minimum number of parking spaces for the occupancy requested.

- 3. Whether the proposed use adversely affects property in the surrounding area;**

The Applicant has been operating as a school on the property for 15 years with no complaints received by the planning department. Traffic may increase due to the occupancy requested.

- 4. Whether the proposed use is in conformance with the community's Comprehensive Plan;**

The proposed use for a Private School is consistent with the goals and policies of the Comprehensive Plan as well as the Zoning & Subdivision Ordinance in the B-1 Low Density Commercial Zoning Districts with the issuance of an interim use permit (IUP).

5. Whether adequate utility, drainage and other such necessary facilities have been or can be provided.

The property is on City water and must have a compliant SSTS. Additional stormwater retention must be built into the site to handle stormwater drainage within the Shoreland zone.



City of Bemidji, MN

City of Bemidji

317 4th Street NW

Bemidji, MN 56601

218-759-3560

<https://www.ci.bemidji.mn.us/>

Application

SUP-2025-0006

CONDITIONAL OR INTERIM USE PERMIT

SITE ADDRESS: 3724 BEMIDJI AVE N BEMIDJI

PRIMARY PARCEL: 800628000

PROJECT NAME: VOYAGEURS EXPEDITIONARY SCHOOL
EXPANSION

ISSUED:

EXPIRES:

APPLICANT: Johnston, Michael
123 2nd Street NW
BEMIDJI, MN 56601
2187667511

OWNER: JC PROPERTIES OF BEMIDJI LLC
1820 CANOE LN NE
BEMIDJI, MN 56601

**BUSINESS
CONTACT:** Haasch, Ryan
3724 Bemidji Ave N
Bemidji, MN 56601
218-444-3130

**BUSINESS
CONTACT:** Skinner, Kathy
3724 Bemidji Ave N
Bemidji, MN 56601
218-444-3130

Detail Name

Select the type of use permit application from the list:

Describe the proposed use of your property:

Describe the existing use of your property:

Are you aware of any existing Use Permits or Variances for this property?

Will the proposal generate increased traffic over existing conditions?

If yes, an increase amount of traffic, please explain.

Will the proposal require additional parking spaces?

How many people will occupy your premises on an average day? Please provide numbers for employees, customers, and residents.

Will your proposal increase water usage or sewage generation over the existing use?

If yes, increase in water usage or sewage generation please provide, how many gallon per day.

Will your proposal generate additional waste?

Describe your disposal method .

Does your property contain low areas, wetlands, or areas with standing water?

Please explain if you intend to drain, fill or otherwise alter this area for any reason
(If this does not apply, enter N/A)

Detail Value

Interim Use

High School & Middle School

High School & Middle School

Yes (Please submit details)

Yes

The desire is to increase total number of occupants from 125 to 205

Yes

205 at any given time during the hours of 8am to 5pm, grades 9-12 = 125; grades 6-8 = 50; staff = 30

Yes

This will be provided by Wes' Plumbing

Yes

Regular garbage pickup

No

N/A



Enter Escrow Payer's Name and Mailing Address (where escrow funds are to be returned when the project is completed)

Voyageurs Expeditionary School,
3724 Bemidji Ave N, Bemidji MN
56601

I hereby certify that I am the owner or authorized agent of the owner of the above described property and that all uses will conform to the provisions of the City of Bemidji Development Code. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.

I certify

I also authorize City of Bemidji staff to inspect the property during review of this application and subsequent construction during reasonable times of the day.

I certify

CONDITIONS

* An escrow account is established to cover technical and legal expenses incurred by the City of Bemidji as part of the plan review. The applicant is responsible for all costs incurred by the City during plan review. If the escrow amount drops below 10% of the original deposit amount the City may require submittal of an additional escrow deposit sufficient to cover any anticipated expenses. Upon determination by the City that the project is complete or expired, the City will return the remaining escrow deposit to the applicant.

* A Conditional Use or Interim Use Permit shall expire and become void if it is not acted upon within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the required work are mostly complete. Bemidji Planning may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

FEES:	<u>Paid</u>	<u>Due</u>
Planning Escrow Deposit	\$500.00	\$0.00
PLN Special/Conditional/Interim Use Permit	\$500.00	\$0.00
Totals :	\$1,000.00	\$0.00



City of Bemidji, MN

City of Bemidji

317 4th Street NW

Bemidji, MN 56601

218-759-3560

<https://www.ci.bemidji.mn.us/>

Application

V-2025-0007

VARIANCE

SITE ADDRESS: 3724 BEMIDJI AVE N BEMIDJI

PRIMARY PARCEL: 800628000

PROJECT NAME: VOYAGEURS EXPEDITIONARY SCHOOL
EXPANSION

ISSUED:

EXPIRES:

APPLICANT: Johnston, Michael
123 2nd Street NW
BEMIDJI, MN 56601
2187667511

OWNER: JC PROPERTIES OF BEMIDJI LLC
1820 CANOE LN NE
BEMIDJI, MN 56601

**BUSINESS
CONTACT:** Haasch, Ryan
3724 Bemidji Ave N
Bemidji, MN 56601
218-444-3130

**BUSINESS
CONTACT:** Skinner, Kathy
3724 Bemidji Ave N
Bemidji, MN 56601
218-444-3130

PERMIT DETAILS

Detail Name

Detail Value

Are multiple variances being requested?

No

What specific standard(s) are you requesting a variance from (lot size, setbacks, building height, etc.)? List the Ordinance Section, if known.

Shoreland Overlay maximum impervious coverage

What specific measurement(s) or standard(s) are you proposing?

Within 1,000 feet of Lake Bemidji allows max impervious coverage of 25%

Describe the existing use of your property:

High School & Middle School

Describe the proposed use of your property:

High School & Middle School

Will the proposal impact the character of the surrounding area?

No

Are there unavoidable physical or design limitations that severely limit your ability to meet the ordinance requirement(s)?

Yes

If yes, please explain the unavoidable physical or design limitations.

The existing impervious coverage exceeds the 25% limitation, so any improvement requires a variance, plus no adjacent land is for sale.

Are there design or construction options or alternatives that may eliminate the need for a variance?

No

Please describe the alternatives you considered that would eliminate a need for a variance.

Acquiring additional property, but none available



City of Bemidji, MN

City of Bemidji

317 4th Street NW
Bemidji, MN 56601
218-759-3560

<https://www.ci.bemidji.mn.us/>

Please explain the practical difficulty you have encountered that prevents you from meeting the ordinance standard

Any improvement requires a variance as mentioned above, if this site was outside the Shoreland Overlay, a variance would not be required for 40% coverage.

What measures have you considered and are willing to take to reduce the impact of this proposal on the standard you wish to vary from (remove other buildings, vegetative screens, etc.)?

A perimeter fence, trees and vegetation have been provided previously, continued improvements will be considered.

Does your property contain low areas, wetlands, or areas with standing water?

No

Please explain if you intend to drain, fill or otherwise alter this area for any reason (If this does not apply, enter N/A)

N/A

Enter Escrow Payer's Name and Mailing Address (where escrow funds are to be returned when the project is completed)

Jeff Cwikla or Voyageurs
Expeditionary School

I hereby certify that I am the owner or authorized agent of the owner of the above described property and that all uses will conform to the provisions of the City of Bemidji Development Code. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.

I Certify

I also authorize the City of Bemidji Planning staff to inspect the property during review of this application and subsequent construction during reasonable times of the day.

I Authorize

CONDITIONS

* An escrow account is established to cover technical and legal expenses incurred by the City of Bemidji as part of the plan review. The applicant is responsible for all costs incurred by the City during plan review. If the escrow amount drops below 10% of the original deposit amount the City may require submittal of an additional escrow deposit sufficient to cover any anticipated expenses. Upon determination by the City that the project is complete or expired, the City will return the remaining escrow deposit to the applicant.

* A variance shall expire and become void if it is not acted upon within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the required work are mostly complete. The City of Bemidji Planning Board may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

FEES:	<u>Paid</u>	<u>Due</u>
Variance Application Fee (includes Beltrami County Recording fee)	\$500.00	\$0.00
Planning Escrow Deposit	\$500.00	\$0.00
Totals :	\$1,000.00	\$0.00

REQUIRED INSPECTIONS

Planning Initial Site Visit

Variance Inspection Follow Up (11 months from Approval)



VOYAGEURS EXPEDITIONARY SCHOOL: WRITTEN DESCRIPTION OF PROPOSED USE

June 19, 2025

Ref #: 25-0489

The proposed building addition will serve as expanded educational facilities for Voyageurs Expeditionary School, accommodating up to 50 students in grades 9-12 and 10 staff members. The facility will operate Monday through Friday from 8:00 AM to 4:00 PM, following the standard academic school calendar, including traditional breaks and holidays.

This addition will support the school's expeditionary learning model by providing specialized classroom spaces and collaborative learning areas necessary for high school programming. The building will house core academic instruction, project-based learning activities, and student support services typical of a secondary educational environment. The expansion will also include additional storage space and bathroom facilities.

Daily occupancy will include students engaged in regular academic coursework, teachers and support staff providing instruction and student services, as well as administrative personnel. The facility usage aligns with standard public school operations, with peak occupancy during regular school hours and minimal evening or weekend use limited to occasional school events or activities.

The educational programming will emphasize hands-on, experiential learning consistent with expeditionary education principles, requiring flexible classroom configurations and spaces that can accommodate both traditional instruction and project-based collaborative work. The addition will integrate with existing school facilities to create a cohesive campus serving the complete high school student body and staff.

Ryan Haasch
Executive Director
PH: 218-444-3130
ryan@voyageursschool.org

Packet Distribution List

City of Bemidji – SUP-2025-0006 Voyageurs

	<u>Contact</u>	<u>E-MAILED</u>	<u>US Mailed</u>
☒	Applicant / Representative	7/3/25	_____
☒	City Building Department	7/3/25	_____
☐	City Attorney	_____	_____
☒	City Engineer	7/3/25	_____
☒	City Manager	7/3/25	_____
☐	City Community Development	_____	_____
☒	City GIS Department	7/3/25	_____
☒	City Police Department	7/3/25	_____
☒	City Fire Department	7/3/25	_____
☐	City Parks Department	_____	_____
☐	Beltrami County ESD/SWCD	_____	_____
☐	Beltrami County Recorder	_____	_____
☐	Beltrami County GIS Department	_____	_____
☐	Beltrami County Sheriff	_____	_____
☒	Beltrami County Engineer / Highway	7/3/25	_____
☐	Beltrami County Natural Resources	_____	_____
☐	MnDNR Trails	_____	_____
☐	MnDNR Waters	_____	_____
☐	MnDNR District	_____	_____
☐	MnDOT	_____	_____
☐	Airport	_____	_____
☒	Bemidji School District	7/3/25	_____
☐	MPCA Closed Landfill Program	_____	_____
☐	U.S. Army Corps of Engineers	_____	_____
☐	Minnesota Chippewa Tribe	_____	_____
☐	Red Lake Nation DNR	_____	_____
☐	White Earth Nation DNR	_____	_____
☐	Leech Lake Band DRM	_____	_____
☐	Bemidji Sustainability Commission	_____	_____
☒	Other: Planning Attorney	7/3/25	_____

Packet Distribution List

City of Bemidji – V-2025-0007 & SUP-2025-0006 Voyageurs

	<u>Contact</u>	<u>E-MAILED</u>	<u>US Mailed</u>
☒	Applicant / Representative	7/10/25	_____
☒	City Building Department	7/10/25	_____
☐	City Attorney	_____	_____
☒	City Engineer	7/10/25	_____
☒	City Manager	7/10/25	_____
☐	City Community Development	_____	_____
☒	City GIS Department	7/10/25	_____
☒	City Police Department	7/10/25	_____
☒	City Fire Department	7/10/25	_____
☐	City Parks Department	_____	_____
☒	Beltrami County ESD/SWCD	7/10/2025	_____
☐	Beltrami County Recorder	_____	_____
☐	Beltrami County GIS Department	_____	_____
☐	Beltrami County Sheriff	_____	_____
☒	Beltrami County Engineer / Highway	7/10/25	_____
☐	Beltrami County Natural Resources	_____	_____
☐	MnDNR Trails	_____	_____
☐	MnDNR Waters	_____	_____
☐	MnDNR District	_____	_____
☐	MnDOT	_____	_____
☐	Airport	_____	_____
☒	Bemidji School District	7/10/25	_____
☐	MPCA Closed Landfill Program	_____	_____
☐	U.S. Army Corps of Engineers	_____	_____
☐	Minnesota Chippewa Tribe	_____	_____
☐	Red Lake Nation DNR	_____	_____
☐	White Earth Nation DNR	_____	_____
☐	Leech Lake Band DRM	_____	_____
☐	Bemidji Sustainability Commission	_____	_____
☒	Other: Planning Attorney	7/10/25	_____



Planning and Zoning Department City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 3, 2025

City of Bemidji – SUP-2025-0006 Voyageurs Expeditionary School (Represented by Michael Johnston) is requesting an amendment to the approved interim use permit amendment Resolution 2014-02 on leased property (JC Properties of Bemidji, LLC) to operate a private school. The amendment request is to increase total occupancy for the building from 125 persons to 205 persons (grades 9-12 = 125; grades 6-8 = 50; staff = 30) with a building addition. The property is zoned (B-1) Low Density Commercial Zoning District within the Shoreland Overlay. The subject property is located at 3724 Bemidji Ave N (PINS 800628000) in the City of Bemidji.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, July 24th, 2025, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall or may be viewed on Local Channel 2.

If you have any comments, you may present them to the Commission at that time. It would be encouraged to direct your comments in writing to the Planning and Zoning Planner assigned to the Case, **Jamin Carlson's** attention at the Planning office at 317 4th Street NW, or by email at **SGAdmin@ci.bemidji.mn.us**. If possible, your comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning and Zoning Commission. The report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall. Attached is a copy of the application and other supporting documentation.

If you have any questions or need further information, please feel free to contact our office at 218-759-3579 or email the planner assigned to the case (see email address above). City departments may access through SmartGov application **SUP-2025-0006**.

Respectfully,

Jamin Carlson
Planning Director
City of Bemidji Planning and Zoning Department



Planning and Zoning Department City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 9, 2025 *UPDATED*

City of Bemidji – V-2025-0007 & SUP-2025-0006: Voyageurs Expeditionary School (Represented by Michael Johnston) is requesting a variance from impervious surface requirements under the shoreland overlay and an amendment to the approved interim use permit amendment Resolution 2014-02 on leased property (JC Properties of Bemidji, LLC) to operate a private school. The variance is to increase the impervious surface coverage by 8% over existing to allow for a building addition. The amendment request is to increase total occupancy for the building from 125 persons to 205 persons (grades 9-12 = 125; grades 6-8 = 50; staff = 30) with a building addition. The property is zoned (B-1) Low Density Commercial Zoning District within the Shoreland Overlay. The subject property is located at 3724 Bemidji Ave N (PINS 800628000) in the City of Bemidji.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, July 24th, 2025, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall or may be viewed on Local Channel 2.

If you have any comments, you may present them to the Commission at that time. It would be encouraged to direct your comments in writing to the Planning and Zoning Planner assigned to the Case, **Jamin Carlson's** attention at the Planning office at 317 4th Street NW, or by email at SGAdmin@ci.bemidji.mn.us. If possible, your comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning and Zoning Commission. The report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall. Attached is a copy of the application and other supporting documentation.

If you have any questions or need further information, please feel free to contact our office at 218-759-3579 or email the planner assigned to the case (see email address above). City departments may access through SmartGov application **V-2025-0007 & SUP-2025-0006**.

Respectfully,

Jamin Carlson
Planning Director
City of Bemidji Planning and Zoning Department



Planning & Zoning Department
City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 3, 2025

Dear Property Owner:

The City of Bemidji Planning and Zoning Commission will conduct a public hearing to discuss the following application:

City of Bemidji – SUP-2025-0006: Voyageurs Expeditionary School (Michael Johnston) is requesting an amendment to the approved interim use permit amendment Resolution 2014-02 on leased property (JC Properties of Bemidji, LLC) to operate a private/charter school. The amendment request is to increase total occupancy for the building from 125 persons to 205 persons (grades 6-8 = 50; grades 9-12 = 125; staff = 30) with a building addition. The property is zoned (B-1) Low Density Commercial Zoning District within the Shoreland Overlay. The subject property is located at 3724 Bemidji Ave N (PINS 800628000) in the City of Bemidji.

This public hearing will be held on **Thursday, July 24th, 2025, at 5:30 p.m.** The meeting will be held in the Council Chambers of the Bemidji City Hall located at 317 4th Street NW or may be viewed on local Channel 2. You are invited to attend this public hearing, express your opinions on the proposal at the hearing, if not able to attend, by email (preferred method), letter, or phone call to the Planning and Zoning Department. If possible, your written comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning Commission. **Our report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall.**

If you have any questions, please feel free to contact us at (218) 759-3579, or email comments (preferred) to the planning department at SGAdmin@ci.bemidji.mn.us.

Respectfully,

Planning & Zoning Department



Planning & Zoning Department
City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 9, 2025

Dear Property Owner:

The City of Bemidji Planning and Zoning Commission will conduct a public hearing to discuss the following application:

City of Bemidji – V-2025-0007 & SUP-2025-0006: Voyageurs Expeditionary School (Michael Johnston) is requesting a variance from impervious surface requirements under the Shoreland Overlay and an amendment to the approved interim use permit amendment Resolution 2014-02 on leased property (JC Properties of Bemidji, LLC) to operate a private/charter school. The variance request is to increase the impervious surface coverage by 8% to allow for building expansion to increase occupancy. The amendment request is to increase total occupancy for the building from 125 persons to 205 persons (grades 6-8 = 50; grades 9-12 = 125; staff = 30) with a building addition. The property is zoned (B-1) Low Density Commercial Zoning District within the Shoreland Overlay. The subject property is located at 3724 Bemidji Ave N (PINS 800628000) in the City of Bemidji.

This public hearing will be held on **Thursday, July 24th, 2025, at 5:30 p.m.** The meeting will be held in the Council Chambers of the Bemidji City Hall located at 317 4th Street NW or may be viewed on local Channel 2. You are invited to attend this public hearing, express your opinions on the proposal at the hearing, if not able to attend, by email (preferred method), letter, or phone call to the Planning and Zoning Department. If possible, your written comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning Commission. **Our report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](http://City_of_Bemidji/Boards,_Commissions,_and_Committees/Planning_Commission)) and at city hall.**

If you have any questions, please feel free to contact us at (218) 759-3579, or email comments (preferred) to the planning department at SGAdmin@ci.bemidji.mn.us.

Respectfully,

Planning & Zoning Department

ERIN L CURRAN
3817 BIRCHMONT DR NE
BEMIDJI, MN 56601

JOHN R KOVACH JR
JENNIFER D KOVACH
103 ROBERTSON DR NW
BEMIDJI, MN 56601

INGRID KEMMER
111 ROBERTSON DR NW
BEMIDJI, MN 56601

S&J GROUP LLLP
3801 BEMIDJI AVE SUITE 1
BEMIDJI, MN 56601

RICHARD C HANSON
VALERIE A HANSON
3721 BIRCHMONT DR NE
BEMIDJI, MN 56601

QUELLO INVESTMENTS LLC
6415 ELLIOTT RD NE
BEMIDJI, MN 56601

NORTHSTAR PROPERTIES OF BEMIDJI LLC
2815 BEMIDJI AVE N
BEMIDJI, MN 56601

JC PROPERTIES OF BEMIDJI LLC
1820 CANOE LN NE
BEMIDJI, MN 56601

NATHAN A AVENSON
HEATHER P AVENSON
119 CIRCLE PINE DR NW
BEMIDJI, MN 56601

STEVEN D ANDERSON
3519 BIRCHMONT DR NE
BEMIDJI, MN 56601

RAYMOND LAITALA
CAROLE LAITALA
115 ROBERTSON DR NW
BEMIDJI, MN 56601

TODD R LOWTH
2006 BIRCHMONT DR NE
BEMIDJI, MN 56601

LESLIE J SANDERS LIVING TRUST
3619 BIRCHMONT DR NE
BEMIDJI, MN 56601

JOHN FREISE
LISA FREISE
3807 SUMAC RD NE
BEMIDJI, MN 56601

STEPHANIE L BROWN
3515 BIRCHMONT DR NE
BEMIDJI, MN 56601

GARY E SMITH
SANDRA K SMITH
3703 BIRCHMONT DR NE
BEMIDJI, MN 56601

LUKES WELLNESS CENTER LLC
3620 BEMIDJI AVE N
BEMIDJI, MN 56601

MARILYN T ENGLISH
107 ROBERTSON DR NW
BEMIDJI, MN 56601

JAMES A HESS
NIKKI A HESS
3601 BIRCHMONT DR NE
BEMIDJI, MN 56601

DAVID NORDMEIER TRUSTEE
TOMY HEGLAND TESTAMENTARY FAMILY TRKELLI FRANCES MCCULLOUGH
14855 COUNTY RD 79
ELK RIVER, MN 55330

RICK THOMAS MCCULLOUGH
10082 LONG BEACH RD
PINE RIVER, MN 56474

WILLIAM J BAUMGARTNER
130 ANNE ST NE
BEMIDJI, MN 56601



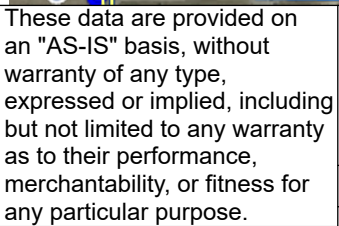
Aerial Map

1:2,257

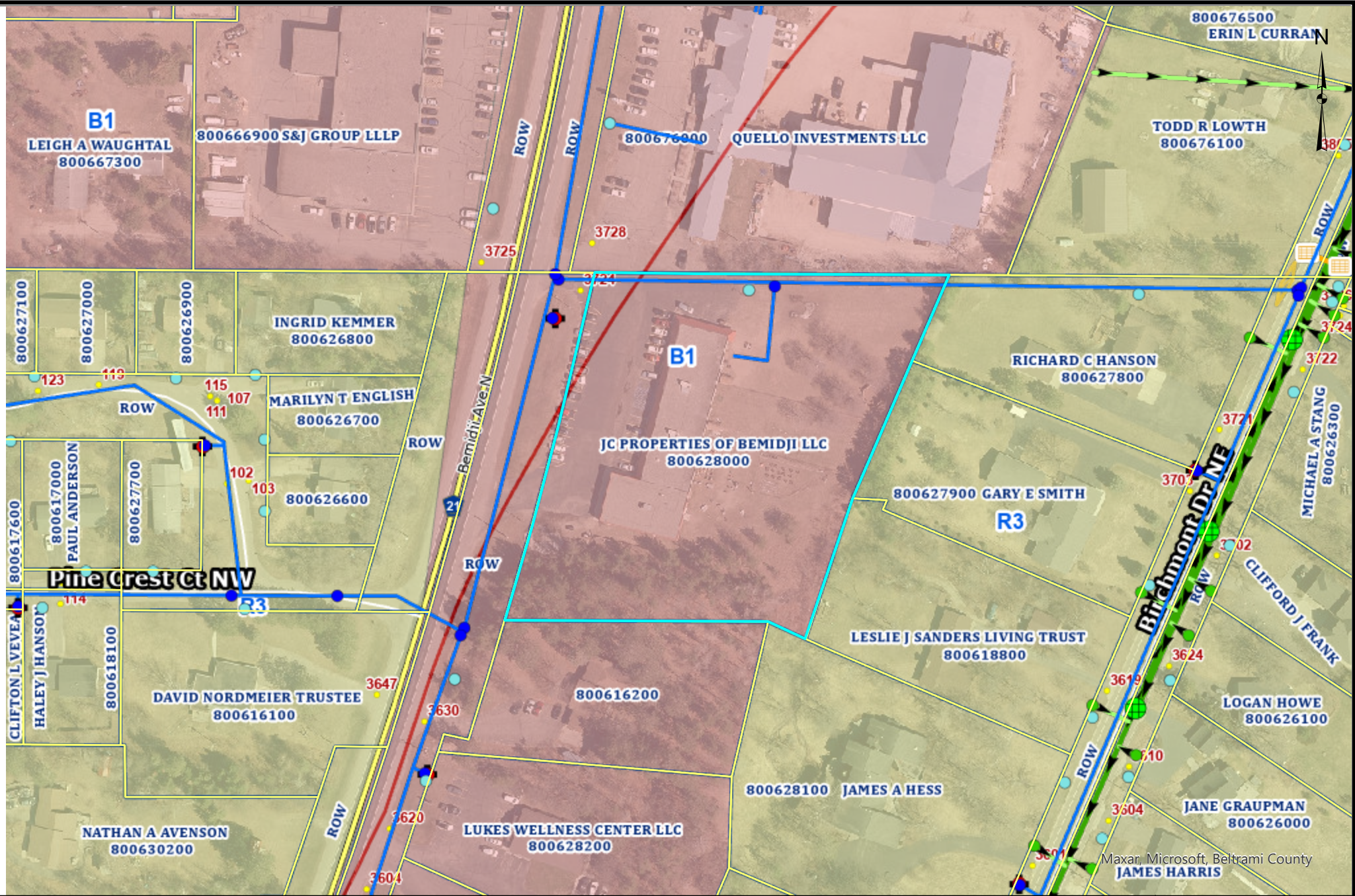
Date: 6/26/2025

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.





Buffer Map	
1:4,514	Date: 6/26/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



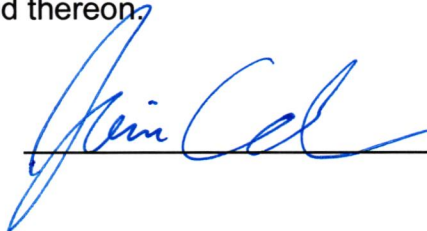
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Zoning Map	
1:2,257	Date: 6/26/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

AFFIDAVIT OF SERVICE BY MAIL

STATE OF MINNESOTA)
) SS
COUNTY OF BELTRAMI)

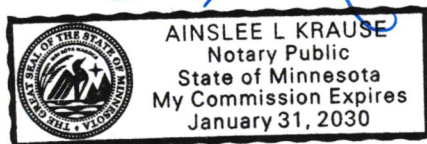
Jamin Carlson, being first duly sworn, on oath deposes and states that on the **2nd of July, 2025**, he/she served the attached Hearing Notice upon each of the following parties on the attached list by depositing in the U.S. Mail, envelopes properly sealed with postage prepaid thereon.



Subscribed and sworn to before me
this 2nd day of July 2025.



Notary Public



Planning Case: **Interim Use Permit Request for 80.06280.00 – SUP-2025-0006**

AFFIDAVIT OF SERVICE BY MAIL

STATE OF MINNESOTA)
)
) SS
COUNTY OF BELTRAMI)

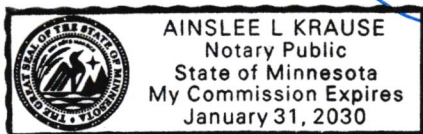
David Wielenberg, being first duly sworn, on oath deposes and states that on the **9th of July, 2025**, he/she served the attached Hearing Notice upon each of the following parties on the attached list by depositing in the U.S. Mail, envelopes properly sealed with postage prepaid thereon.

thereon.

Walter Williams

Subscribed and sworn to before me
this 9th day of July 2025.

Notary Public



Planning Case: Variance & Interim Use Permit Request for 80.06280.00 – V-2025-0007 & SUP-2025-0006



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Bemidji Pioneer, a newspaper printed and published in the City of Bemidji, County of Beltrami, State of Minnesota.

1. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and the day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: Saturday, July 12, 2025
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: \$13.00 per column inch.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in BELTRAMI County. The newspaper complies with conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Edmar Corachia

(Signed) _____

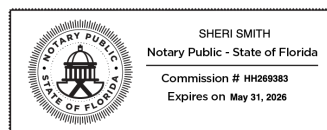
VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 07/15/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.



CITY OF BEMIDJI PLANNING AND ZONING COMMISSION

NOTICE OF PUBLIC HEARINGS & MEETINGS

NOTICE IS HEREBY GIVEN, that on Thursday, July 24, 2025, at 5:30 PM or as soon thereafter as possible, the City of Bemidji Planning and Zoning Commission will conduct a Public Hearing in-person in the Council Chambers of Bemidji City Hall, located at 317 4th St. NW, Bemidji, MN, and broadcasted on Channel 2, regarding the following request(s):

Variance and Conditional Use Permit Request: Mike Ettesvold is requesting a Conditional Use Permit (CUP) for a Drive Through Restaurant and a Variance for more impervious surface coverage than is allowed per the Ordinance. The subject property is zoned (B-2) General Commercial Zoning District with HWY 197 and Shoreland Overlays. The subject property is located at TBD Shevlin Ave SW (PIN: 800267700) in the City of Bemidji.

Interim Use Permit Amendment Request: Michael Johnston, representing Voyageurs Expeditionary School, is requesting a variance from impervious surface requirements under the Shoreland Overlay and an amendment to the approved interim use permit amendment Resolution 2014-02 on leased property (JC Properties of Bemidji, LLC) to operate a private school. The amendment request is to increase total occupancy for the building from 125 persons to 205 persons (grades 9-12 = 125; grades 6-8 = 50; staff = 30) with a building addition. The property is zoned (B-1) Low Density Commercial Zoning District within the Shoreland Overlay. The subject property is located at 3724 Bemidji Ave N (PINS 800628000) in the City of Bemidji.

Preliminary Planned Unit Development Request: Marco McLane Development, representing Greater Bemidji, is requesting a Preliminary Planned Unit Development & Plat (PUD/PLAT) to develop a multi-phase project which would include a YMCA Community Wellness Center and other future development within the Urban Renaissance (UR) zoning district and the Shoreland Overlay. The subject property is located at 101 Minnesota Ave NW (PIN #80.00344.99) in the City of Bemidji (also known as the rail corridor).

Variance Request: Carl Johnson, representing 4th Street Lodge, LLC, is requesting four (4) variances from the sign standards under the (UR) urban renaissance district for (1) number of allowed signs per parcel and per business, (2) the maximum allowable sign area for multi-tenant buildings, (3) number of projecting/under-canopy signs per street frontage, and (4) number of projecting/under-canopy signs per building façade. The property is zoned (UR) urban renaissance district within the Shoreland Overlay. The subject property is located at 116 4th St NW (PIN#800103600) in the City of Bemidji.

Variance Request: John Hamrin is requesting a Variance from the

OHWL setback 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.

All interested parties are invited to attend the public hearing(s) and comment on the proposal(s). If you are unable to attend in person, comments can be submitted by email to SGAdmin@ci.bemidji.mn.us (preferred method), letter, or phone call to the Planning and Zoning Department. Call 218-759-3579 or visit our website at www.ci.bemidji.mn.us for more information. If possible, your written comments should be submitted by **Friday, July 18, 2025**, so they may be incorporated into the staff report to the Planning Commission. (Jul. 12, 2025)

Ainslee Krause

From: sandgar@paulbunyan.net
Sent: Wednesday, July 9, 2025 11:06 AM
To: SGAdmin@ci.bemidji.mn.us.
Subject: SUP-2025-0006

[EXTERNAL]

We are the property owners 3703 Birchmont Dr. NE which is directly east of the Voyageurs School. I believe we share most of the backyard lot footage with the school. We have several concerns about this proposal. The increase in student numbers to the limited space for outdoor activity, will playground equipment be added? Right now our privacy fence has often been used as a backboard for student games and we have had to make numerous repairs for broken panels and split gate closure. We have approached the school about this matter with limited results. I would think they need to put up a privacy fence on the property. We have often to pick up play equipment before mowing and students jump the fence to retrieve breaking the top of the fence. Added students to the limited space does not make sense. Some ethnic games are played that make more noise and a "sweat" lodge burns wood on the back of the property creating smoke at times of use. Staff supervision outdoors is limited. Will staff increase to meet added student supervision?

Septic system was granted for less student staff numbers. If this increase is requested, it should be on hold until the sewer service is implemented on Bemidji corridor in the next 4-5 years. The zoning is for low density usage and with Shoreland Overlay those principles should be considered.

The proposal speaks of a building extension but gives no details on size or location. That would also take away from outdoor space available to students for recreation. A container storage and three other utility sheds are already on the property.

This proposal should not even be considered until more details and time lines are provided. When will the extension be completed for example? If this is granted now as stated, then how can you NOT grant at a later date? We do not visibly see the front of the building but wonder about increased parking and bus services access. Will that be added to the side of the building?

We have tried to be a good neighbor for the years the school has been granted property usage but feel they have encroached gradually on numbers of students. I hope all members making this decision view the property personally.

Gary and Sandra Smith
3703 Birchmont Dr. NE.
sandgar@paulbunyan.net

Ainslee Krause

From: Rick Hanson <richard@hansonelec.com>
Sent: Monday, July 7, 2025 5:15 PM
To: SGAdmin
Subject: RE: Voyageurs School Variance

[EXTERNAL]

Thank you for the reply. It is my understanding that the existing sewer system is only designed for 600 gallons per day. From what I have read, this hasn't changed since the original occupancy in 2010 when it had 10 staff and up to 65 students. This new request will triple the occupancy without making any changes to the existing sewer system. What is the waste water flow now?

Parking will also be a problem, with the new occupancy the school should have 46 parking spots if you go by page 167 of the City Development plan. (30 for staff, 16 High School and 0 Middle School). Plus school bus and other transportation parking such as parents and venders.

If they are not going to do a building addition now why are they getting this permit at this time. There is not enough space and my concern if you grant a permit now for occupancy how could you refuse to give them a building permit in the future. Both issues should be addressed now to avoid future disputes.

They are trying to do too much for a lot that size imo.

From: SGAdmin <SGAdmin@ci.bemidji.mn.us>
Sent: Monday, July 7, 2025 4:22 PM
To: Rick Hanson <richard@hansonelec.com>
Subject: RE: Voyageurs School Variance

Good afternoon Mr. Hanson,

Thank you for reaching out to the planning department. These are all great questions and we will look into those, you may ask these questions at the public hearing on July 24th meeting.

This is a request to increase the occupancy only however, they plan to do an addition to the building, which would go through the Building Department for review and issue. The amendment in 2014 was for an additional 5 employees and additional 45 students for a total of 125 persons up from 75 persons in the original Conditional Use Permit. The planning department does not have the information regarding how many students per grade for the new amendment, at this time. It didn't break down how many for each grade in the 2014 case and they did an addition at that time as well.

As for the City Sewer Services, that's on the schedule within the four or five years. Notices will go out when that is programmed into the Streets schedule.

A Planning Report and packet will be written and released to the public for this planning case by the afternoon of July 21, 2025 and can be viewed on our website <https://bemidjimn.portal.civicclerk.com/>

If you would like a copy of the 2014 resolution, we would have you request the documents through the City Attorney's office, data request at the following link: <https://www.ci.bemidji.mn.us/index.asp?SEC=3A34E0DD-C320-46BF-BFA9-0921FA9B2F65&DE=253A22FE-2AE3-4C58-8D51-B0820518ACF2> under the forms and documents page.

Thank you for your questions,
Melissa Fahrenbruch
Assistant Planner
City of Bemidji – Planning & Zoning Department
317 4th St NW. (Basement level)
Bemidji, Mn 56601
Office Phone: (218) 759-3594
Email: Melissa.Fahrenbruch@ci.bemidji.mn.us



Statement of Confidentiality

The information in this email message, including attachments, is legally privileged and confidential information intended only for the use of the addressee listed above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify the sender by replying to this message, and then delete it from your system immediately.

From: Rick Hanson <richard@hansonelec.com>
Sent: Monday, July 7, 2025 11:10 AM
To: SGAdmin <SGAdmin@ci.bemidji.mn.us>
Subject: FW: Voyageurs School Variance

[EXTERNAL]

I would also like to get a copy or an online link of the schools Interim Use Permit Resolution 2014-02 or the most recent one issued by the City. Thanks

From: Rick Hanson
Sent: Saturday, July 5, 2025 2:24 PM
To: SGAdmin@ci.Bemidji.mn.us
Subject: Voyageurs School Variance

My home is 3040 Birchmont Dr NE which is directly east of the Voyageurs School. I would like more information on SUP-2025-0006 such as:

Grades 6-8 they want 50 students, how many were in last year's class?

9-12 " " 125 Students " " " " "

Staff they want 30 now, how many were there last year.

Are your answers to the above based on the beginning or end of the school year or wasn't there much of a change?

At the end of the City's sentence on occupancy they say "with a building addition". Where is the building addition going and how many sq ft is it? What are they going to do about a playground for the younger kids and exercise area for the older kids? Please send a plot map showing all of this. If an addition is part of this variance your info package is lacking important details and it should be re-sent imo.

Are they requesting city sewer at the school now? If so, you should notify the property owners on Bemidji Ave. Hanson Brothers Development owns a lot of frontage on Bemidji Ave and we definitely do not want city sewer.

Rick Hanson

Jamin Carlson

From: Rick Hanson <richard@hansonelec.com>
Sent: Friday, July 18, 2025 3:30 PM
To: SGAdmin
Subject: Voyageurs School Variance

[EXTERNAL]

I will not be able to attend the public hearing on the Voyageurs School Addition so please address the following concerns I have.

I don't have a problem with the school as it exists today. However, adding 64% to the capacity on such a small parcel will create problems and unnecessary expense for surrounding land owners. As a property owner on the east side of the school I oppose this expansion.

1. Will the changes require city sewer? If so, who will pay for it?
2. Are you going to allow them to increase the capacity now with their existing sewer system or wait until the city sewer is extended?
3. Will they have 46 parking spots for staff and students as per the city development plan?
4. What are their intentions for bus, parent and vender parking?
5. Will they be required to dig a drainage pond for runoff like the city requires elsewhere? If so where will it go?
6. Bemidji Ave is already busy in the mornings and evenings when the school will have peak traffic. Taking a left turn out of the school during these times will require patience and probably result in a few accidents.
7. What are they going to do about playground and exercise space? They already appear to use walking Bemidji Ave as an exercise tool for the students. Has the city considered the remote possibility of impaired drivers, people passing on the right which happens a lot, police chases etc causing a horrific accident. You don't see other schools using public roadways for exercising.
8. Prior to any approval we should be able to see a plot map showing what they have planned.

Thank you
Richard Hanson

**The City of Bemidji
Planning and Zoning Department**

PLANNING CASE: SUB-2025-0001	MEETING DATE: July 24 TH , 2025
APPLICANT: Greater Bemidji	60-DAY RULE DATE: August 25 th , 2025
PROCEEDING: Planned Unit Development (PUD) – (Preliminary)	ZONING DISTRICT: (UR) Urban Renaissance & Shoreland Overlay
PREPARED BY: Jamin Carlson Planning Director	EXHIBITS: Zoning Map, Aerial Map, Application, Concept Drawings, Civil Design Drawings, Stormwater Management Plan, Supporting Documentation.

CONCEPT PLAT PLANNING REPORT

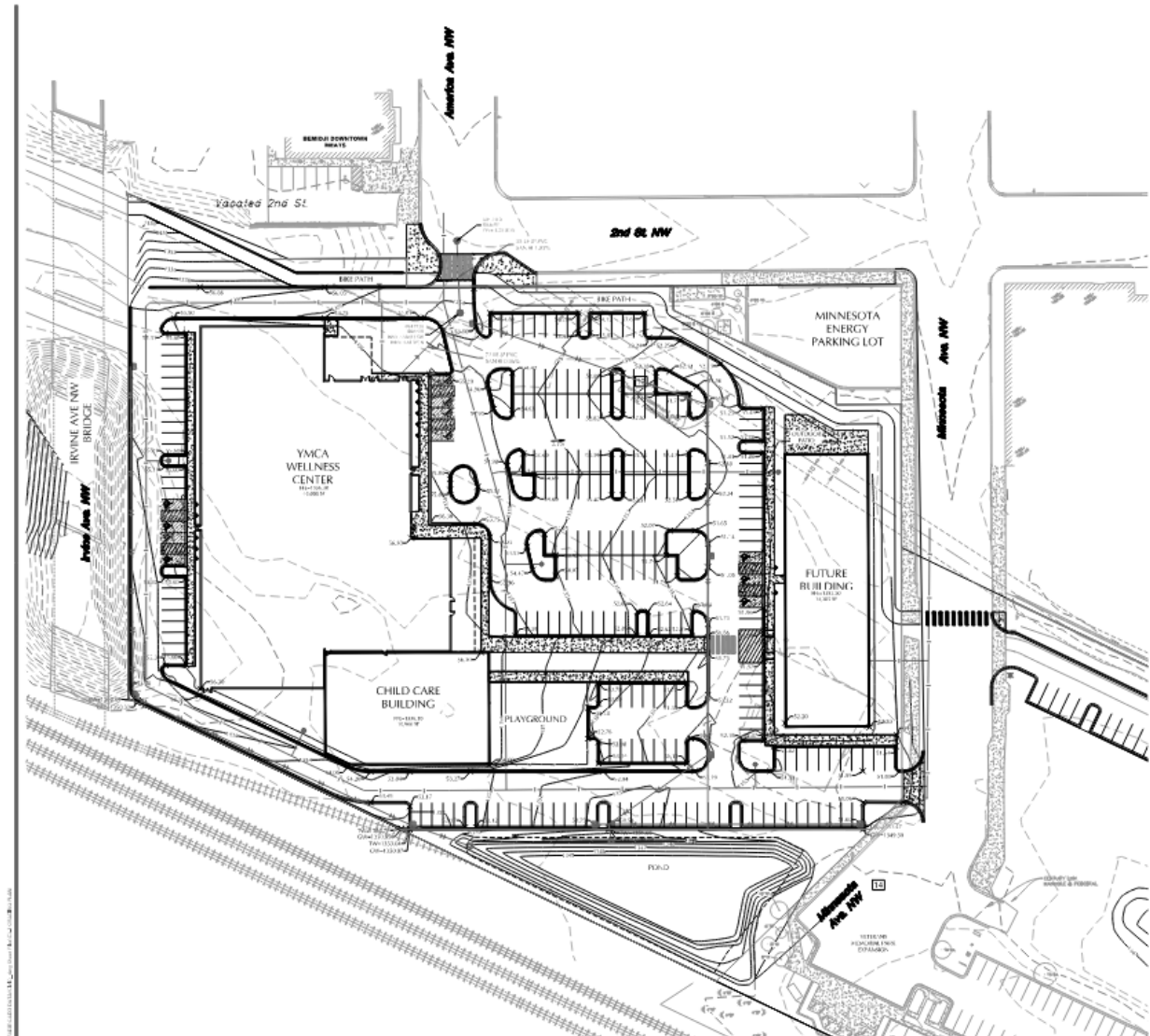
I. SUMMARY OF REQUEST

City of Bemidji – SUB-2025-0001: - Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting a Preliminary Planned Unit Development (PUD)/PLAT to develop a multi-phase project which would include a YMCA Community Wellness Center and other future developments within the Urban Renaissance (UR) zoning district and the Shoreland Overlay. The subject property is located at 101 Minnesota Ave NW (PIN #80.00344.99) in the City of Bemidji (also known as the rail corridor).

II. BACKGROUND

The planning board approved the concept phase for the PUD on May 13th, 2025. Since that approval the applicant waited to submit for the preliminary phase for the July/August timeframe. There are several findings that still need to be ironed out before the final phase of the PUD/PLAT.

Below is the last rendition for the western half of the project showing the YMCA with childcare addition along with stormwater location and future building site next to Minnesota Ave.



III. DISCUSSION/DEVELOPMENT ANALYSIS

Planning Considerations

A Planned Unit Development (PUD) is a type of development that allows for increased flexibility from certain areas of a land use ordinance. A PUD can be made up of different land use types including residential, mixed-use, and/or commercial developments. In this case the applicant is proposing a mixed-use development. The definition of PUD in the City of Bemidji Planning & Zoning Ordinance (hereafter referred as "Ordinance") is as follows:

MIXED-USE PLANNED UNIT DEVELOPMENT (PUD): Planned unit development, mixed use means a planned unit development which includes a mixture of residential

and commercial uses. In addition, it may be a single structure developed or converted under the statutory requirements of a common interest community.

(UR) Urban Renaissance zoning district and is approved through the PUD process outlined in the Ordinance, and no PUD can be approved without issuance of a Conditional Use Permit (CUP) by the planning board.

The PUD review process consists of three (3) phases. The three-phase process was created as applicants expressed interest in gaining a clear vision of the planning board expectations during the concept phase to ensure expectations can be met.

Summary of Three Phase Process (current phase)

1. Concept Review

- a. Does this project's density and sample layout work within the confines of its location?
- b. What pieces of information would we require to make a final recommendation to the applicant?
- c. **The approval of a concept in no way approves any elements of this project.**

2. Preliminary Review

- a. *This should show the applicant has made an effort to address all of the concerns that were brought to their attention at the concept meeting.*
- b. If commission/staff considers all concerns have been met and significant issues have been addressed, preliminary and final review can be combined for approval.
- c. Finalized plans need to be presented at this time for approval.

3. Final Approval

- a. Finalized plans are required to be presented at this time if approval is to be recommended. The planning board makes the final decision on approval or denial.

(f) Qualifications Governing Approval of Preliminary Plat

The planning commission may return a conditional report to the council. The council may require such changes or revisions as it deems necessary for the health, safety, general welfare and convenience of the community. The approval of a preliminary plat by the planning commission and council is tentative only, involving merely the general acceptability of the layout as submitted. Subsequent approval will be required of the engineering proposals pertaining to water supply, storm drainage, sewerage and sewage disposal, sidewalks, gas and electric service, grading, gradients and roadway widths and the surfacing of streets and by other public officials having jurisdiction, including airport zoning approval, prior to the approval of the final plat by the council. No plat will be approved that includes an area subject to periodic flooding, or that lacks adequate drainage, unless the subdivider agrees to make improvements to the property as are needed and, in the opinion of a Registered Engineer, are sufficient to allow for development of the property and to provide adequate drainage of the lots,

streets, and other areas within the plat. No plat will be accepted that cannot be adequately serviced with sanitary sewer or other approved disposal system.

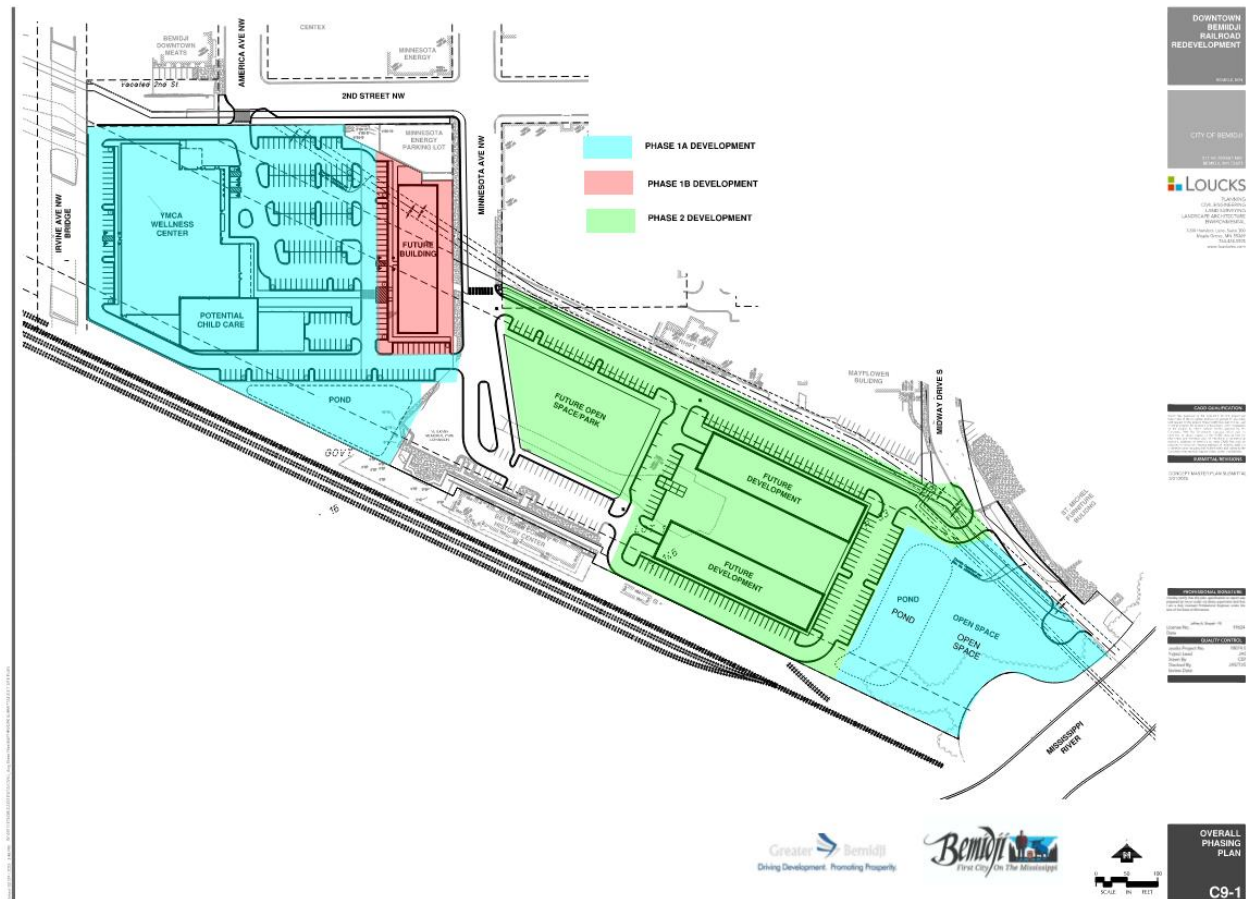
b. Preliminary Review. *Upon approval of the Concept Plan, an applicant is then allowed to submit for a preliminary / final approval. The preliminary approval of density and layout is in no way an approval of the project, the final layout, the preliminary or final plat, the roadway access, the utilities or any other change to the underlying property. Preliminary and Final approval can be combined if the council Staff recommends. The applicant will be required to provide all preliminary and final plans. Items required with preliminary application:*

- i. Site plan*
- ii. Preliminary Plat*
- iii. Traffic patterns*
- iv. Utilities layout*
- v. Landscaping layout*
- vi. Preliminary elevations of buildings*
- vii. Preliminary drainage*
- viii. Any and all plans and studies required by the planning staff to support approval. Examples include traffic study, wetland evaluation, tree removal approval etc.*

Phasing of the Project

The project is proposed to be completed in a total of two (2) phases. Refer to C9-1 for the Phasing Plan for the layout of each phase. Phase one will consist of the YMCA and out lot along with entrances/accesses and some utilities. Phase two is most of the east side of the development (east of Minnesota Ave) that shows a potential park and future building sites along with potential parking lots. The Applicant has expressed that he would like the east side of the development to be an out lot for future development.

The timing and duration of each phase will be entirely dependent on market forces. The Applicant seeks approval for the two-phase project with the flexibility prior to the start of each phase of the project. If something within a subsequent phase would like to be moved to an earlier or current phase, this can be approved via Staff administratively. Per Section 28-472, Part G, subd. 6. of the Ordinance, all final plats shall be recorded with the County Recorder within six (6) months after date of approval by the Planning Board, otherwise the approval of the final plat is deemed void. Anything from a current phase being delayed or pushed back to another phase will require approval through a PUD amendment. Below is a layout of the two (2) proposed phases.



Amenities

A PUD is given greater flexibility from the Ordinance for providing a selection of amenities. These amenities are listed in the Ordinance as Section 28-475. Flexibility can be granted when the Applicant provides a selection of amenities from the list but is not limited to it.

Uses

The potential uses that would need Board approval that could be included for the PUD are the following:

Athletic Complex / Community Center (YMCA) - CUP

Auditorium and Performing Arts – CUP

Multi-Family or Townhome Development (5 Units or Greater) – CUP

Park, Athletic Fields and Active Outdoor Recreation – CUP

Parking Structure (Public) – CUP

Art, Business or Vocational - IUP

Counseling Service (Behavioral, Mental Health, Drug & Alcohol Abuse) - CUP

Community Indoor Entertainment, Large (10,000 S.F or more) – CUP

Convention or Event Center – CUP

Hotel or Motel – CUP

Bank or Financial Institution – CUP

Daycare Facility (Licensed Commercial Care) – IUP

Public Library -CUP

If these uses are included in the PUD, then they would be permitted and not need additional (CUP/IUP) approvals from the Planning Commission or Planning Board later. This would be the same concept as the South Shore Planned Unit Development (SSPUD).

Flexibility

Greater flexibility is allowed with a PUD than otherwise allowed under the Ordinance, if it is a coordinated development providing public benefits not otherwise required. Flexibility can only be granted to the extent allowed by the Ordinance and flexibility will only be given to items approved during the approval process. All other items not granted flexibility shall meet the Ordinance and all regulations and requirements. Flexibility can be granted for setbacks, lot size, density, and off-street parking and loading areas.

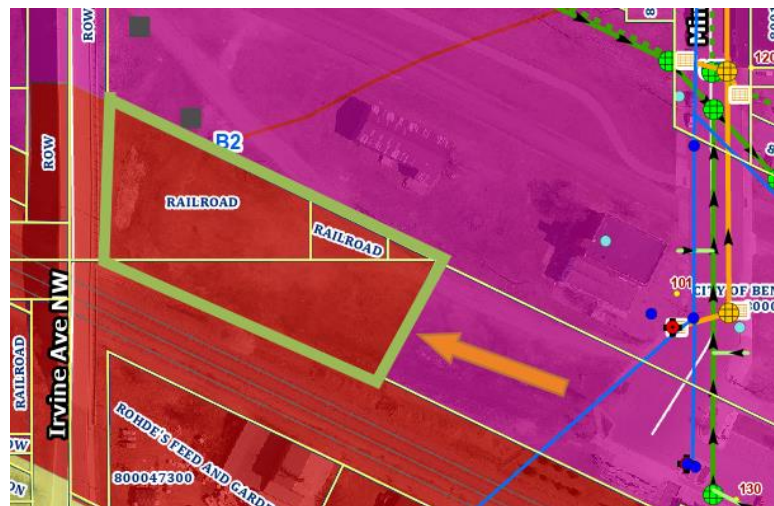
The Applicant is seeking flexibility for phasing timelines. A final PUD is approved through a CUP. A PUD, as stated in the Ordinance and the above section of this report, is a type of development that allows for greater flexibility, thereby creating a project that fits within a specific location.

Zoning/ Land Use Type

The subject property is zoned as (UR) Urban Renaissance (downtown), which is defined as:

Provide areas for retail, recreational, and governmental functions in a high amenity setting, accessible by automobile but conducive to pedestrians and bicyclists.

As for surrounding uses and zoning, the areas to the north of the subject property are all within the UR zoning district and comprise of mostly commercial type uses with an apartment to the east on Minnesota Ave. The property to the direct south is the BNSF active railroad line and the Beltrami County History Museum. To the west is city owned property that will be used for snow storage (west of the Irvine Ave overpass). There is a small portion of the southwest extent of the development that will need to be rezoned from B-2 General Commercial to the UR zoning district. A zoning map for reference:



Traffic

A traffic impact study has not been completed for this proposed development. There has been discussion on a traffic study since the concept phase was approved with the applicant and consultants.

Public Streets & Trails

The Preliminary drawings indicate a public street being developed and will need to have ownership determined. Plans show an existing multimodal trail being moved. The multimodal trail will need to be reconstructed in a way to accommodate for snow mobile use (groomer as well) during winter, as this is a designated snow mobile route, and bike and pedestrian use during other seasons. (The sustainability commission had comments on the trail reroute)

Parkland Dedication

The Ordinance requires that parkland must be dedicated for acres that are developed or a fee in lieu of land. Below is from the Ordinance:

4. *Mixed Residential and Non-Residential: For that portion in non-residential uses, a minimum of at least 4 percent of the gross area, excluding wetlands, shall be dedicated. For that portion in residential use, a minimum of at least the rate of 1 acre per 25 residential units in the subdivision shall be dedicated.*

Depending on the amount of potential residential units, the base amount for parkland would be 27,425 square feet or 4% of the total parcel which includes the current street (Minnesota Ave NW) and history center parking lot along with the BNSF property to be added to the development. This calculation does not include the potential for residential units.

Engineering Considerations

Per Sam Anderson, the City Engineer,

Good afternoon,

Most of my comments provided at the concept phase review are still the same after reviewing the preliminary deliverable:

I've assisted to get a proposal for the traffic impact study, but I'm not sure as of this email (7/21/25) if that has been executed by the applicant.

The trail looks to have been relocated to an off-street trail from the concept phase to this phase but should take in consideration minimum turning radii so it'll accommodate the motorized and non-motorized activities that will use it. The North Country Snowmobile Club would be a good resource to get additional comment as they groom this in the winter months for snowmobile use.

The future “Phase 1B” building, just on the west side of Minnesota Avenue NW looks to have a utility conflict with the existing overhead transmission line.

Future results from the traffic study and other review comments will assist with private versus public infrastructure discussions and the final plat.

Thanks,

Sam Anderson, P.E. | City Engineer/Director of Public Works | City of Bemidji
218-333-1851 | sam.anderson@ci.bemidji.mn.us

Parks Department

Hello,

I will follow up with Sam's email. As concepts tend to change and parks are usually the last piece of the development.

The biggest thing is whether those areas identified as parks or expansion of the Veterans Memorial - are these public parks and do they include any funding for the development of the park? Or is the plan to turn the property over to the City.

Ultimately the City Council determines what is parks or what would be the design for a memorial park. Not sure what additional conversations were had with the Veteran's Group on allocating that property. This should be clarified.

Parking/access and quality of property for parks is a general concern. Trails and access and whether the property identified as a park is a wetland.

*Marcia Larson
Parks and Recreation Director*

*Historic Carnegie Library
426 Bemidji Ave PO Box 1346
Bemidji MN 56601
(o)218.333.1860 (c)218.766.2529*

Sustainability Commission

Please see attached for the comments made by the City of Bemidji's Sustainability Commission.

Neighborhood Comment

At the time of writing this report, no comments were received by staff.

Comprehensive Plan References

The City of Bemidji's Comprehensive Plan has identified this area within its future land use map as Urban Mixed Development Shoreland: Downtown development

including retail, office, and high-density residential. To be developed at a density and with mixed use to not pose a negative impact to aquatic resources.

Rail Corridor District

The Rail Corridor District is located just south of Downtown Bemidji. The Corridor extends approximately 300 feet north of the existing railroad tracks, east of Park Avenue, and west of the Mississippi River. The City of Bemidji is interested in revitalizing the Corridor into a vital district that completes Downtown by adding new uses and attractions (Central City Plan 2009). The proposed use would include mixed use commercial/residential development with high-end retail shopping and a 60-unit residential facility. The site needs to be investigated for potential environmental limitations before such a development can be built.

The Corridor consists of four parcels totaling 20.53 acres (Beltrami County GIS). The area was historically characterized by as many as five different operating railroad companies at one-time and their associated tracks, depots, and numerous businesses, such as:

- *warehouses,*
- *feed mills,*
- *flour mills,*
- *creameries,*
- *hardware stores,*
- *grocery stores,*
- *bottling companies,*
- *lumber yards,*
- *mills,*
- *auto repair facilities,*
- *saloons,*
- *restaurants,*
- *hotels,*
- *residential dwellings,*
- *bulk petroleum facilities, and*
- *fueling stations.*

The “Rail Corridor District” along with surrounding state and city owned properties is a current homeless encampment corridor.

Objective 5.1: Promote a “Mixed-Use” Downtown

Bemidji to Preserve and Encourage Diversity in Business and Housing Opportunities

1. Support initiatives and redevelopment designed to increase Downtown housing. The community will continue to provide opportunity for housing and commercial uses throughout Downtown Bemidji. When reviewing development projects, it is encouraged to preserve existing housing and explore options for increasing housing. Mixed-use housing can be increased with continued vertical development within Downtown, preserving retail while increasing housing opportunities.

2. *Support and encourage long-range master planning for the rail corridor and inner-city river frontage to meet the needs of the community. The Rail Corridor District is currently adjacent to parcels that are contaminated due to past uses. It is encouraged to seek resources to remediate contaminated parcels to reestablish the Rail Corridor District as a valuable asset to the community. The adjacent Rail Corridor District and inner-city river frontage is a positive asset. It is imperative that this area be developed in a driven, community-focused manner.*

Objective 4.1: Preserve the Quality Residential Neighborhoods Promote “mixed-use” areas to improve the transition of residential land use to other land uses. *Mixed-use areas can provide an excellent transition from residential areas to commercial or highly developed areas. Gradually intensifying the uses on the fringe of neighborhoods or along high-traffic corridors that have been traditionally residential will mitigate impact to existing neighborhoods.*

4. **Allow flexibility with site design standards to ensure high-quality development.** *Allowing for greater flexibility of zoning ordinances or density requirements for meeting site development criteria, such as increased live landscaping, stormwater retention areas, active recreation amenities, or park area, can provide a benefit to developers while ensuring a high-quality neighborhood is being designed or redeveloped.*
5. **Promote pedestrian-scale designs to increase sense of place and improve active transportation in new developments or redevelopments.** *It is important to ensure high-density residential areas are designed with active transportation in mind. Pedestrian-scale design of roadways and buildings can allow for a safe and inviting walkable environment.*

Objective 4.2: Preserve and Promote Commercial and Industrial Redevelopment or In-Fill Development Where Appropriate

1. **Promote flexibility for commercial and industrial redevelopment and encourage in-fill development.**
 - a. *Allowing for in-fill development and redevelopment of existing commercial areas will ensure the current commercial and industrial areas remain vibrant, full, and diverse. In-fill and redevelopment will be encouraged before resorting to increasing commercial and industrial areas.*
2. **Identify areas where commercial and industrial uses should be located, specifically adjacent to highways with controlled access where noise, odor, dust, and glare will have minimal impact.** *When reviewing new commercial and industrial land uses, ensuring these areas are appropriate and compatible with opportunity to be successful. Piecemeal development of industrial and commercial land uses can increase urban sprawl and have negative impacts on existing, less intense surrounding land uses.*

Zoning Ordinance References

Section 28-9: Definitions
Section 28-201: Zoning Districts
Section 28-82: Land Use Matrix
Section 28-121: Lot Size and Bulk Regulations by Zoning Districts
Section 28-402: Exterior Storage and Outdoor Display of Merchandise
Section 28-406: Landscaping Requirements
Section 28-408: Lighting
Section 28-409: Off-Street Parking, Loading & Surfacing Standards
Section 28-472: Land Suitability
Section 28-475: General Provisions for PUDs
Section 28-476: Design and Maintenance Standards and Criteria for PUDs
Section 28-478: Procedures for Approval of Subdivisions and PUDs
Section 28-479: Minimum Subdivision Design Standards
Section 28-524: Conditional Use or Interim Permits

IV. FINDINGS CONCEPT APPROVAL

The Planning Commission must decide whether the findings are sufficient for approval of a Preliminary Planned Unit Development for Parcel 80.00344.99 located in the (UR) Urban Renaissance zoning district, with the following findings:

Preliminary Planned Unit Development Findings

1. Does this project sample layout work within the confines of its location?

The proposed layout appears to use the confines of the area in an orderly fashion. The UR does allow for compact design along with a multitude of uses.

2. What pieces of information would be required in order to make a final recommendation to the applicant?

The commission & board have placed requirements into the finding after the concept phase; these findings are below with the *italicized still needing to be ironed out along with at what point will each finding be addressed*:

1. Applicant shall provide all deliverables required by the City of Bemidji Engineering Department/Public Works.

This can be done by the final PUD phase.

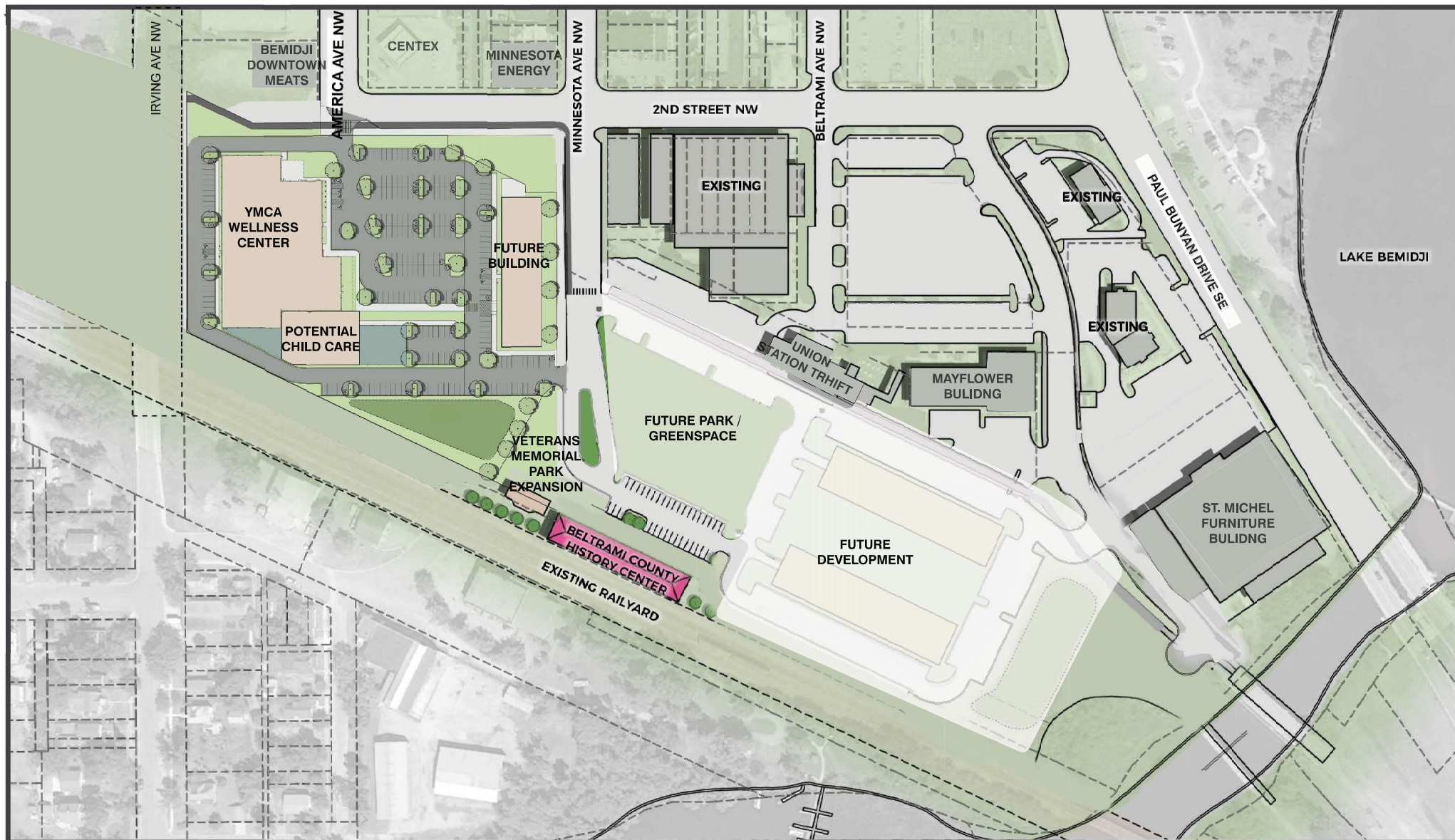
2. An overall developer's agreement shall be entered into with the City of Bemidji for all public infrastructure throughout the development. All utility easements will need to be determined prior to final submittal to be outlined within the agreement.

Any utility easements will need to be finalized by the final PUD phase.

3. Applicant will need to determine addressing & as-built information for this development prior to final submittal and shall work with the GIS Department.

This can be accomplished within the future development agreement.

4. *A traffic study shall be performed for the full buildout (all phases of the project) before the final phase of the PUD.*
There were communications on the traffic study by the applicant's design team and staff but there has not been a study initiated at this time.
5. *There should be a reasonable timeframe shown for the phases of the project.*
A timeline (5 to 10 years?) has yet to be established by the applicant.
6. *A lighting plan shall be designed and submitted along with final PUD approval.*
This can be accomplished in the development agreement.
7. *Applicant will need to design and identify the large park area/open space.*
The location has been identified however the type of park and ownership (public or private) will need to be finalized.
8. *The multi-use trail will need to be designed to accommodate snowmobile and bicycle traffic.*
The multi-use trail will need to alleviate concerns on the 90-degree corners.
9. *All properties that are not under ownership for the development will need to be addressed before the preliminary & final PUD.*
The BNSF property still needs to be resolved before the final PUD (this includes ownership and rezoning).
10. *Private utility conflicts will need to be resolved before the preliminary & final PUD.*
The Ottertail powerline locations conflicting with the proposed building location along with the easement will need to be addressed.



RAIL CORRIDOR REDEVELOPMENT
BEMIDJI, MN

March 2025
Project No. 17343





- LEGEND**
- 1 Property Line
 - 2 Sidewalk
 - 3 Regional Trail
 - 4 Stormwater Pond Outlot
 - 5 Drop-off
 - 6 Outdoor Patio
 - 7 Play Area

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

Parcel 1 (Parcel is known as Parcel A per the deed description):

Those parts of Government Lot 1, Section 16, Township 146 North, Range 33 West; Government Lot 4, Section 9, Township 146 North, Range 33 West; Lots 10, 11 and 12, Block 1, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 2, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 3, Railroad Addition to Bemidji; Lots 13 and 14, Block 40, Bemidji (Original Townsite of Bemidji); Lots 1 to 24, Block 21, Bemidji; Outlets 1, Bemidji; Lots 1 to 8, inclusive, Block 1, of Bemidji Townsite and Improvement Company's Subdivision of Outlets "G", "H" and "I" in the Original Townsite of Bemidji; together with all interest in First Street, Second Street, Bemidji Avenue, Belmont Avenue, Bemidji Avenue, America Avenue, and the alley in Block 21, Bemidji, vacated or otherwise that lie within the following description:

Commencing at the point of intersection of the Southwestly boundary line of State Trunk Highway No. 197, as established by centerline Order No. 8781, dated March 10, 1934, and the Eastern line of the Western 60 feet of Bemidji Avenue; thence Southwesterly along the Eastern line of the Western 60 feet of Bemidji Avenue to the intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West, which point of intersection is the point of beginning for Parcel A; thence continuing Southwesterly along the Eastern line of the Western 60 feet of Bemidji Avenue to the intersection with the Eastern boundary line of former State Trunk Highway No. 197, as established by centerline Order No. 5579 dated November 7, 1927; thence Southwesterly and Southwesterly along the Eastern and Northeastly boundary line of former State Trunk Highway No. 8 to a point which is distant 60 feet Northwesterly of the concrete bridge over the Mississippi River laid 60 feet to be measured along said Northeastly boundary line of former State Trunk Highway No. 8; thence Northwesterly at right angles for a distance of 30 feet; thence Southwesterly along a line run parallel with and distant 30 feet Northwesterly of the Northeastly boundary of former State Trunk Highway No. 8 to the water's edge of the Mississippi River (NOTE: The Parcel A boundary line described from the point of beginning to the water's edge of the Mississippi River is intended to correspond to and mirror the West boundary line of the parcel described in the plat of the Bemidji Northern, Inc. by the Outlets Claim Deed dated May 1, 1972, and recorded June 1, 1972, as Misdrafts No. 226145); thence Southwesterly and Southwesterly along the shoreline of the Mississippi River to a point that is distant 185 feet Northwesterly, as measured at right angles thereto, from the centerline of the main track of the former Great Northern Railway Company (predecessor to present day Burlington Northern and Santa Fe Railway Company) as the same was located, maintained and operated over and across Government Lot 1, Section 16, Township 146 North, Range 33 West; thence Northwesterly along a line run parallel with and distant 185 feet Northwesterly, as measured at right angles thereto, from the centerline of said former Great Northern Railway Company main track, to the intersection with the East boundary line of Irving Avenue; thence North along the East boundary line of Irving Avenue to the intersection with a line run parallel with and distant 58 feet Northwesterly, as measured at right angles thereto, from the centerline of the main track of the former Minneapolis, St. Paul & South St. Marie Railway Company (predecessor to present day Soo Line Railroad Company); thence Southwesterly along said parallel line to its intersection with the North line of the South 23 feet of vacated Second Street; thence East along the North line of said South 23 feet of vacated Second Street, to its intersection with the West line of America Avenue; thence Southwesterly along the West line of America Avenue a distance of 25 feet to the Northeast corner of Lot 1, Block 1 of Bemidji Townsite and Improvement Company's Subdivision of Outlets "G", "H" and "I" in the Original Townsite of Bemidji; thence East along the Northeast corner of Lot 12, Block 21, Bemidji; thence continuing east along the North line of Lots 12, 11, 10, 9 and 8, Block 21, thence South along the East line of said Lot 8 to its point of intersection with a line run parallel with and distant 500 feet Northwesterly, as measured at right angles thereto, from the main track centerline of the former Great Northern Railway Company; thence Southwesterly along said parallel line to its intersection with the East boundary line of Lot 3, Block 21, Bemidji; thence South along the East boundary line of said Lot 3 to the intersection with the North line of the South 48 feet of said Lots 1 and 2, Block 21, Bemidji; thence East along the North line of the South 48 feet of said Lots 1 and 2, to the West line of Minnesota Avenue (which is also the East line of Lot 13, thence South along the West line of Minnesota Avenue to its intersection with a line run parallel with and distant 55 feet Northwesterly, as measured at right angles thereto, from the main track centerline of the former Minneapolis, St. Paul & South St. Marie Railway Company; thence Southwesterly along said parallel line to its intersection with the West line of Bemidji Avenue extended South; thence North along the West boundary line of Bemidji Avenue to its intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West; thence East along the North line of said Government Lot 1 a distance of 60 feet to the point of beginning.

Abstract Property

Parcel 2:

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Townsite and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:

Beginning at a point on the North line of said Section 16 distant 185.0 feet Northwesterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southwesterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline; thence Southwesterly along said parallel line 340.0 feet; thence Northwesterly at right angles 15.0 feet; thence Southwesterly along a line parallel with and distant 50 feet Northwesterly from said Main Track centerline a distance of 280.0 feet; thence Southwesterly at right angles 15.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northwesterly, measured at right angles from said Main Track centerline; thence Southwesterly along the last described parallel line 480 feet, more or less, to the Mississippi River; thence Northwesterly along said Western bank to the intersection with a line drawn parallel with and distant 185.0 feet Northwesterly, as measured at right angles from said Main Track centerline; thence Northwesterly along the last described parallel line 1,350 feet, more or less, to the Point of Beginning.

Abstract Property

Parcel 3:

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Townsite and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:

That part of above land lying Northwesterly of Line "A", lying Northwesterly of Line "B" and lying Easterly of the East boundary line of Irvine Avenue.

Line "A":

Beginning at a point on the North line of said Section 16 distant 185.0 feet Northwesterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southwesterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline, said point of intersection being "Point A" and said line there terminating.

Line "B":

Beginning at "Point A" above; thence Northwesterly on a line parallel with and distant 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline to its intersection with the East boundary line of Irvine Avenue and there terminating.

Abstract Property

TITLE COMMITMENT EXCEPTIONS

(Per Schedule B, Part II of the herein referenced Title Commitment)

The property described in this survey and the easements of record shown herein are the same as the property and the easements described in the Commitment for Title Insurance issued by Old Republic Title Insurance Company, File No. OR7550186, effective date December 16, 2024. The numbers below correspond to those in the title commitment.

1-4, 11-12 & 15 do not require comment.

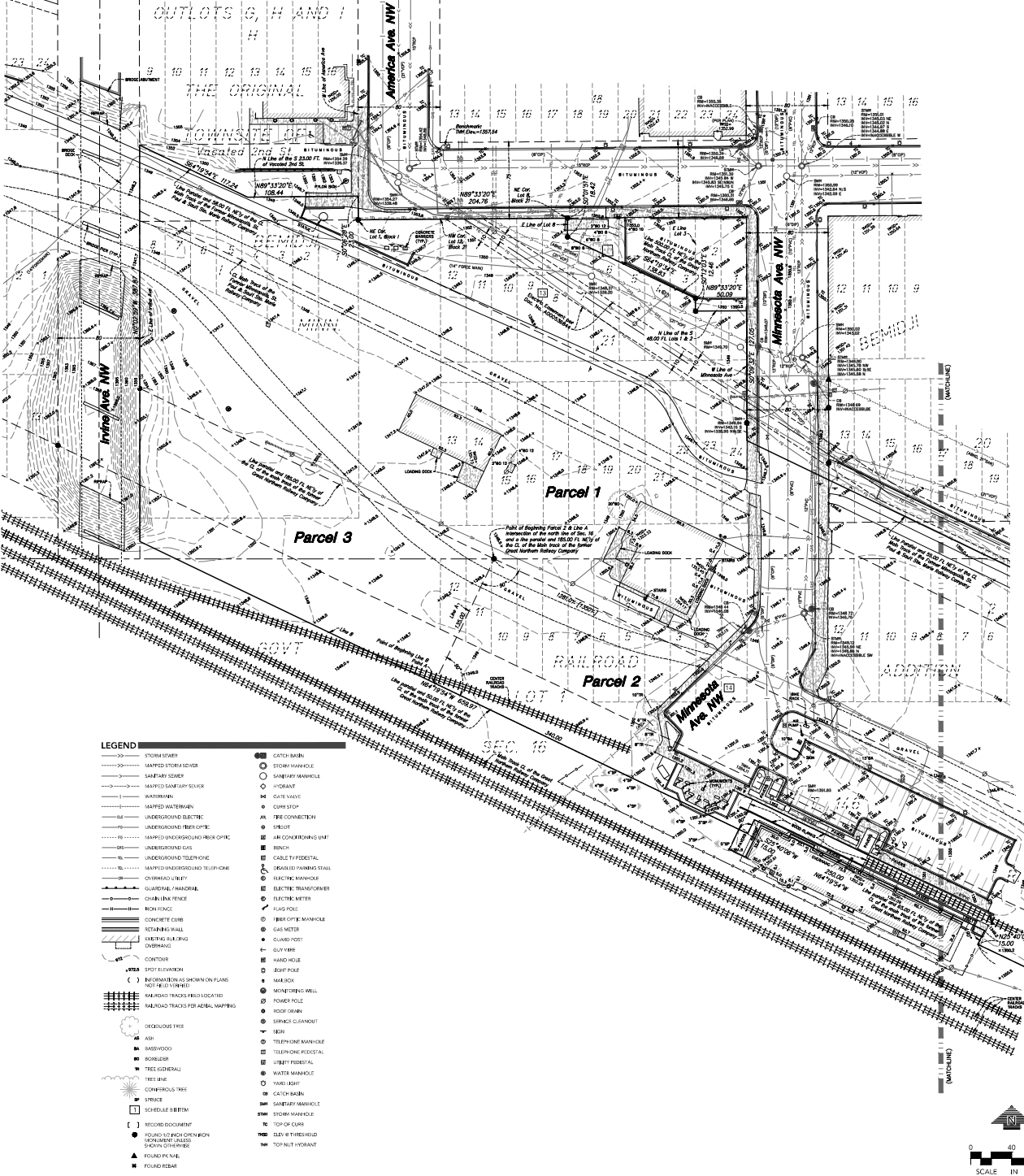
- Reservation of minerals and mineral rights and easement by The Burlington Northern and Santa Fe Railway Company in Quitclaim Deed filed June 15, 2003 as Document No. 436853. **Not shown hereon. Easements are blanket and not defined in the document.**
- Reservation of minerals and mineral rights and easement by The Burlington Northern and Santa Fe Railway Company in Quitclaim Deed filed December 15, 2003 as Document No. 436853. **Not shown hereon. Easements are blanket and not defined in the document.**
- Terms conditions and easement set forth in Electric Line Easement dated October 10, 2013, filed December 17, 2013 as Document No. A00053464. **Shown here on throughout the site.**
- Rights of way and utility easements for and in Minnesota Avenue and Midway Avenue as laid out and travelled and set out on Plat of Bemidji. **Shown here on as Minnesota Avenue and Midway Avenue.**

SURVEY REPORT

- No boundary work was performed for this survey. Line work for lots and roads are approximate, provisional in nature, and subject to amendment.
- This survey is based on the Beltrami County South Coordinate System NAD 83 (1996 Adjust).
- Benchmark: MCDOT 0416 B. A Survey Disk located in Bemidji, is a railing in the southeast corner of Trunk Hwy. 197 bridge over the Mississippi River, 0.2 miles southeast along Trunk Hwy. 197 from the junction of Trunk Hwy. 197 and East St. in Bemidji. Its Trunk Hwy 197 monument is 280, 15.0 feet southwest of northbound Trunk Hwy. 197, 2.5 feet northwest of the end of a bridge railing. Elevation = 1507.13 (NAVD83).
Site Benchmark: Top Nut of Hydrant located at the northwest corner of America Ave. NW, and 2nd St. W. Elevation = 1557.34 (NAVD83).
- We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 222563425 & 222563477. The following utilities and municipalities were notified:
CITY OF BEMIDJI (218) 333-1850
CENTURYLINK (800) 278-9140
MINNESOTA ENERGY RESOURCES (800) 388-4970
MIDCONTINENT COMMUNICATIONS (602) 271-0202
MNDCOT (615) 366-7190
OTTIE TAIL POWER ELECTRIC (218) 236-8831
PAUL BUNYAN COMMUNICATIONS (218) 368-5860

- Utility operators do not consistently respond to locate requests through the Gopher State One-Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property, or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate those utilities further, if requested by the owner.
- Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inadequate. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY Gopher State One-Call AT LEAST 48 HOURS IN ADVANCE AT 811 or 651-454-0002.

- See sheet 2 for additional boundary and topographic information of the east side of the site.
- The field work was completed on June 25, 2024.



YMCA BEMIDJI

BEMIDJI, MN

GREATER BEMIDJI

100 FIRST STREET, SUITE 100
BEMIDJI, MN 56501

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite #100
Minnetonka, MN 55312
763.424.5505
www.loucks.com

CADD QUALIFICATION

AutoCAD	10
MicroStation	10
Revit	10
Surveying	10
Topography	10
Utility	10
Other	10

SUBMITTAL/REVISIONS

1	Initial	100%
2	Revised	100%
3	Revised	100%
4	Revised	100%
5	Revised	100%
6	Revised	100%
7	Revised	100%
8	Revised	100%
9	Revised	100%
10	Revised	100%
11	Revised	100%
12	Revised	100%
13	Revised	100%
14	Revised	100%
15	Revised	100%
16	Revised	100%
17	Revised	100%
18	Revised	100%
19	Revised	100%
20	Revised	100%
21	Revised	100%
22	Revised	100%
23	Revised	100%
24	Revised	100%
25	Revised	100%
26	Revised	100%
27	Revised	100%
28	Revised	100%
29	Revised	100%
30	Revised	100%
31	Revised	100%
32	Revised	100%
33	Revised	100%
34	Revised	100%
35	Revised	100%
36	Revised	100%
37	Revised	100%
38	Revised	100%
39	Revised	100%
40	Revised	100%
41	Revised	100%
42	Revised	100%
43	Revised	100%
44	Revised	100%
45	Revised	100%
46	Revised	100%
47	Revised	100%
48	Revised	100%
49	Revised	100%
50	Revised	100%

PROFESSIONAL SIGNATURE

I hereby certify that this survey and description were made by me or under my direct supervision and that I am a duly Licensed and Licensed under the laws of the State of Minnesota.

Mr. J. Loucks

License No. 46998
Date 06/21/2024

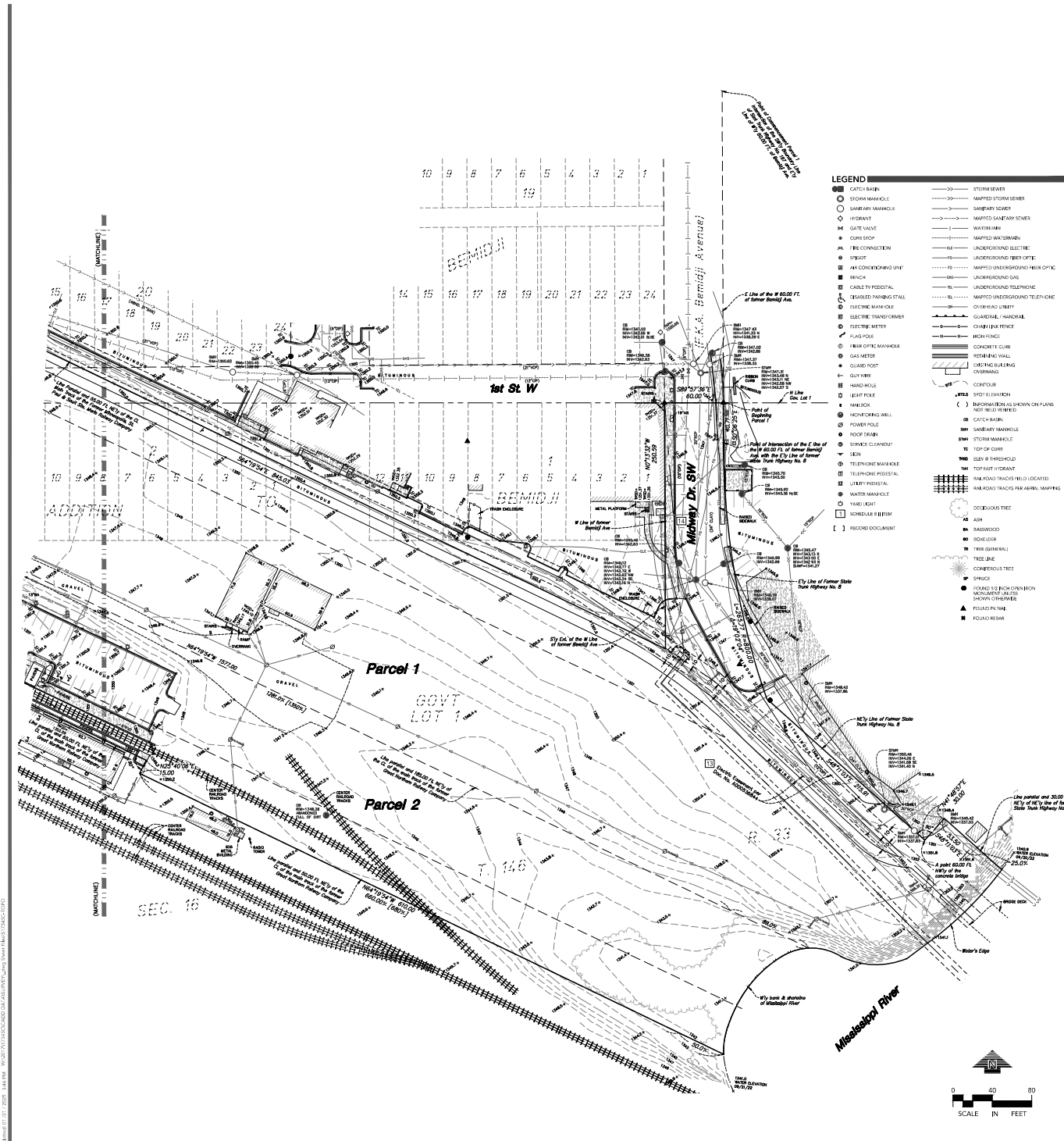
QUALITY CONTROL

Locals Project No. 17345A
Project Lead MLS
Checked by MLS
Checked by MLS
MIDCOT 555-5555

MOON MAP

1 OF 2

Minnesota State Survey Commission, 100 North 1st Street, Suite 100, Minneapolis, MN 55401



DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

Parcel 1 (Parcel is known as Parcel A per the deed description):

Those parts of Government Lot 1, Section 16, Township 146 North, Range 33 West, Government Lot 4, Section 9, Township 146 North, Range 33 West, Lots 10, 11 and 12, Block 1, Railroad Addition to Bemidji, Lots 1 to 12, inclusive, Block 3, Railroad Addition to Bemidji, Lots 1 to 12, inclusive, Block 3, Railroad Addition to Bemidji, Lots 13 and 14, Block 20, Bemidji (Original Township of Bemidji), Lots 1 to 24, Block 21, Bemidji; Outlot 1, Bemidji; Lots 1 to 8, and also Block 1, Bemidji Township and Improvement Company's Subdivision of Quabais "C", "H" and "I" in the Original Township of Bemidji; Together with all interest in First Street, Second Street, Bemidji Avenue, Belmont Avenue, Minnesota Avenue, America Avenue, and the alley in Block 21, Bemidji, vacated or otherwise, that lie within the following description:

Commencing at the point of intersection of the Southwesterly boundary line of State Trunk Highway No. 197, as established by centerline Order No. 8781, dated March 10, 1934, and the Eastern line of the Western 60 feet of Bemidji Avenue; thence Southwesterly along the Eastern line of the Western 60 feet of Bemidji Avenue to the intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West, which point of intersection is the point of beginning for Parcel A; thence continuing Southwesterly along the Eastern line of the Western 60 feet of Bemidji Avenue to its point of intersection with the Eastern boundary line of former State Trunk Highway No. 8 as established by centerline Order No. 3579 dated November 7, 1927; thence Southwesterly and Southwesterly along the Eastern line of the Western 60 feet of Bemidji Avenue to its point of intersection with the Eastern boundary line of former State Trunk Highway No. 8; thence Northwesterly boundary line of former State Trunk Highway No. 8 to a point which is distant 60 feet Northwesterly of the concrete bridge over the Mississippi River (said 60 feet is measured along said Northwesterly boundary line of former State Trunk Highway No. 8); thence Northwesterly to right angles for a distance of 30 feet; thence Southwesterly along a line run parallel with and distant 30 feet Northwesterly of the Northwesterly boundary of former State Trunk Highway No. 8 to the water's edge of the Mississippi River; (NOTE: The Parcel A boundary line described from the point of beginning to the water's edge of the Mississippi River is intended to correspond to and mirror the West boundary line of the parcel conveyed to Bemidji, Inc. by Burlington Northern Inc. in the Court Claim Deed dated May 1, 1972, and recorded June 1, 1972, as Modified No. 250,140; thence Southwesterly and Southwesterly along the shoreline of the Mississippi River to a point that is distant 185 feet Northwesterly, as measured at right angles thereto, from the centerline of the main track of the former Great Northern Railway Company (predecessor to present day Burlington Northern and Santa Fe Railway Company) as the same was located, maintained and operated over and across Government Lot 1, Section 16, Township 146 North, Range 33 West, thence Northwesterly along a line run parallel with and distant 185 feet Northwesterly, as measured at right angles thereto, from the centerline of said former Great Northern Railway Company main track, to the intersection with the East boundary line of Irving Avenue; thence North along the East boundary line of Irving Avenue to the intersection with a line run parallel with and distant 58 feet Northwesterly, as measured at right angles thereto, from the centerline of the main track of the former Minnesota, St. Paul & Sault Ste. Marie Railway Company (predecessor to present day Soo Line Railroad Company), thence Southwesterly along said parallel line to its intersection with the North line of the South 23 feet of vacated Second Street; thence East along the North line of said South 23 feet of vacated Second Street, to its intersection with the West line of America Avenue; thence South along the West line of America Avenue a distance of 22 feet to the Northeast corner of Lot 1, Block 1 of Bemidji Township and Improvement Company's Subdivision of Outlots "C", "H" and "I", in the Original Township of Bemidji; thence East to the Northwest corner of Lot 12, Block 21, Bemidji; thence continuing East along the North line of Lots 12, 11, 10, 9 and 8, Block 21, thence South along the East line of said Lot 8 to its point of intersection with a line run parallel with and distant 200 feet Northwesterly, as measured at right angles thereto, from the main track centerline of the former Great Northern Railway Company; thence Southwesterly along said parallel line to its intersection with the East boundary line of Lot 1, Block 21, Bemidji; thence South along the East boundary line of said Lot 1 to its intersection with the North line of the South 48 feet of said Lots 1 and 2, Block 21, Bemidji; thence East along the North line of the South 48 feet of said Lots 1 and 2, Block 21, Bemidji to the West line of Minnesota Avenue; thence South along the West line of Minnesota Avenue to its intersection with a line run parallel with and distant 53 feet Northwesterly, as measured at right angles thereto, from the main track centerline of the former Minnesota, St. Paul & Sault Ste. Marie Railway Company; thence Southwesterly along said parallel line to its intersection with the West line of Bemidji Avenue extended South; thence East along the West boundary line of Bemidji Avenue extended South, to its intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West; thence East along the North line of said Government Lot 1 a distance of 60 feet to the point of beginning.

Abstract Property

Parcel 2:

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Township and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:

Beginning at a point on the North line of said Section 16 distant 185.0 feet Northwesterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southwesterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline; thence Southwesterly along said parallel line 340.0 feet; thence Northwesterly at right angles 15.0 feet; thence Southwesterly along a line parallel with and 65.0 feet normally distant Northwesterly from said Main Track centerline a distance of 250.0 feet; thence Southwesterly at right angles 15.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline; thence Southwesterly along the last described parallel line 400 feet, more or less to the Western boundary line of the Mississippi River; thence Northwesterly along said Western boundary line to the intersection with a line drawn parallel with and distant 185.0 feet Northwesterly, as measured at right angles from said Main Track centerline; thence Northwesterly along the last described parallel line 1,350 feet, more or less, to the Point of Beginning.

Parcel 3:

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Township and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:

That part of above land lying Northwesterly of Line "A", lying Northwesterly of Line "B" and lying Easternly of the East boundary line of Irving Avenue.

Line "A": Beginning at a point on the North line of said Section 16 distant 185.0 feet Northwesterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southwesterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline; said point of intersection being "Point A" and said line there terminating.

Line "B": Beginning at "Point A" above; thence Northwesterly on a line parallel with and distant 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline to its intersection with the East boundary line of Irving Avenue and thence terminating.

Abstract Property

Parcel 1:

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) Station Ground property at Bemidji, Minnesota, situated in Government Lot 1 of Section 16, Township 146 North, Range 33 West of the 5th P.M., Beltrami County, Minnesota, being a portion of the same 300 foot wide strip of land described in Warranty Deed from The Bemidji Township and Improvement Company to The Great Northern Railway Company filed for record July 2, 1909 in Book 21 of Deeds, page 232 in and for said County, and a portion of the same 85 foot wide strip of land described in Warranty Deed from Minnesota & International Railway Company to Great Northern Railway Company filed for record October 27, 1915 in Book 45 of Deeds Page 109 in and for said County, described as follows:

Beginning at a point on the North line of said Section 16 distant 185.0 feet Northwesterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southwesterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline; said point of intersection being "Point A" and said line there terminating.

TITLE COMMITMENT EXCEPTIONS

(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements and record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Old Republic Title Insurance Company, File No. OR7575018, effective date December 16, 2024. The numbers below correspond to those in the title commitment.

1-8, 11-12 & 15 do not require comment.

9. Reservation of minerals and mineral rights and easement by The Burlington Northern and Santa Fe Railway Company in Quitclaim Deed filed June 25, 2003 as Document No. 430394. Not shown hereon. Easements are blank and not defined in the document.

10. Reservation of minerals and mineral rights and easement by The Burlington Northern and Santa Fe Railway Company in Quitclaim Deed filed December 15, 2003 as Document No. 436853. Not shown hereon. Easements are blank and not defined in the document.

13. Terms conditions and easement set forth in Electric Line Easement dated October 10, 2013, filed December 17, 2013 as Document No. A00003447. Shown here on throughout the title.

14. Rights of ways and utility easements for and in Minnesota Avenue and Midway Avenue as laid out and travelled and set out on Plat of Bemidji. Shown here on as Minnesota Avenue and Midway Avenue.

SURVEY REPORT

1. No boundary work was performed for this survey. Line work for lots and roads are approximate, provisional in nature, and subject to amendment.

2. This survey is based on the Beltrami County South Coordinate System NAD 83 (1994 Adjusted).

3. Benchmark, MCOT 0418 B, A Survey Dial located in Bemidji, is a ruling in the southeast corner of Trunk Hwy 197 bridge over the Mississippi River, 0.2 miles southeast along Trunk Hwy 197 from the junction of Trunk Hwy 197 and 2nd St. in Bemidji; at Trunk Hwy 197 midpoint 2.80, 15.0 feet southwest of northbound Trunk Hwy 197, 2.5 feet northwest of the end of a bridge railing. Elevation = 1357.53 (NAVD83).

Site Benchmark: Top Nub of Hydrant located at the northwest corner of America Ave. NW, and 2nd St. W. Elevation = 1357.54 (NAVD83) & 22253477. The following utilities and municipalities were notified:

CITY OF BEMIDJI	(718) 333-1850
CENTURYLINK	(800) 778-7145
MINNESOTA ENERGY RESOURCES	(800) 888-4990
NECKCHARTER COMMUNICATIONS	(855) 271-6022
MINOTI	(855) 366-5750
CITIZEN TALK POWER ELECTRIC	(718) 729-8461
PAUL RUNTAN COMMUNICATIONS	(718) 368-8460

1. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "outside" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility structure may be contacted to investigate these utilities further, if requested by the client.

2. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or incomplete. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.

6. See sheet 1 for additional topographic information of the west side of the site.

7. The field work was completed on June 25, 2024.

BOUNDARY AND TOPOGRAPHIC SURVEY

2 OF 2

YMCA BEMIDJI

BEMIDJI, MN

GREAT BEMIDJI

100 NORTH 1ST STREET, SUITE 100
BEMIDJI, MN 56501

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite 8100
Minneapolis, MN 55412
Phone: 612.555.0001
Fax: 612.555.0002
www.loucks.com

CADD QUALIFICATION

NAME	DATE
1. [Name]	10/1/2024
2. [Name]	10/1/2024
3. [Name]	10/1/2024
4. [Name]	10/1/2024
5. [Name]	10/1/2024
6. [Name]	10/1/2024
7. [Name]	10/1/2024
8. [Name]	10/1/2024
9. [Name]	10/1/2024
10. [Name]	10/1/2024
11. [Name]	10/1/2024
12. [Name]	10/1/2024
13. [Name]	10/1/2024
14. [Name]	10/1/2024
15. [Name]	10/1/2024
16. [Name]	10/1/2024
17. [Name]	10/1/2024
18. [Name]	10/1/2024
19. [Name]	10/1/2024
20. [Name]	10/1/2024
21. [Name]	10/1/2024
22. [Name]	10/1/2024
23. [Name]	10/1/2024
24. [Name]	10/1/2024
25. [Name]	10/1/2024
26. [Name]	10/1/2024
27. [Name]	10/1/2024
28. [Name]	10/1/2024
29. [Name]	10/1/2024
30. [Name]	10/1/2024
31. [Name]	10/1/2024
32. [Name]	10/1/2024
33. [Name]	10/1/2024
34. [Name]	10/1/2024
35. [Name]	10/1/2024
36. [Name]	10/1/2024
37. [Name]	10/1/2024
38. [Name]	10/1/2024
39. [Name]	10/1/2024
40. [Name]	10/1/2024
41. [Name]	10/1/2024
42. [Name]	10/1/2024
43. [Name]	10/1/2024
44. [Name]	10/1/2024
45. [Name]	10/1/2024
46. [Name]	10/1/2024
47. [Name]	10/1/2024
48. [Name]	10/1/2024
49. [Name]	10/1/2024
50. [Name]	10/1/2024
51. [Name]	10/1/2024
52. [Name]	10/1/2024
53. [Name]	10/1/2024
54. [Name]	10/1/2024
55. [Name]	10/1/2024
56. [Name]	10/1/2024
57. [Name]	10/1/2024
58. [Name]	10/1/2024
59. [Name]	10/1/2024
60. [Name]	10/1/2024
61. [Name]	10/1/2024
62. [Name]	10/1/2024
63. [Name]	10/1/2024
64. [Name]	10/1/2024
65. [Name]	10/1/2024
66. [Name]	10/1/2024
67. [Name]	10/1/2024
68. [Name]	10/1/2024
69. [Name]	10/1/2024
70. [Name]	10/1/2024
71. [Name]	10/1/2024
72. [Name]	10/1/2024
73. [Name]	10/1/2024
74. [Name]	10/1/2024
75. [Name]	10/1/2024
76. [Name]	10/1/2024
77. [Name]	10/1/2024
78. [Name]	10/1/2024
79. [Name]	10/1/2024
80. [Name]	10/1/2024
81. [Name]	10/1/2024
82. [Name]	10/1/2024
83. [Name]	10/1/2024
84. [Name]	10/1/2024
85. [Name]	10/1/2024
86. [Name]	10/1/2024
87. [Name]	10/1/2024
88. [Name]	10/1/2024
89. [Name]	10/1/2024
90. [Name]	10/1/2024
91. [Name]	10/1/2024
92. [Name]	10/1/2024
93. [Name]	10/1/2024
94. [Name]	10/1/2024
95. [Name]	10/1/2024
96. [Name]	10/1/2024
97. [Name]	10/1/2024
98. [Name]	10/1/2024
99. [Name]	10/1/2024
100. [Name]	10/1/2024

PROFESSIONAL SIGNATURE

I, [Name], being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Minnesota, and I am the author of the above and certify that the same are true and correct to the best of my knowledge and belief.

Signature: [Signature]
Date: 10/1/2024

License No.: 0000000000
Expiration Date: 12/31/2024

QUALITY CONTROL

Locals Project No.: 17345A
Project Lead: MLS
Drawn By: MSL
Checked By: MSL
Date: 10/1/2024

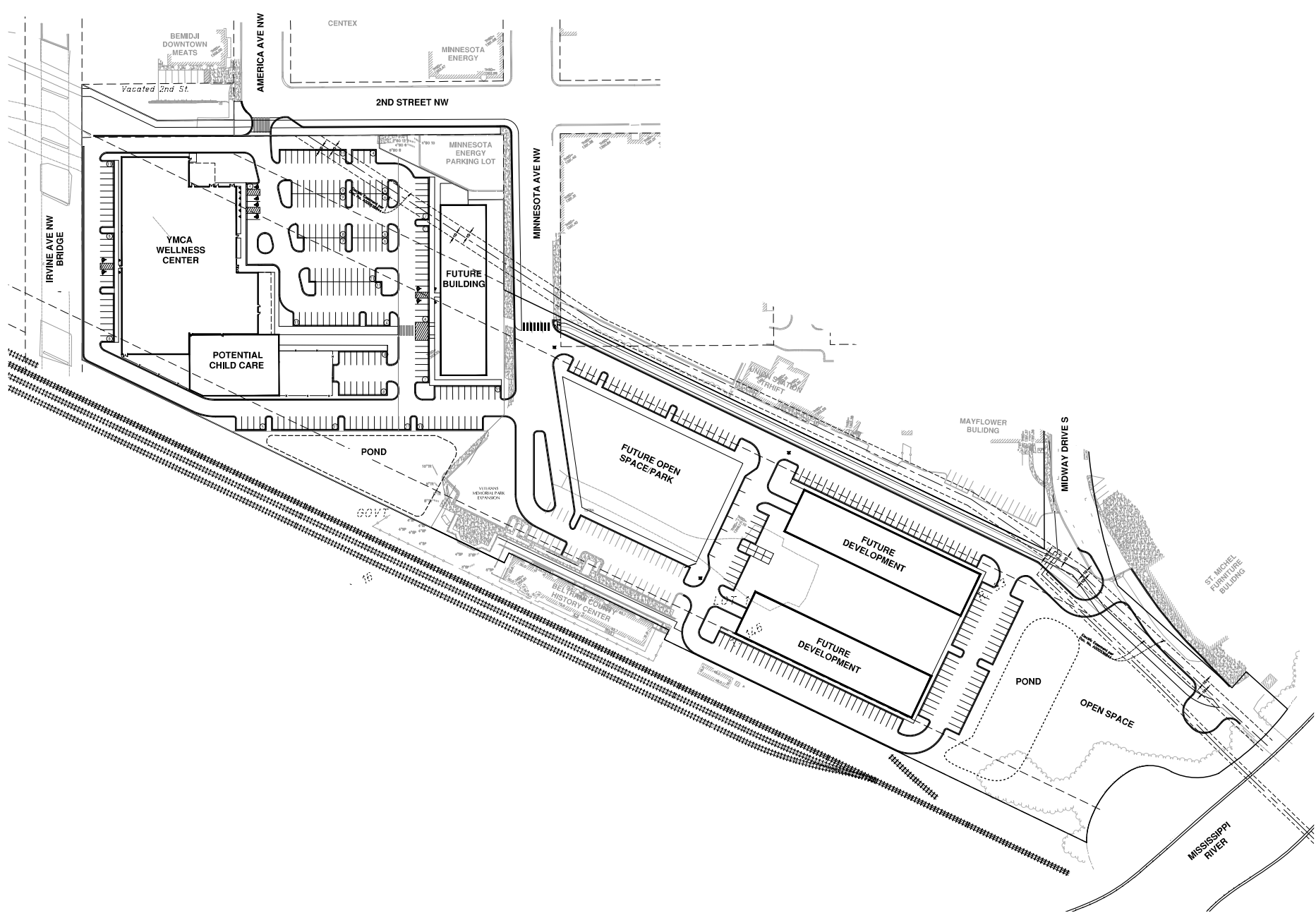
MOON MAP

10/1/2024

BOUNDARY AND TOPOGRAPHIC SURVEY

2 OF 2

Page 59 of 155



DOWNTOWN BEMIDJI RAILROAD REDEVELOPMENT

BEMIDJI, MN

CITY OF BEMIDJI

317 4th STREET NW
BEMIDJI, MN 56601

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Humboldt Lane, Suite 300
Madison, WI 53707
763.424.5505
www.loucks.com

CADD QUALIFICATION

LOUCKS has qualified the CADD personnel who prepared this drawing to the satisfaction of the City of Bemidji. The CADD personnel have been trained and supervised by a professional engineer or architect and are familiar with the requirements of the City of Bemidji. The CADD personnel have been trained and supervised by a professional engineer or architect and are familiar with the requirements of the City of Bemidji.

SUBMITTAL/REVISIONS

CONCEPT MASTER PLAN SUBMITTAL
3/31/2025

PROFESSIONAL SIGNATURE

I hereby certify that the design, development and construction of this project has been prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No. Jeff A. Struss, PE 19624
Date:

QUALITY CONTROL

LOUCKS Project No. 18074.0
Project Lead JAS
Drawn By CEF
Checked By JAS/JG
Review Date:

OVERALL MASTER SITE PLAN

C2-2

Plotted: 03/29/2025 1:00 PM - W:\01717\BEMIDJI\017171\BEMIDJI_Railroad_Redevelopment_Submittal\LOUCKS_SBP_Plan.dwg

CADD QUALIFICATION

The design professional certifies that the design was prepared by a design professional who is duly licensed and qualified to perform the work shown on these plans. The design professional certifies that the design was prepared by a design professional who is duly licensed and qualified to perform the work shown on these plans. The design professional certifies that the design was prepared by a design professional who is duly licensed and qualified to perform the work shown on these plans.

SUBMITTAL/REVISIONS

CONCEPT MASTER PLAN SUBMITTAL
5/31/2025

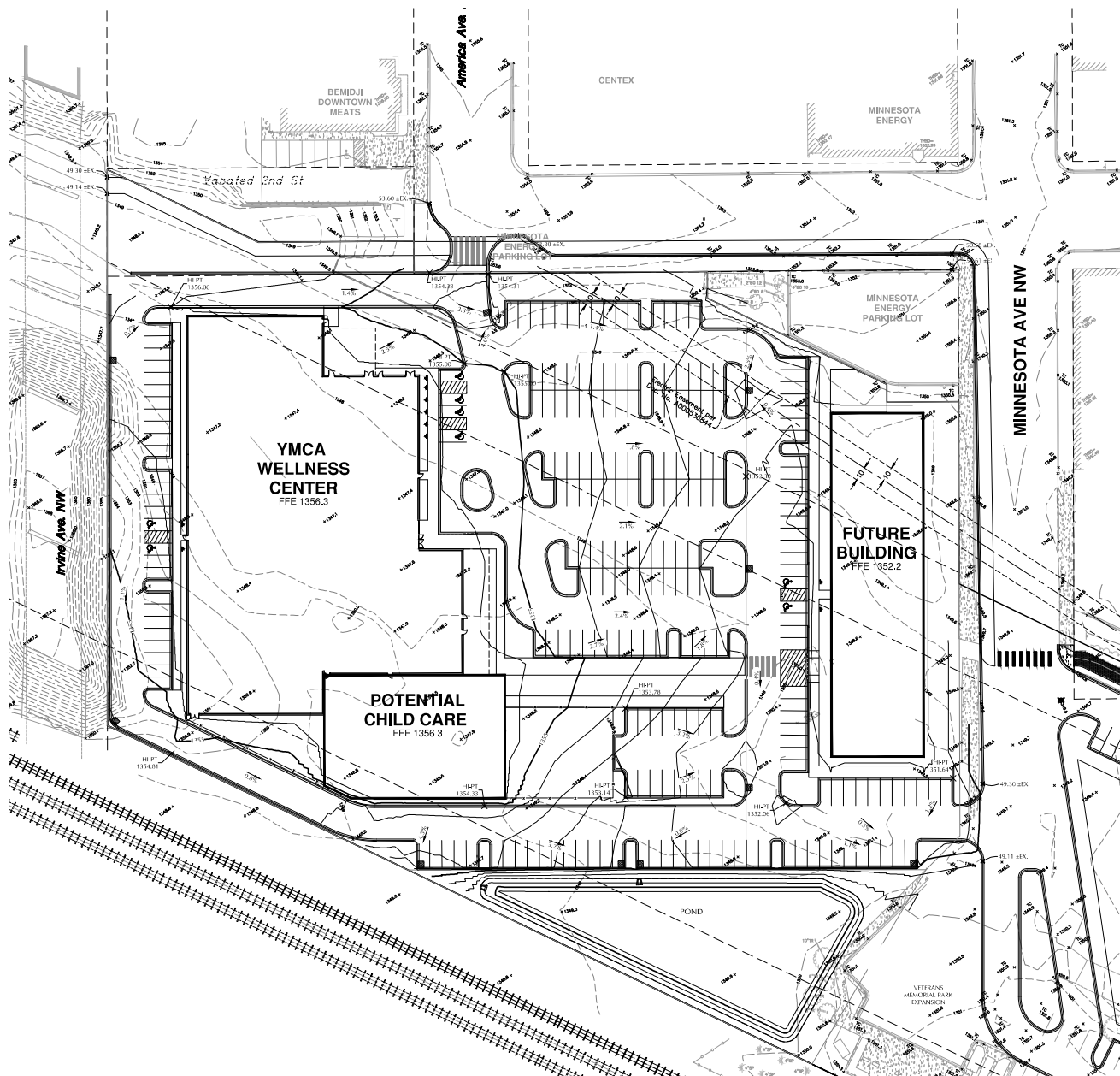
PROFESSIONAL SIGNATURE

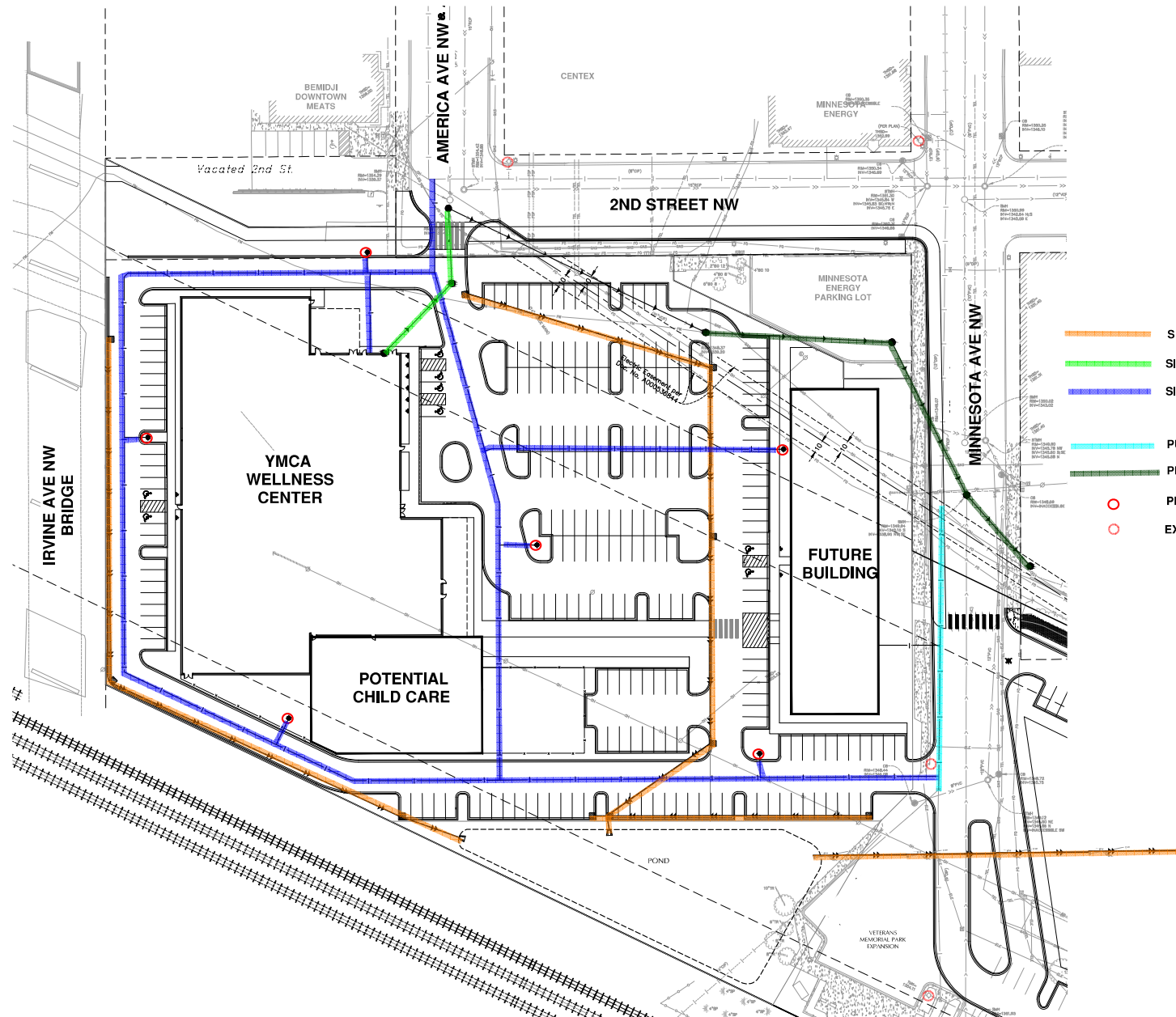
I hereby certify that this plan, specification, report and/or other document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

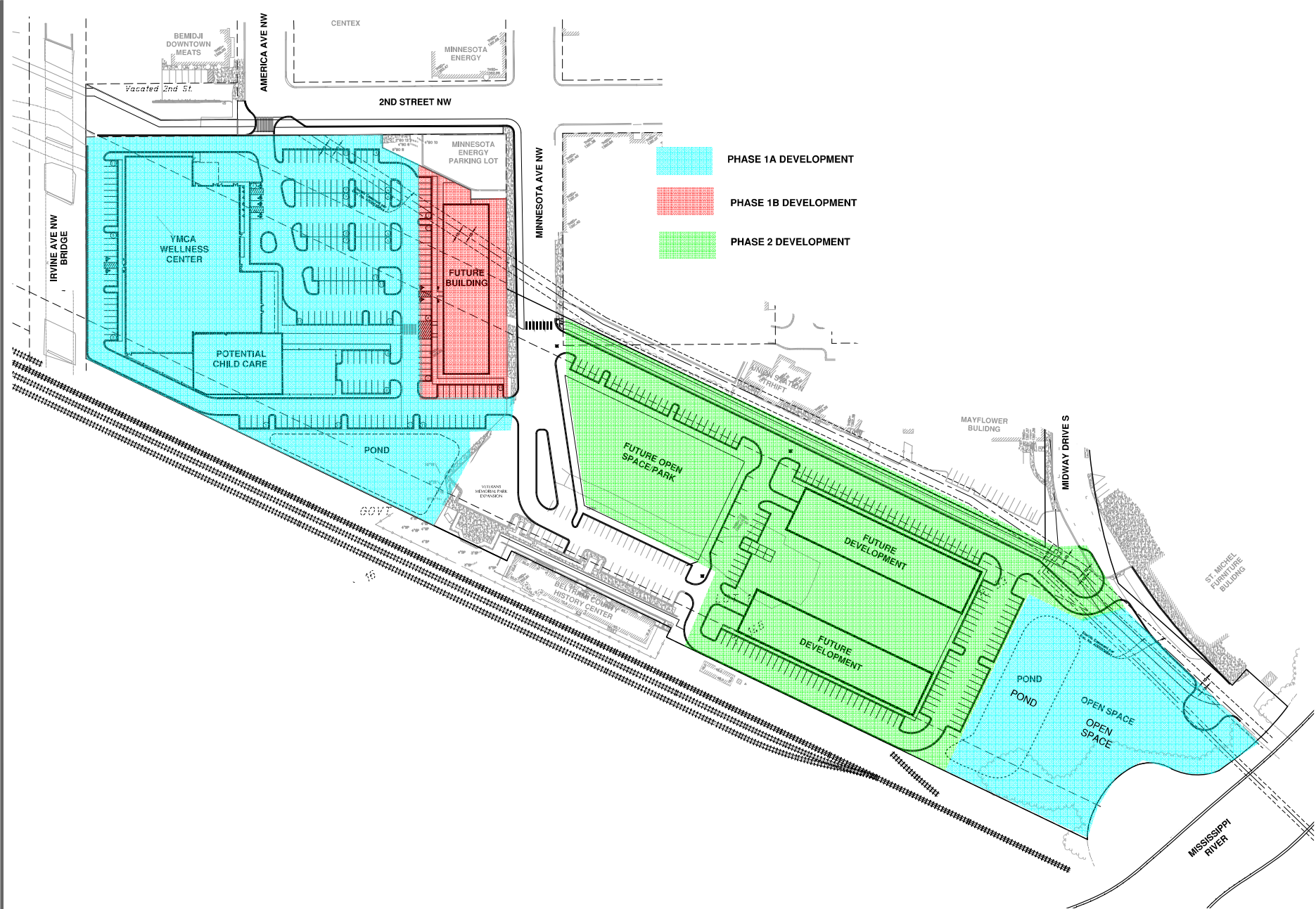
License No. _____
Date _____
Office Address _____

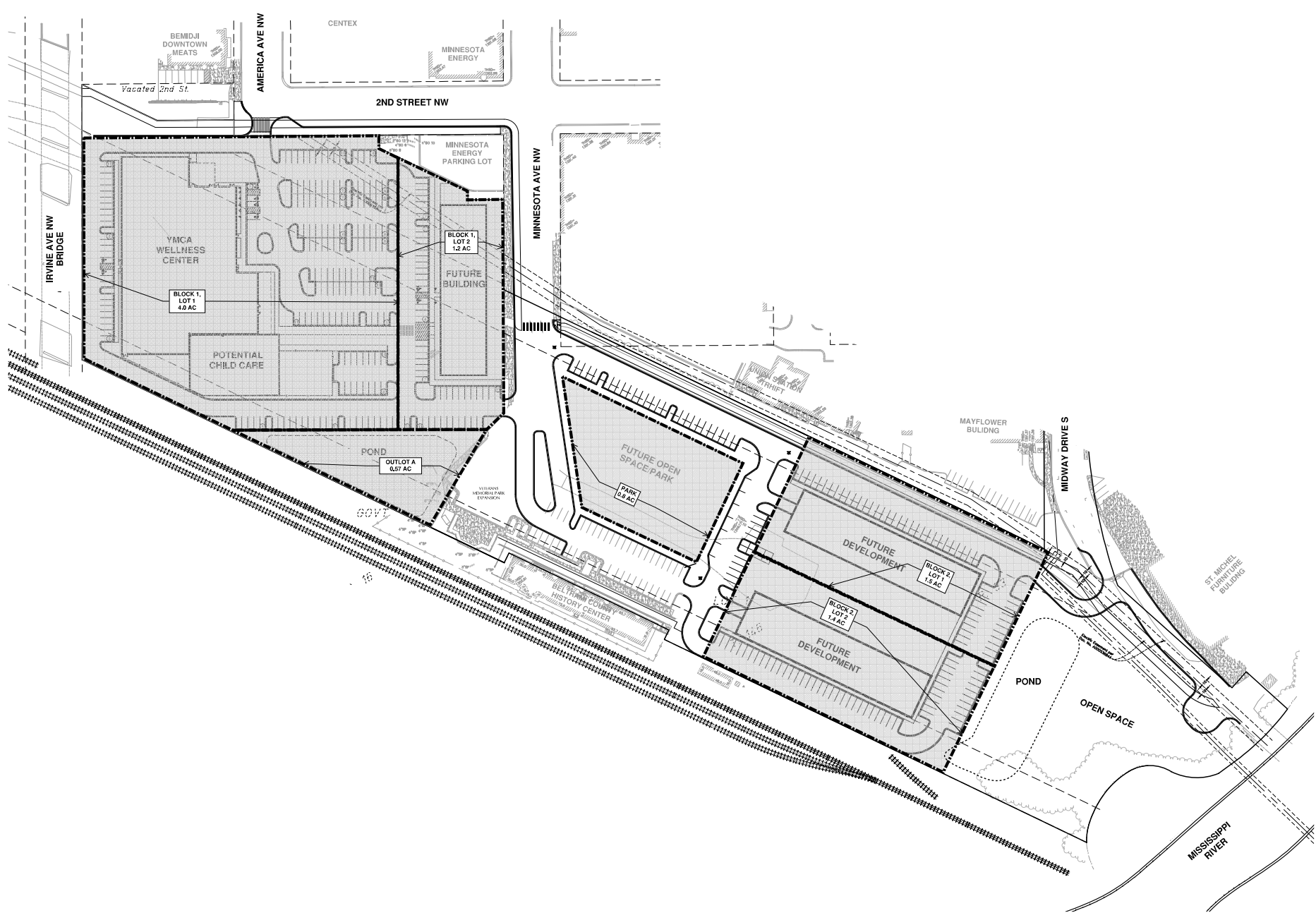
QUALITY CONTROL

Loecks Project No. 18074.0
Project Lead JAS
Drawn By CEF
Checked By JAS/JAG
Review Date _____











City of Bemidji, MN

City of Bemidji

317 4th Street NW

Bemidji, MN 56601

218-759-3560

<https://www.ci.bemidji.mn.us/>

Application

SUB-2025-0002

SUBDIVISION PLAT/CIC/PUD

SITE ADDRESS: 101 MINNESOTA AVE SW BEMIDJI
PRIMARY PARCEL: 800034499
PROJECT NAME: RAILROAD CORRIDOR PUD PRELIM

ISSUED:

EXPIRES:

APPLICANT: Marco, Tim
102 1st St
Bemidji, MN 56601
262-391-5604

OWNER: CITY OF BEMIDJI
317 4TH ST NW
BEMIDJI, MN 56601

BUSINESS CONTACT: Greater Bemidji, Inc.
1021st St W
Bemidji, MN 56601
(218) 444-5757

Detail Name	Detail Value
Number of Lots or Acres Numeric (Need for Fee)	3.00
Escrow Deposit	2500.00
Number of Lots/Units or Acres	3
Is there one acre of contiguous land on the property?	Yes
Have there been any Variances/Use Permits granted on this property?	No
Is property within 1000 feet of a public water?	Yes
Select application type from the list:	PUD
Describe the existing use of your property including number of existing buildings:	Former rail yard, three buildings are currently on the property.
Describe the proposed use of your property including number of existing and proposed buildings:	YMCA community wellness center and future development.
How many total acres/sq. feet are included in the plat?	14
How many existing parcels are part of this proposal?	1-2
How many proposed parcels are suggested?	3.00
Does this require a rezone of the zoning district of all or part of the property?	Yes
Will this proposal include mixed uses (Commercial/Residential)?	Yes
How many Residential units are proposed? (Enter N/A if not applicable)	TBD
How many Commercial units are proposed? (Enter N/A if not applicable)	1 in phase 1, potential for more in future phases
How many people will occupy your premises on an average day? Please provide numbers for employees, customers, and residents.	TBD



City of Bemidji, MN

City of Bemidji

317 4th Street NW
Bemidji, MN 56601
218-759-3560

<https://www.ci.bemidji.mn.us/>

Will your proposal generate an increased amount of traffic? Yes - please explain

Total Number of Off Street Parking Spaces N/A

Total Number of PROPOSED Off Street Parking Spaces 200-230

What is the distance to the nearest public water & sewer utilities? utilities are adjacent to site boundary.

Does your proposal include increased water usage? Yes - please enter the number of gallons per day

How many gallons per day? TBD

Will your proposal generate additional waste? Yes

Describe your disposal method . TBD

Does your proposal include additional lighting that can be seen from roads or adjacent properties? Yes - please explain

If including additional lighting, please explain here. new site lighting plans to be identified with final PUD documents.

Does your proposal include signs? Yes - please describe

If your proposal does include signs, please describe here. Sign locations to be identified with final PUD documents.

Does your property contain low areas, wetlands, or areas with standing water? Yes - Please explain below if you intend to drain, fill or otherwise alter this area for any reason

Please explain if you intend to drain, fill or otherwise alter this area for any reason Fill will be brought in to bring the site level with the street.

Enter Escrow Payer's Name and Mailing Address (where escrow funds are to be returned when the project is completed) GREATER BEMIDJI, INC. 102 1ST ST W STE 101 BEMIDJI MN 56601

I hereby certify that I am the owner or authorized agent of the owner of the above described property and that all uses will conform to the provisions of the City of Bemidji Development Code. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid. I Certify

I also authorize the City of Bemidji Planning staff to inspect the property during review of this application and subsequent construction during reasonable times of the day. I Authorize

CONDITIONS

* An escrow account is established to cover technical and legal expenses incurred by the City of Bemidji as part of the plan review. The applicant is responsible for all costs incurred by the City during plan review. If the escrow amount drops below 10% of the original deposit amount the City may require submittal of an additional escrow deposit sufficient to cover any anticipated expenses. Upon determination by the City that the project is complete or expired, the City will return the remaining escrow deposit to the applicant.

* No building permits shall be issued until said COS has been filed with the Beltrami County Recorder, and a new parcel identification number has been issued for each new parcel created.



City of Bemidji, MN

City of Bemidji

317 4th Street NW

Bemidji, MN 56601

218-759-3560

<https://www.ci.bemidji.mn.us/>

FEES:	<u>Paid</u>	<u>Due</u>
Planning Escrow Deposit	\$2,500.00	\$0.00
Planning CIC/PUD/Plat/Subdivision Fee	\$1,575.00	\$0.00
Totals :	\$4,075.00	\$0.00



Bemidji Rail Corridor Bemidji, MN

CONCEPT PUD/PLAT REVIEW NARRATIVE March 28, 2025

Project Overview

This application focuses on the portion of the Bemidji Rail Corridor Site that is 14.6 acres of land south of 2nd Street, east of Irvine Ave bridge, and north of the railroad tracks. The land is currently owned by the City of Bemidji and abuts an additional property owned by BNSF. The BNSF property is being acquired by the City of Bemidji as a part of the Minnesota DEED grants that were approved for the project. It is currently contemplated that the private property for development in phase 1 and future development areas will be conveyed to Greater Bemidji under the terms of a development agreement that will be negotiated and approved with the final plat.

Project Phasing

The project is anticipated to be split into two phases that include multiple development opportunities within each phase. These phases align with the MN DEED Grants that were awarded and approved by City Council.

Phase 1

The initial phase of the project includes all work approved under the MN DEED grants and the construction of the YMCA Community Wellness Center west of Minnesota Ave. The future development site west of Minnesota Ave, and east of the YMCA parking lot, would be ready for immediate development within the phase 1 portion of the project. These are depicted on the Phasing Plan Exhibit as Phase 1A and 1B.

Phase 2

The second phase of the project, depicted as Phase 2 in the exhibits, is anticipated to encompass all potential development east of Minnesota Ave and west of the stormwater ponds that are

constructed as part of MN DEED grant site work. The master plan in the exhibits shows a potential layout of future buildings that accommodates soil remediation, potential utility locations, access/circulation, and typical market development parameters for potential mixed use, amenitized development. This phase will require additional future review and approval based on specific private development plans.

Project Considerations

The uses and layouts within the concept master plan do not seek flexibility from the Urban Renaissance district in the zoning code. A conditional use permit is needed for the YMCA use, which is standard under current zoning. Approval of the master concept plan is requested to move forward with the platting and design of Phase 1. The entirety of Phase 2 will be reflected on the plat as an outlot until a private developer brings forward plans for that phase. Any future changes to the Phase 2 plans would be subject to review and approval by City of Bemidji standard process.

Packet Distribution List

City of Bemidji – SUB-2025-0002 Rail Corridor Prelim PUD

	<u>Contact</u>	<u>E-MAILED</u>	<u>US Mailed</u>
☒	Applicant / Representative	7/3/25	_____
☒	City Building Department	7/3/25	_____
☒	City Attorney (Planning & Zoning)	7/3/25	_____
☒	City Engineer	7/3/25	_____
☒	City Manager	7/3/25	_____
☐	City Community Development (Vacant)	_____	_____
☒	City GIS Department	7/3/25	_____
☒	City Police Department	7/3/25	_____
☒	City Fire Department	7/3/25	_____
☒	City Parks Department	7/3/25	_____
☐	Beltrami County ESD/SWCD	_____	_____
☐	Beltrami County Recorder	_____	_____
☐	Beltrami County GIS Department	_____	_____
☐	Beltrami County Sheriff	_____	_____
☐	Beltrami County Engineer / Highway	_____	_____
☐	Beltrami County Natural Resources	_____	_____
☐	MnDNR Trails	_____	_____
☒	MnDNR Waters	7/3/25	_____
☐	MnDNR District	_____	_____
☐	MnDOT	_____	_____
☐	Airport	_____	_____
☒	Bemidji School District	7/3/25	_____
☐	MPCA Closed Landfill Program	_____	_____
☐	U.S. Army Corps of Engineers	_____	_____
☐	Minnesota Chippewa Tribe	_____	_____
☐	Red Lake Nation DNR	_____	_____
☐	White Earth Nation DNR	_____	_____
☐	Leech Lake Band DRM	_____	_____
☒	Bemidji Sustainability Commission	7/3/25	_____
☒	Bemidji Area Chamber of Commerce	7/3/25	_____
☒	Bemidji Downtown Alliance	7/3/25	_____
☐	Other: _____.	_____	_____



Planning and Zoning Department City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 3, 2025

City of Bemidji – SUB-2025-0002: - Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting a **Preliminary Planned Unit Development & Plat (PUD/PLAT)** to develop a multi-phase project which would include a YMCA Community Wellness Center and other future development within the Urban Renaissance (UR) zoning district and the Shoreland Overlay. The subject property is located at 101 Minnesota Ave NW (PIN #80.00344.99) in the City of Bemidji (also known as the rail corridor).

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, July 24th, 2025, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall or may be viewed on Local Channel 2.

If you have any comments, you may present them to the Commission at that time. It would be encouraged to direct your comments in writing to the Planning and Zoning Planner assigned to the Case, Jamin Carlson's attention at the Planning office at 317 4th Street NW, or by email at **SGAdmin@ci.bemidji.mn.us**. If possible, your comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning and Zoning Commission. The report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall. Attached is a copy of the application and other supporting documentation.

If you have any questions or need further information, please feel free to contact our office at 218-759-3579 or email the planner assigned to the case (see email address above). City departments may access through SmartGov application **SUB-2025-0002**.

Respectfully,

Jamin Carlson
Planning Director
City of Bemidji Planning and Zoning Department



Planning & Zoning Department City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 3, 2025

Dear Property Owner:

The City of Bemidji Planning and Zoning Commission will conduct a public hearing to discuss the following application:

City of Bemidji – SUB-2025-0002: - Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting a **Preliminary Planned Unit Development & Plat (PUD/PLAT)** to develop a multi-phase project which would include a YMCA Community Wellness Center and other future development within the Urban Renaissance (UR) zoning district and the Shoreland Overlay. The subject property is located at 101 Minnesota Ave NW (PIN #80.00344.99) in the City of Bemidji (also known as the rail corridor).

This public hearing will be held on **Thursday, July 24th, 2025, at 5:30 p.m.** The meeting will be held in the Council Chambers of the Bemidji City Hall located at 317 4th Street NW or may be viewed on local Channel 2. You are invited to attend this public hearing, express your opinions on the proposal at the hearing, if not able to attend, by email (**preferred method**), letter, or phone call to the Planning and Zoning Department. If possible, your written comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning Commission. **Our report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall.**

If you have any questions, please feel free to contact us at (218) 759-3579, or email comments to the planning department at SGAdmin@ci.bemidji.mn.us.

Respectfully,

Planning and Zoning Staff

BEMIDJI COOPERATIVE ASSN
PO BOX 980
BEMIDJI, MN 56619

CITY OF BEMIDJI
317 4TH ST NW
BEMIDJI, MN 56601

MARK WILKOWSKI
REBECCA WILKOWSKI
221 3RD ST NW
BEMIDJI, MN 56601

MINNESOTA ENERGY RESOURCES COR
GREEN BAY, WI 54307

MERSETH PROPERTIES
207 AMERICA AVE NW
BEMIDJI, MN 56601

STATE - IN TRUST

GREATER BEMIDJI INC
102 1ST ST W
BEMIDJI, MN 56601

BREAK THE CYCLE ESTATES LLC
207 2ND ST NW
BEMIDJI, MN 56601

DAIRYLAND OPERATIONS LLC
PO BOX 120
WISCONSIN DELLS, WI 53965

BROTHER'S GROUP LLC
209 MINNESOTA AVE NW
BEMIDJI, MN 56601

ST MICHEL RENTAL LLC
137 MAIN AVE S
RUGBY, ND 58368

WILTSE FINE ART LLC
2201 E 10TH ST
LONG BEACH, CA 90804

FRIZZELL LLC
6463 STATE 371 NW
WALKER, MN 56484

KRAUS-ANDERSON INCORPORATED
501 S 8TH ST
MINNEAPOLIS, MN 55404

BARRY B ANDERSON
211 MINNESOTA AVE NW
BEMIDJI, MN 56601

HEGNA PROPERTIES LLC
23443 TIMBER TRAIL DR
BEMIDJI, MN 56601

JESSICA ANN SAUCEDO
SAUL SAUCEDO-SANCHEZ
2609 OL WHISPERING PNES SW
BEMIDJI, MN 56601

MATTHEW R MURRAY
5408 JACKPINE RD NW
BEMIDJI, MN 56601

HIRT PROPERTIES LLC
PO BOX 294
BEMIDJI, MN 56619

BRIDGE CITY INVESTMENTS LLC
2853 ADAMS AVE NW
BEMIDJI, MN 56601

PATRICK KELLY HARRINGTON JR
BRENT ALEN MCWITHEY
2180 WASHINGTON AVE S
BEMIDJI, MN 56601

STANLEY H HALEY TRUSTEE
HALEY FAMILY TRUST
PO BOX 665
BEMIDJI, MN 56619

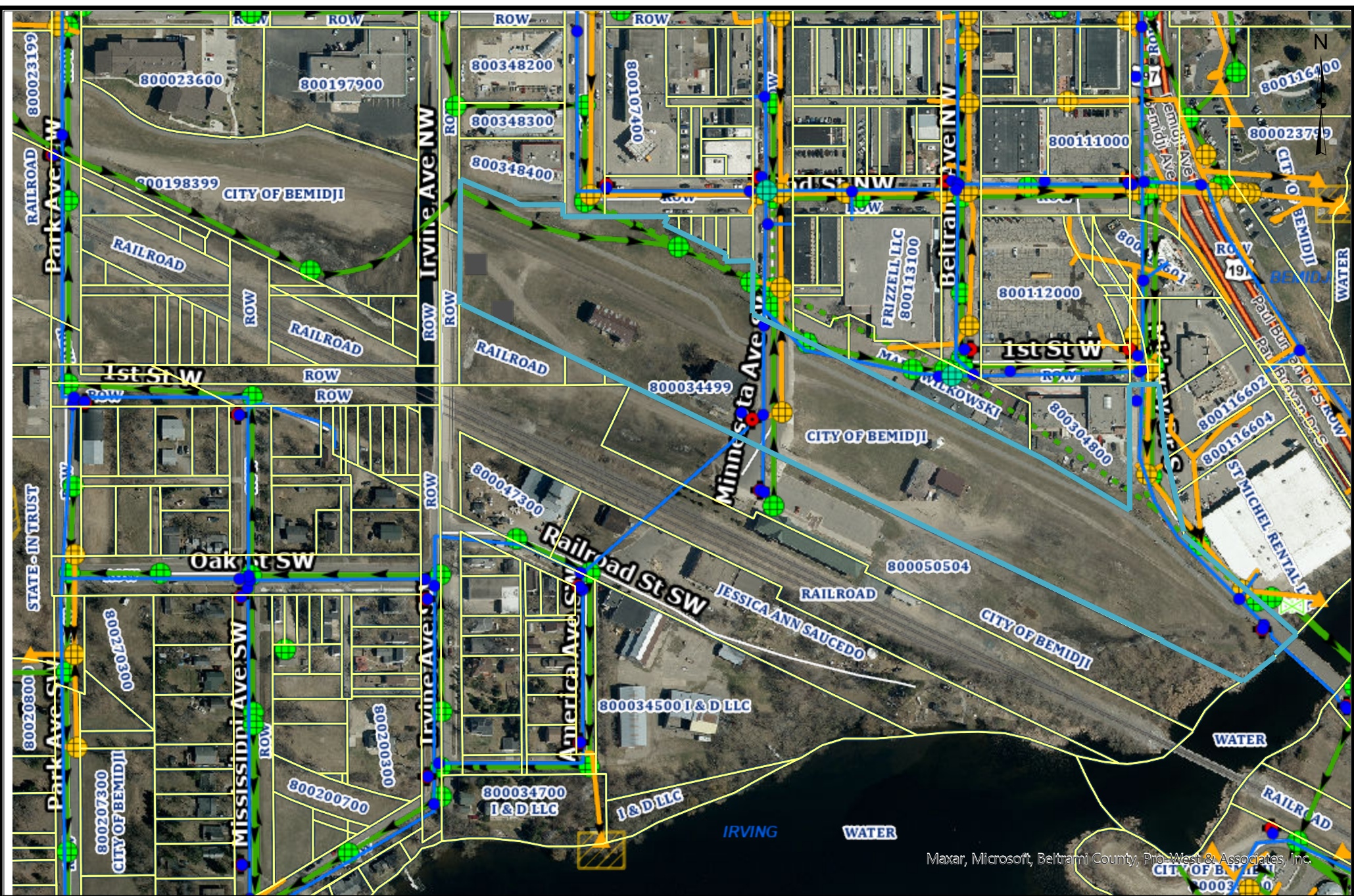
ROHDE'S FEED AND GARDEN INC
405 RAILROAD ST SW
BEMIDJI, MN 56601

ELLMAR PROPERTIES LLC
3807 VALLEY VIEW DR NE
BEMIDJI, MN 56601

MIDCONTINENT COMMUNICATIONS
PO BOX 5040
SIOUX FALLS, SD 57117

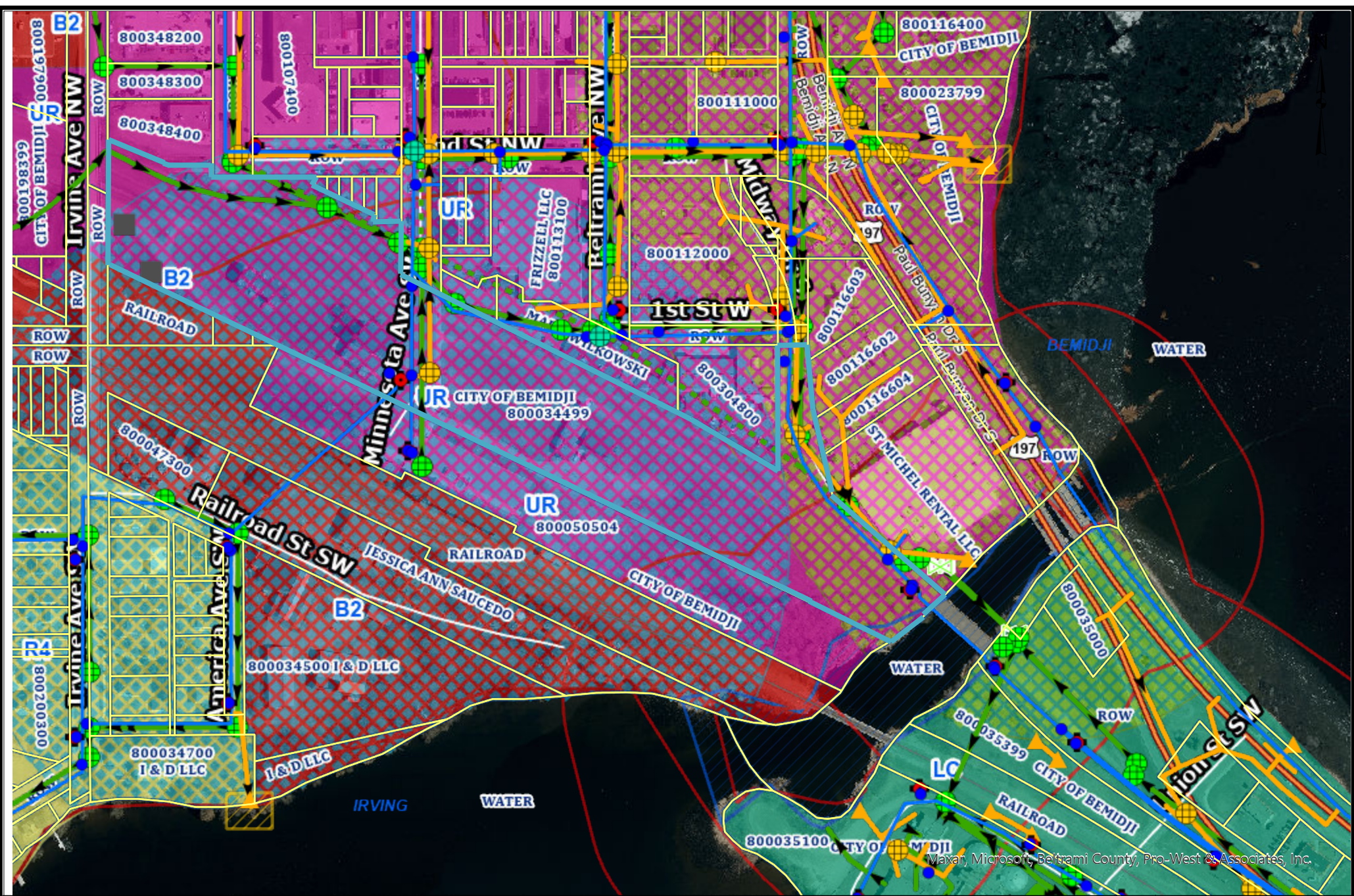
PROSPER PROPERTIES LLC
PO BOX 825
PARK RAPIDS, MN 56570

BREW NORTH LLC
211 AMERICA AVE NW
BEMIDJI, MN 56601



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Aerial Map	
1:4,514	Date: 4/2/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Zoning Map	
1:4,514	Date: 4/2/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



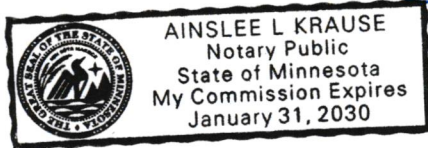
Page 78 of 155

STATE OF MINNESOTA)
) SS
COUNTY OF BELTRAMI)

[Handwritten signature]

Subscribed and sworn to before me
this 2nd day of July 2025.


Notary Public



Page 79 of 155



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Bemidji Pioneer, a newspaper printed and published in the City of Bemidji, County of Beltrami, State of Minnesota.

1. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and the day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: Saturday, July 12, 2025
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: \$13.00 per column inch.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in BELTRAMI County. The newspaper complies with conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Edmar Corachia

(Signed) _____

VERIFICATION

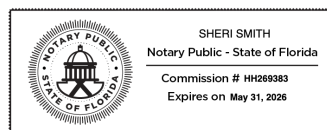
State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 07/15/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



CITY OF BEMIDJI PLANNING AND ZONING COMMISSION

NOTICE OF PUBLIC HEARINGS & MEETINGS

NOTICE IS HEREBY GIVEN, that on Thursday, July 24, 2025, at 5:30 PM or as soon thereafter as possible, the City of Bemidji Planning and Zoning Commission will conduct a Public Hearing in-person in the Council Chambers of Bemidji City Hall, located at 317 4th St. NW, Bemidji, MN, and broadcasted on Channel 2, regarding the following request(s):

Variance and Conditional Use Permit Request: Mike Ettesvold is requesting a Conditional Use Permit (CUP) for a Drive Through Restaurant and a Variance for more impervious surface coverage than is allowed per the Ordinance. The subject property is zoned (B-2) General Commercial Zoning District with HWY 197 and Shoreland Overlays. The subject property is located at TBD Shevlin Ave SW (PIN: 800267700) in the City of Bemidji.

Interim Use Permit Amendment Request: Michael Johnston, representing Voyageurs Expeditionary School, is requesting a variance from impervious surface requirements under the Shoreland Overlay and an amendment to the approved interim use permit amendment Resolution 2014-02 on leased property (JC Properties of Bemidji, LLC) to operate a private school. The amendment request is to increase total occupancy for the building from 125 persons to 205 persons (grades 9-12 = 125; grades 6-8 = 50; staff = 30) with a building addition. The property is zoned (B-1) Low Density Commercial Zoning District within the Shoreland Overlay. The subject property is located at 3724 Bemidji Ave N (PINS 800628000) in the City of Bemidji.

Preliminary Planned Unit Development Request: Marco McLane Development, representing Greater Bemidji, is requesting a Preliminary Planned Unit Development & Plat (PUD/PLAT) to develop a multi-phase project which would include a YMCA Community Wellness Center and other future development within the Urban Renaissance (UR) zoning district and the Shoreland Overlay. The subject property is located at 101 Minnesota Ave NW (PIN #80.00344.99) in the City of Bemidji (also known as the rail corridor).

Variance Request: Carl Johnson, representing 4th Street Lodge, LLC, is requesting four (4) variances from the sign standards under the (UR) urban renaissance district for (1) number of allowed signs per parcel and per business, (2) the maximum allowable sign area for multi-tenant buildings, (3) number of projecting/under-canopy signs per street frontage, and (4) number of projecting/under-canopy signs per building façade. The property is zoned (UR) urban renaissance district within the Shoreland Overlay. The subject property is located at 116 4th St NW (PIN#800103600) in the City of Bemidji.

Variance Request: John Hamrin is requesting a Variance from the

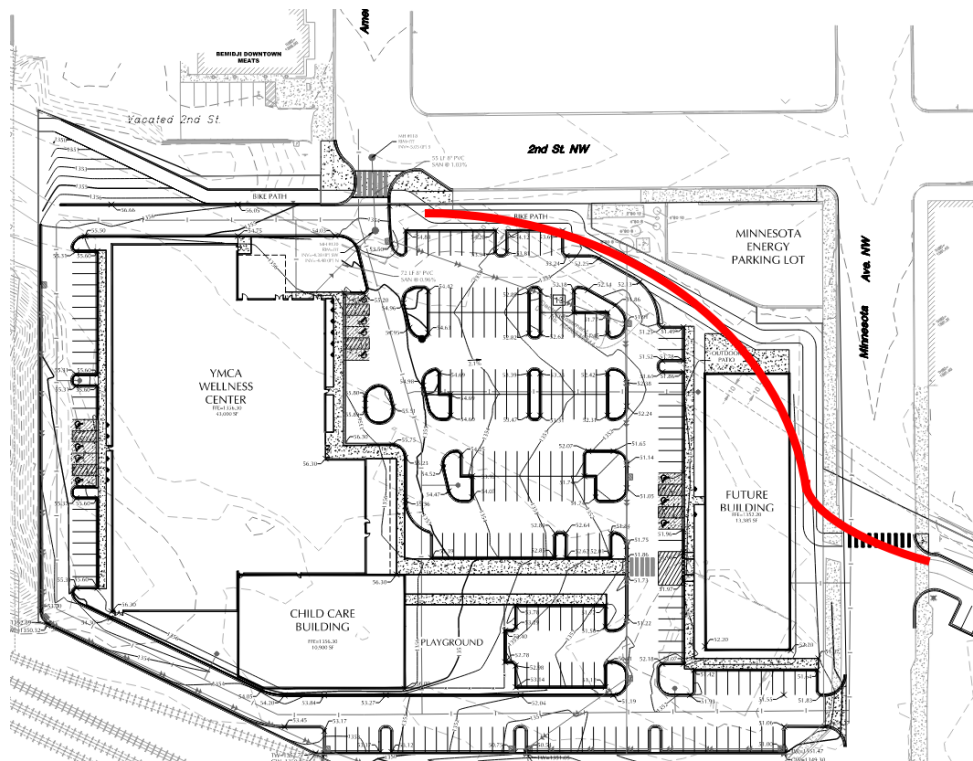
OHWL setback requirements to build an attached lakeside deck on an existing lot of record in the R-4 Moderate Density Residential zoning district and the Shoreland Overlay (General Development Lake). The subject property is located at 1725 S Lake Irving Dr SW (PIN #80.01671.00) in the City of Bemidji.

All interested parties are invited to attend the public hearing(s) and comment on the proposal(s). If you are unable to attend in person, comments can be submitted by email to SGAdmin@ci.bemidji.mn.us (preferred method), letter, or phone call to the Planning and Zoning Department. Call 218-759-3579 or visit our website at www.ci.bemidji.mn.us for more information. If possible, your written comments should be submitted by **Friday, July 18, 2025**, so they may be incorporated into the staff report to the Planning Commission. (Jul. 12, 2025)

To: Jamin Carlson, Planning Director
From: Bemidji Sustainability Commission
Date: July 17, 2025
Re: SUB-2025-002 Preliminary PUD - Railroad Corridor

The Bemidji Sustainability Commission reviewed the preliminary planned unit development for the railroad corridor and submits the following recommendations for consideration.

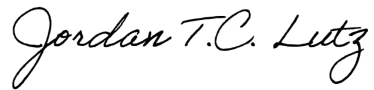
Regarding the trail layout, use wider angles as the trail moves through the development to allow bicycles and other vehicles to negotiate the corners safely. As it pertains to reducing corners on bike path, creating an arced path from Second Street to Minnesota Ave will be the safest option for path users. See the image below. Ensuring safe and convenient multi-modal access to and through the proposed site promotes several actions within Green Step Best Practice 12 on Mobility Options and Best Practice 18 on Parks and Trails.



Regarding the parking plan for the development, provide preferential parking for bicycles and other non-motorized vehicles. Provide parking for EV's/PHEV's, in anticipation of eventual installation of charging infrastructure.

Regarding vegetation related to the whole development, utilize native species for trees and shrubs. For any stormwater retention pond across the site, incorporate native plant species to achieve the co-benefit of supporting native pollinators. Reducing stormwater runoff while simultaneously supporting native plant species and pollinators aligns with Green Step Best Practice 17 on Stormwater Management.

Thank you for considering this input.

A handwritten signature in black ink that reads "Jordan T.C. Lutz". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Jordan Lutz
Chair, Bemidji Sustainability Commission

The City of Bemidji

Planning and Zoning Department

PLANNING CASE: V-2025-0005	MEETING DATE: July 24, 2025
APPLICANT: Carl Johnson representing 4 th Street Lodge, LLC	60-DAY RULE DATE: August 25, 2025
PROCEEDING: Three variances from the sign standards under the Urban Renaissance (UR) district to increase the number of signs allowed.	ZONING DISTRICT: Urban Renaissance Zoning District (UR) and Shoreland Overlay
PREPARED BY: David Wielenberg Compliance Inspector & Site Analyst	EXHIBITS: Zoning Map, Aerial Map, Application, Site Plans, Supporting Documentation

PLANNING REPORT

I. SUMMARY OF REQUEST

Carl Johnson representing 4th Street Lodge, LLC is requesting three variances from the sign standards to increase the signage allowed on the property. These variances will allow for the following:

1. Increase the maximum wall sign square footage allowed for the parcel from 200 square feet to 535 square feet.
2. Increase the number of projecting or under canopy signs per parcel per street frontage from one (1) to three (3) for the 4th St NW frontage.
3. Increase the number of projecting or under canopy signs per building facade from one (1) to three (3) for the 4th St NW façade.

The subject property is zoned (UR) Urban Renaissance and is in the Shoreland Overlay District. The subject property is located at 116 4th St NW (PIN#800103600) in the City of Bemidji.

II. BACKGROUND

The 4th Street Lodge LLC (Applicant) building is located at 116 4th Street NW and Beltrami Ave NW. It was built in 1916 as a multi-tenant building with commercial units at street level and housing the fraternal Order of Elks on the floors above. The building fully encapsulates the parcel as do many buildings in the downtown area, and at three stories and 25,000 square feet, is one of the largest in downtown Bemidji. The building has always been multi-tenant, mixed use and currently accommodates ten (10) separate businesses.

III. DISCUSSION/DEVELOPMENT ANALYSIS

Beltrami Avenue Signage									
<u>Identifier</u>	<u>Space</u>	<u>Requested</u>	<u>Size/SF</u>	<u>Comment</u>					
Unit 1	42"X17"	30.00	sf						
Unit 2	42"X13.5'	30.00	sf						
Unit 3	42"X17"	30.00	sf						
Corner Sign	36" drum	9.00	sf	Replaces what was there					
Total		99.00							
4th Street Signage									
<u>Identifier</u>	<u>Space</u>	<u>Requested</u>	<u>Size/SF</u>	<u>Comment</u>					
Unit 1 a	42"X14'	30.00	sf						
Unit 1 b	42"X14'	30.00	sf						
Unit 1 c	42"X14'	30.00	sf						
Unit 2		45.00	sf						
Unit 3	15'X3'	30.00	sf	existing 420 sign					
Multi Tenant Entry Sign	144.01"X51.1"	52.00	sf	Replaces what was there					
Unit 4	15'X3'	30.00	sf						
Corner Sign	3'-8"X6'4"	15.00	sf						
Total		262.00							
					Alley Way / Facing East				
	<u>Identifier</u>	<u>Space</u>	<u>Requested</u>	<u>Size/SF</u>	<u>Comment</u>				
	Upper Sign	8'X16'	128.00	sf					
	Bottom Sign	2'X24"	24.00	sf					
	Total		152.00						
					Back Alley Sign				
	<u>Identifier</u>	<u>Space</u>	<u>Requested</u>	<u>Size/SF</u>	<u>Comment</u>				
	Proposed Signage	8'X16'	128	sf					
	Grand Total Signage:		641.00						

Planning Considerations

Variances should only be granted when they are in harmony with the general purpose of zoning ordinances or consistent with the comprehensive plan. A practical difficulty is the legal standard for consideration of variances. An applicant can demonstrate a practical difficulty when their proposal is reasonable, will not alter the essential character of the neighborhood, and is caused by a unique circumstance related to the property not directly caused by the landowner. Economics and cost can be a factor of consideration, but alone does not constitute as a practical difficulty.

Per City of Bemidji Code:

Variance means relief from certain provisions of this development code, when due to the particular physical surroundings, shape or topographical condition of the property, compliance would result in a practical difficulty upon the property owner. A variance shall not be used to permit a use in a district where it is not allowed under the terms of this development code. Variances shall only be granted in compliance with Minnesota Statutes 462.

(UR) Urban Renaissance Sign Requirements

Section 28-253 – Signs Permitted in the (UR) Urban Renaissance District allows multi-tenant buildings a maximum of 200 square feet of wall signage. This section of code also allows an additional one (1) projecting or under canopy sign per street/sidewalk frontage and one (1) per building façade.

Sign, wall means a sign attached essentially parallel to and extending not more than 24 inches from the wall of a building with no copy on the sides or edges. This definition includes painted, individual letter, cabinet signs, and signs on a mansard.

Sign, projecting means a sign other than a flat wall sign which is attached to a building and projects out at a non-horizontal angle from a wall or other structure not specifically designed and approved to support the sign.

The 200 square foot maximum under ordinance for wall signs equates to an average of 20 square feet per business under the current building configuration. The Applicant's ask is an increase of 10 square feet for all but one of the street level wall signs, with Unit 2 being the exception at 45 square feet as that sign has existed at that size since at least 2012.



The alley signage in that location is allowed by ordinance and the size is reasonable to be seen by passing traffic on Highway 197 as well as from Parking Lot 3, which is the lot hotel guests are to be parking in.



Two of the three projecting signs that the Applicant is proposing are to be in the same location as existing Elks Lodge signage. The third will be located at the alley end of the building, where a projecting sign already exists over Unit #4. This will be removed from Unit #4 and placed higher on the building to advertise for the 4th Street Lofts. All projecting signs will be for the second-floor businesses. The news signs will be the same size as those that they replace and do not appear excessive given the building's 150-foot frontage along 4th St NW.

Development Team:

From Sam Anderson, City Engineer & Director of Public Works:

No engineering concerns related to this request.

Neighboring Property Owner input

One letter was received in support of the variance, and it was included in the packet.

Comprehensive Plan References

The City of Bemidji Comprehensive Plan has identified the following objectives and strategies regarding this request:

Objective 5.1: Promote a “Mixed-Use” Downtown Bemidji to Preserve and Encourage Diversity in Business and Housing Opportunities

Encourage diversity within Downtown Bemidji to continue to enhance “mixed-use” opportunities and provide character and uniqueness. Expand Downtown with community input to ensure needs for commercial and residential space are adequately distributed throughout new development.

3. Increase the density of mixed-use buildings in Downtown Bemidji. *In order to provide opportunities for increased density of commercial and residential uses in the Downtown, allow flexibility when proposals will increase opportunity or diversity for mixed-use options while preserving the character of the downtown.*

Objective 5.3: Preserve and Enhance the Downtown Landscape and Environment
The Downtown story should be a vibrant residential, commercial, and cultural gathering place that is safe and inviting. Continuing to support a well-designed, well-maintained. Downtown will encourage residents to live, work, and shop Downtown.

2. Promote using projecting signage within Downtown.

The promotion of projecting signage will create a Downtown with the pedestrian in mind rather than the automobile. Projecting signage should give a historic character to Downtown Bemidji, and designs are encouraged to provide visual attraction to pedestrians to continue exploring.

Objective 6.1: Enhance and Maintain a Strong, Diversified, and Sustainable Local Economy

Encourage diversity within Downtown Bemidji to continue to enhance “mixed-use” opportunities and provide character and uniqueness. Expand Downtown with community input to ensure needs for commercial and residential space are adequately distributed throughout new development.

The proposed use in this district is consistent with the City of Bemidji Comprehensive Plan, as well as the City of Bemidji Development Code; provided the Variance process is followed and specific conditions are met in order to assure compatibility with surrounding uses.

Zoning Ordinance References

Section 28-9 – Definitions

Section 28-252 & 28-257 – Signs Permitted in the (UR) Urban Renaissance Zoning Districts

Section 28-256 – Additional Sign Standards

Section 28-525 – Variances, Appeals & Adjustments

IV. RECOMMENDATION & FINDINGS

Variance Recommendation & Findings:

The Planning Commission must decide whether the conditions are sufficient for approval the three (3) variances for sign standards in the Urban Renaissance (UR) District for Parcel # 800103600 in the City of Bemidji:

1. Increase the maximum wall sign square footage allowed for the parcel from 200 square feet to 535 square feet.
2. Increase the number of projecting or under canopy signs per parcel per street frontage from one (1) to three (3) for the 4th St NW frontage.
3. Increase the number of projecting or under canopy signs per building facade from one (1) to three (3) for the 4th St NW façade.

Conditions for Variances

1. A master sign plan shall be submitted, and a permit obtained from the City of Bemidji prior to construction.
2. All signage lighting on the property shall be in full conformity with Section 28-256 of the development code.
3. The variance shall expire and become void if the project is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the project are mostly complete. The City of Bemidji Planning Board may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

Findings of Facts for Variances

1. Has the applicant demonstrated a practical difficulty?

A practical difficulty exists as the current, previously built multi-tenant structure requires more signage than allowed by the development code. Adequate signage for all businesses on the property cannot be permitted without approval of a variance.

2. Are there exceptional circumstances, unique to this property, which have not been created by the landowner?

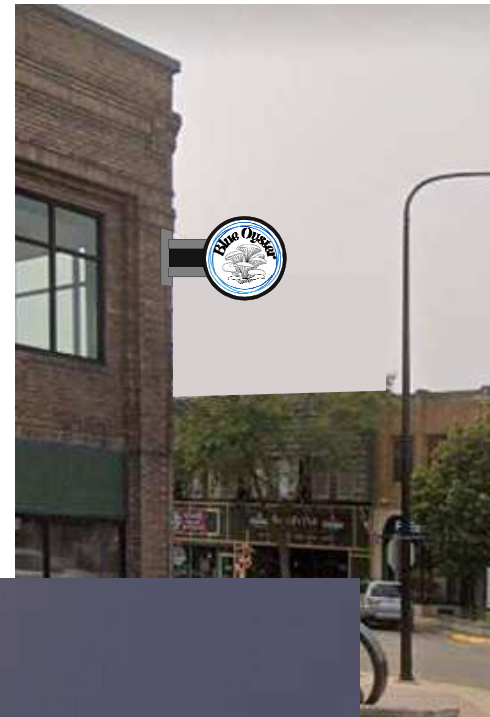
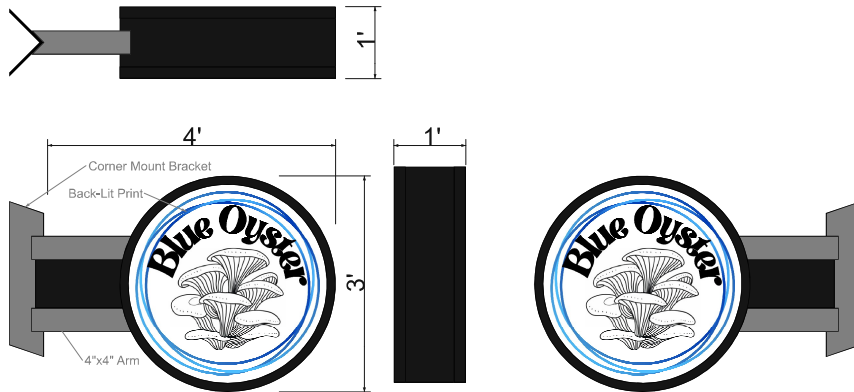
A practical difficulty exists as this building is an existing, multi-tenant structure containing ten units. Adequate signage for all businesses cannot be permitted without approval of a variance.

3. Can the variance be granted and that such action will be in keeping with the spirit, purpose, and intent of the Zoning Ordinance?

The building is quite large, and the signage being requested is not out of proportion when compared to smaller buildings.

4. Can the variance be granted without altering the essential character of the surrounding area?

The signage being requested is keeping with the character of Downtown Bemidji. The continued redevelopment of the site will match or exceed other downtown parcels.



La Crosse Sign Group

lacrossesign.com

1450 Oak Forest Drive Onalaska, WI 54650 608-781-1450
2242 Mustang Way Madison, WI 53718 608-222-5353
2502 Melby Street Eau Claire, WI 54703 715-835-6189

This artwork is copyright La Crosse Sign Group and may not otherwise be used without permission. It is the property of La Crosse Sign Group and must be returned to them upon request.

Client

4th Street Lofts
116 4th St NW
Bemidji, MN 56601

Project

A - Blade Sign
B - Interior Wall Sign

Consultant

Kyle Sanger

Design Art

Chris Clark

Blade Sign Specifications

- Corner Mounted
- Aluminum Cabinets
- Acrylic Faces
- Printed 3M Translucent Graphics
- LED Lighting

Area

- 9 sqf

Color Key

- 1 Digital Print
- 2 Dark Slate MP10269
- 3 White
- 4 Dapple Gray MP06681
- 5 White

Job Number

128191-2 A

Creation Date

2-5-2025

Revision Date

Revision Number

File Path

C:\Users\clarkc\La Crosse Sign Company\Job Files - Documents\B\Blue Oyster\BEMIDJI\128191-Lit
Projecting Sign\Design

Approved by: _____ Date: _____ Landlord: _____ Date: _____

Design Artwork not for Production

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.

*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.

51.1 in

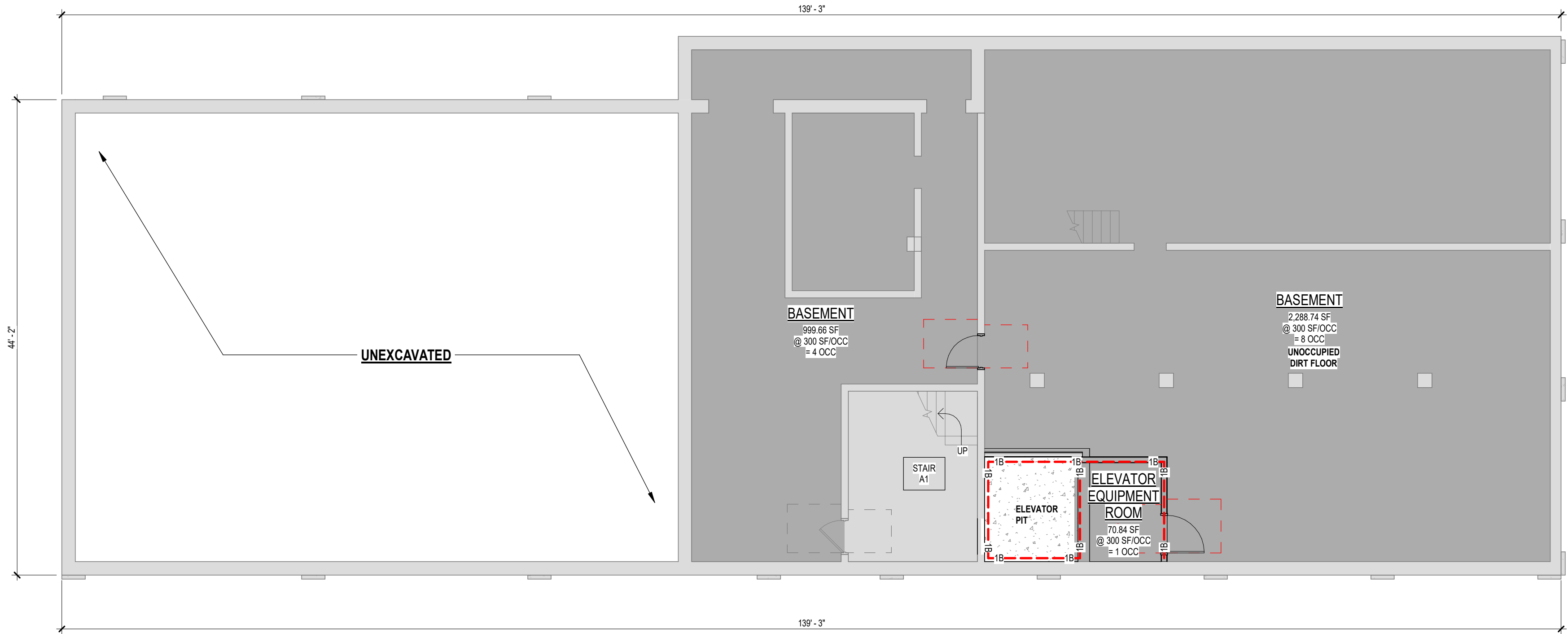
144.01 in



The sign panels are 36" diameter, cut from 3mm ACM material and mounted to a custom steel framework, double sided and ready to install \$3600-.

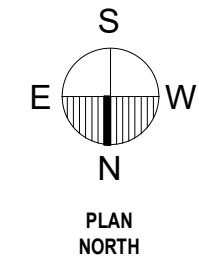


Upper sign is 8' X 16' with cut out shape, four panels of 3mm ACM. The bottom section is 2' X 24' same material three pieces. Ready to install - \$3200-

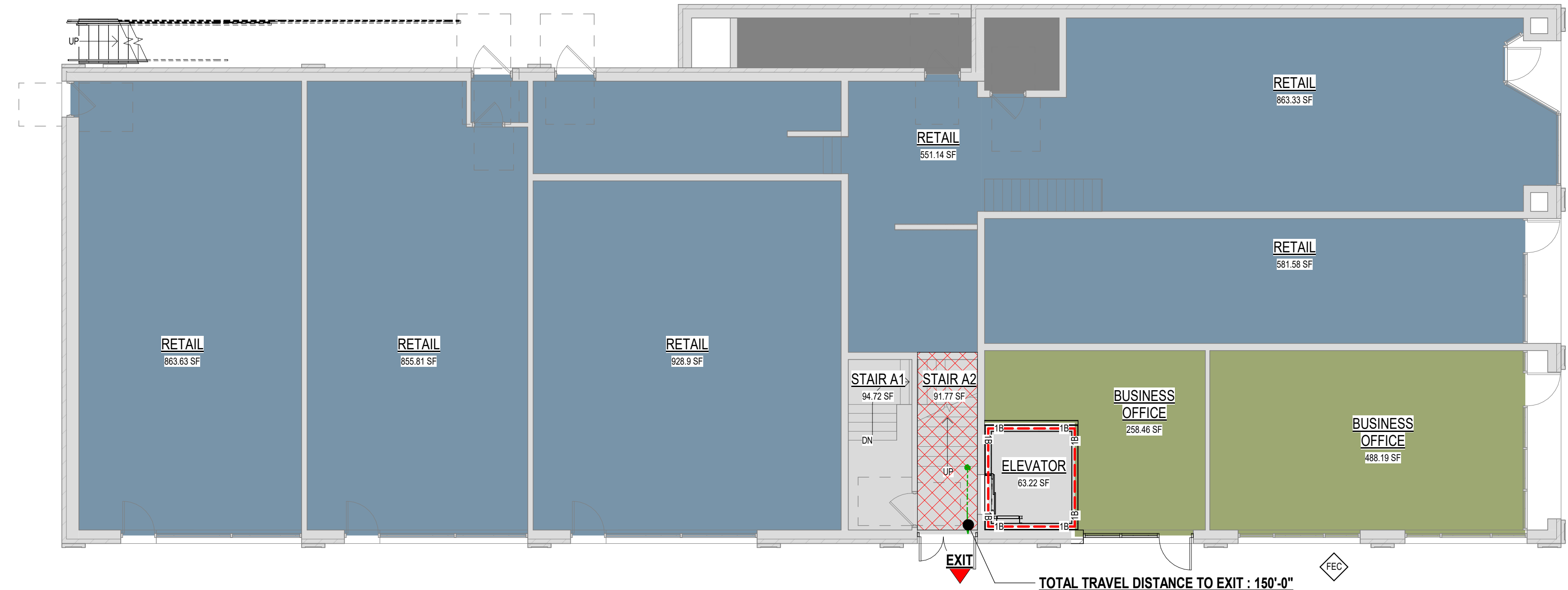


LEGEND

- CIRCULATION
- MECHANICAL

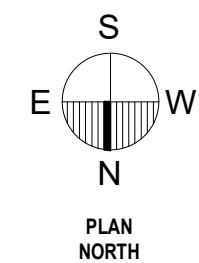


1 LEVEL 00-BASEMENT LIFE SAFETY PLAN
1/8" = 1'-0"

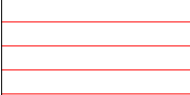


LEGEND

- BUSINESS
- CIRCULATION
- MERCHANTILE
- STORAGE



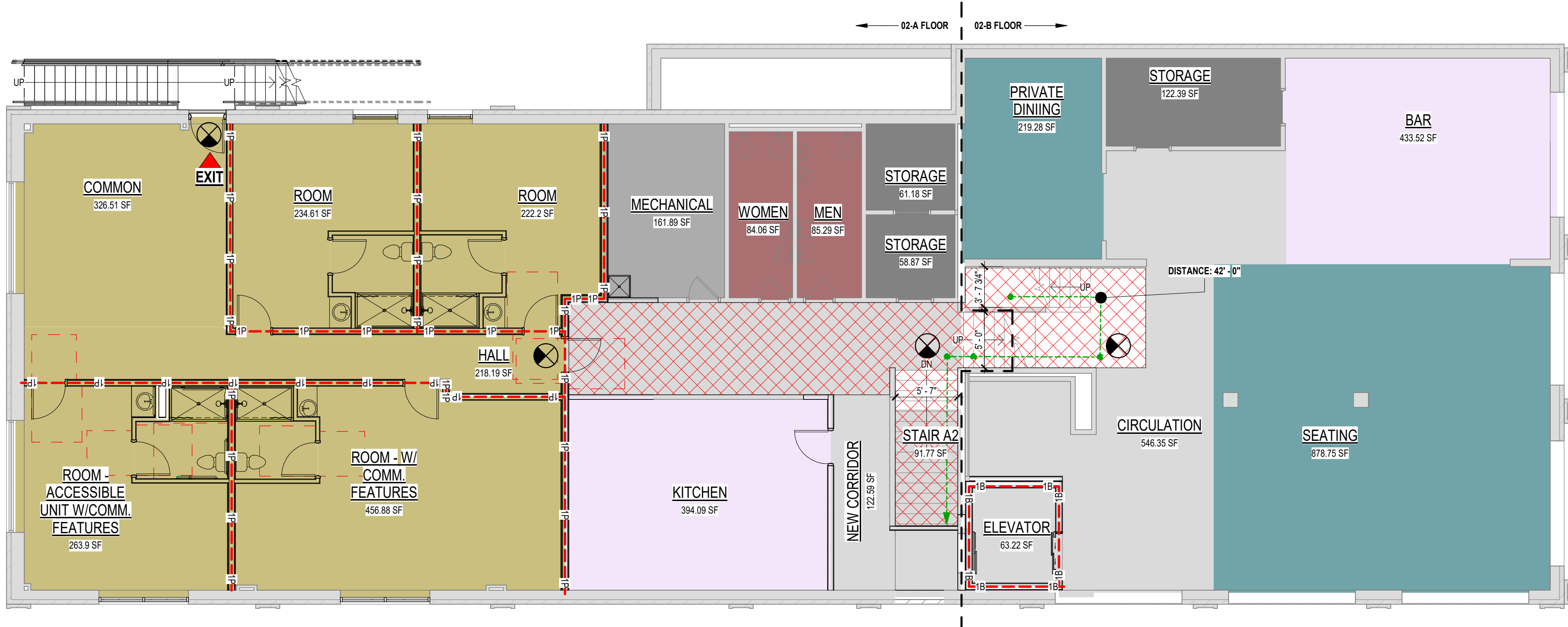
2 LEVEL 01 LIFE SAFETY PLAN
1/8" = 1'-0"

CODE REVIEW KEY			
B IIB		BUILDING CODE OCCUPANCY TYPE BUILDING CODE CONSTRUCTION TYPE	
17.9' 44"	48 OCCUPANTS	ACTUAL EXIT OR STAIR WIDTH REQUIRED WIDTH FOR # OF OCCUPANTS	NUMBER OF OCCUPANTS
-----		FIRE/SMOKE RESISTIVE PARTITION	
REQUIRED ASSEMBLY RATING		MINIMUM OPENING PROTECTION ASSEMBLY	
1	ONE HOUR RATED	20 Minute	
2	TWO HOUR RATED	90 Minute	
3	THREE HOUR RATED	3 Hour	
4	FOUR HOUR RATED	3 Hour	
TYPE OF ASSEMBLY			
B	FIRE BARRIER	P	FIRE PARTITION
E	EXISTING AND RATED	S	SMOKE BARRIER/COMPARTMENT
W	FIRE WALL	X	SMOKE TIGHT
FE	FIRE EXTINGUISHER (MAX. TRAVEL 75')	FEC	FIRE EXTINGUISHER CABINET (MAX. TRAVEL 75')
DF	DRINKING FOUNTAIN	ADA ACCESSIBLE HIGH/LOW	
		NEW/EXISTING VERTICAL OR HORIZONTAL EXIT ENCLOSURE	
		NEW/EXISTING PATH/EGRESS CORRIDOR	
REQUIRED DAMPERS			
FIRE	SMOKE	COMBINATION	
FIREWALL	SMOKE BARRIER	SHAFT	
FIRE BARRIER	CORRIDOR	EXIT ENCLOSURES	
FIRE PARTITION		STAIRS	

GENERAL NOTE: ELECTRICAL
PROVIDE THE MEANS OF EGRESS ILLUMINATION LEVEL NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE WITH THE EXCEPTION OF THE SLEEPING UNITS IN R-1 OCCUPANCIES PER IMBC 1008.2.1

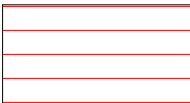
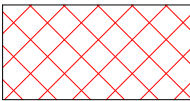
DATE	REVISION DESCRIPTION	BY
2023-12-07	3	AGM

DATE:	MAY 10, 2023
SCALE:	AS NOTED
DRAWN BY:	AGM, T.J.S.
CHECKED BY:	AGM
JOB NUMBER:	2022-11862

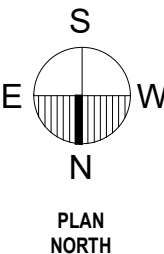


LEGEND

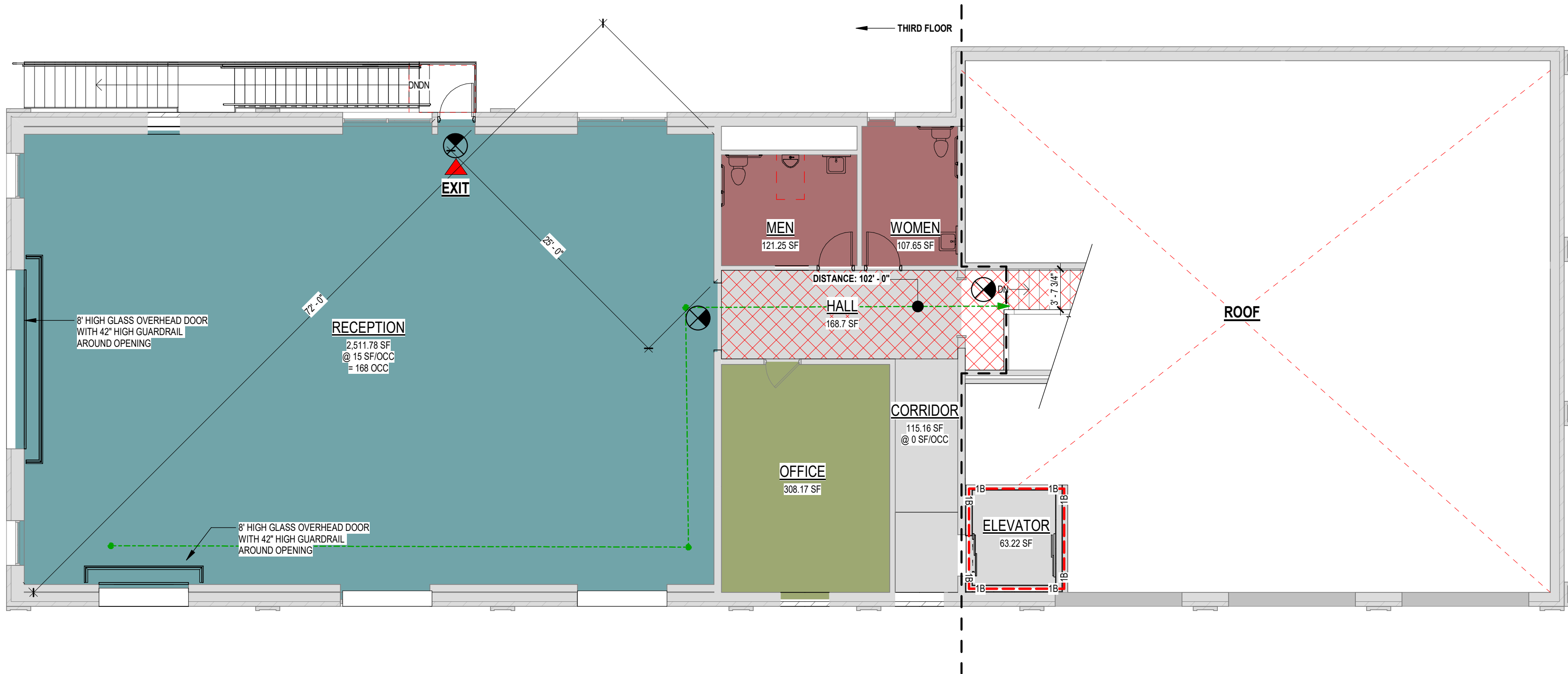
- ASSEMBLY
- CIRCULATION
- HOTEL
- KITCHEN
- MECHANICAL
- RESTAURANT
- STORAGE

CODE REVIEW KEY			
B IIB		BUILDING CODE OCCUPANCY TYPE BUILDING CODE CONSTRUCTION TYPE	
17.9' 44"	48 OCCUPANTS	ACTUAL EXIT OR STAIR WIDTH REQUIRED WIDTH FOR # OF OCCUPANTS	NUMBER OF OCCUPANTS
-----		FIRE/SMOKE RESISTIVE PARTITION	
REQUIRED ASSEMBLY RATING		MINIMUM OPENING PROTECTION ASSEMBLY	
1	ONE HOUR RATED	20 Minute	
2	TWO HOUR RATED	90 Minute	
3	THREE HOUR RATED	3 Hour	
4	FOUR HOUR RATED	3 Hour	
TYPE OF ASSEMBLY			
B	FIRE BARRIER	P	FIRE PARTITION
E	EXISTING AND RATED	S	SMOKE BARRIER/COMPARTMENT
W	FIRE WALL	X	SMOKE TIGHT
FE	FIRE EXTINGUISHER (MAX. TRAVEL 75')	FEC	FIRE EXTINGUISHER CABINET (MAX. TRAVEL 75')
DF	DRINKING FOUNTAIN	ADA ACCESSIBLE HIGH/LOW	
		NEW/EXISTING VERTICAL OR HORIZONTAL EXIT ENCLOSURE	
		NEW/EXISTING PATH/EGRESS CORRIDOR	
REQUIRED DAMPERS			
FIRE	SMOKE	COMBINATION	
FIREWALL	SMOKE BARRIER	SHAFT	
FIRE BARRIER	CORRIDOR	EXIT ENCLOSURES	
FIRE PARTITION		STAIRS	

GENERAL NOTE: ELECTRICAL
PROVIDE THE MEANS OF EGRESS ILLUMINATION LEVEL NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE WITH THE EXCEPTION OF THE SLEEPING UNITS IN R-1 OCCUPANCIES PER MNBC 1008.2.1

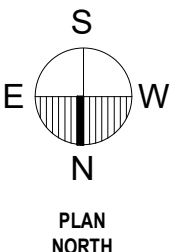


1 LEVEL 02 LIFE SAFETY PLAN
1/8" = 1'-0"



LEGEND

- ASSEMBLY
- BUSINESS
- CIRCULATION
- KITCHEN
- RESTAURANT
- STORAGE



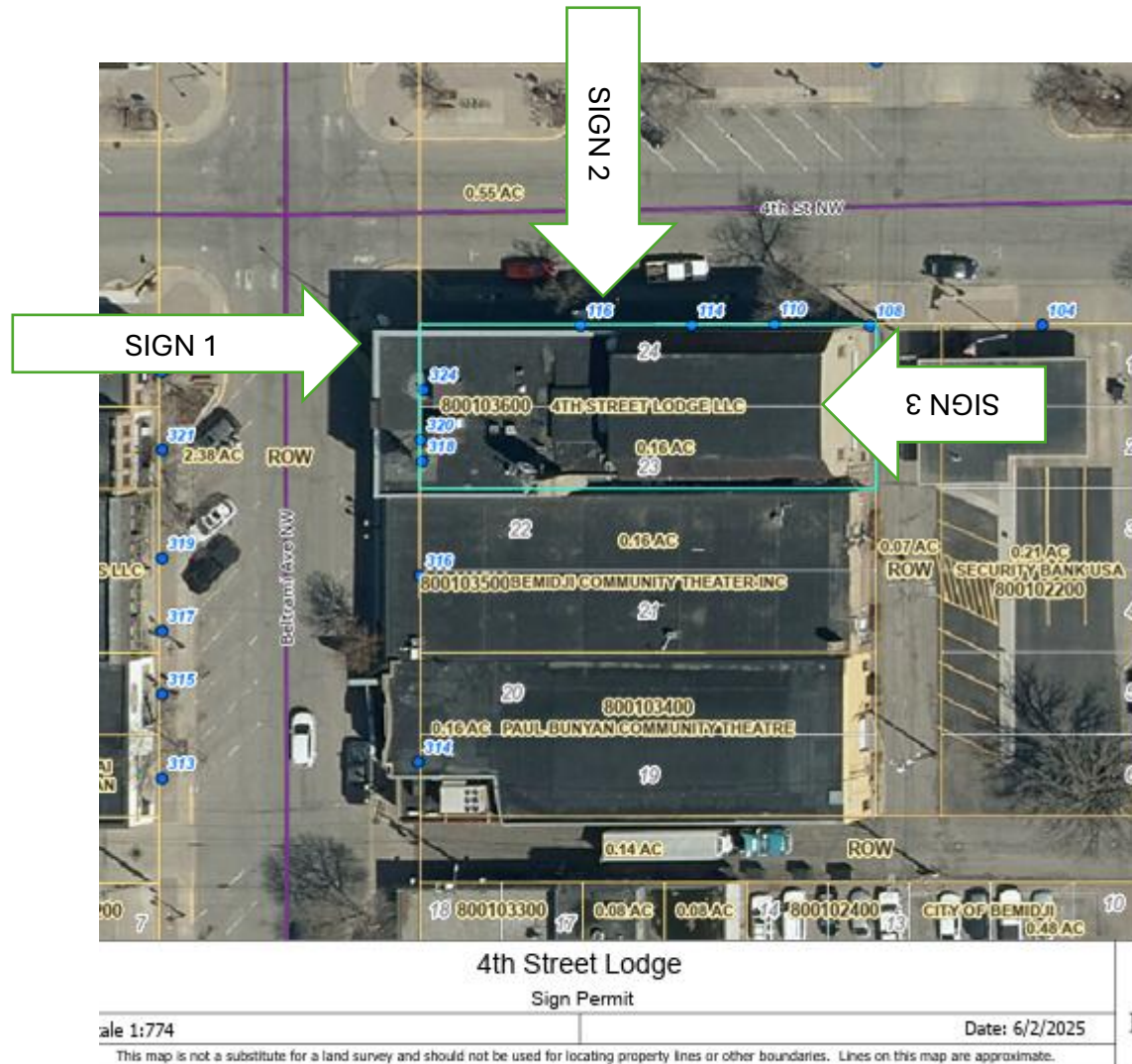
2 LEVEL 03 LIFE SAFETY PLAN
1/8" = 1'-0"

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
WIDSETH
Cathy J. Martel
ARCHITECT
MAY 10, 2023
LIC# 55649

DATE	REVISION DESCRIPTION	BY
2023-11-13	ADDITION #2	AGM
2023-12-07	ADDITION #3	AGM

DATE:	MAY 10, 2023
SCALE:	AS NOTED
DRAWN BY:	AGM, T.J.S.
CHECKED BY:	AGM
JOB NUMBER:	2022-11862

4TH STREET LODGE
116 4TH ST NW, BEWIDJ, MN 56601
LEVEL 02 & 03 LIFE SAFETY PLAN





Sign 1:



Sign 2:



Sign 3:



City of Bemidji, MN

City of Bemidji

317 4th Street NW

Bemidji, MN 56601

218-759-3560

<https://www.ci.bemidji.mn.us/>

Application

V-2025-0005

VARIANCE

SITE ADDRESS: 116 4TH ST NW BEMIDJI

PRIMARY PARCEL: 800103600

PROJECT NAME: 4TH ST LODGE SIGNAGE

ISSUED:

EXPIRES:

APPLICANT: Johnson, Carl
2515 Bemidji Avenue N
Bemidji, MN 56601
2184431872

OWNER: 4TH STREET LODGE LLC
51080 COUNTY 29
BEMIDJI, MN 56601

PERMIT DETAILS

Detail Name

Detail Value

Are multiple variances being requested?

No

What specific standard(s) are you requesting a variance from (lot size, setbacks, building height, etc.)? List the Ordinance Section, if known.

Permissible square footage for signage

What specific measurement(s) or standard(s) are you proposing?

see documents included with request

Describe the existing use of your property:

multi-use commercial building 3 stories tall and over 25,000 GBA SF

Describe the proposed use of your property:

Event Center, Restaurant, Hotel and mixed retail tenants

Will the proposal impact the character of the surrounding area?

No

If Yes, please explain the impact to the character of the surrounding area?

NA

Are there unavoidable physical or design limitations that severely limit your ability to meet the ordinance requirement(s)?

Yes

If yes, please explain the unavoidable physical or design limitations.

Present day code allows for 200sf for any and all size properties in downtown. We are one of the largest buildings downtown and have the same size available as say a small 250sf building.

Are there design or construction options or alternatives that may eliminate the need for a variance?

No

Please describe the alternatives you considered that would eliminate a need for a variance.

NA

Please explain the practical difficulty you have encountered that prevents you from meeting the ordinance standard

Sheer building size, out of date code.

What measures have you considered and are willing to take to reduce the impact of this proposal on the standard you wish to vary from (remove other buildings, vegetative screens, etc.)?

NA



City of Bemidji, MN

City of Bemidji

317 4th Street NW
Bemidji, MN 56601

218-759-3560

<https://www.ci.bemidji.mn.us/>

Does your property contain low areas, wetlands, or areas with standing water? No

Please explain if you intend to drain, fill or otherwise alter this area for any reason NA
(If this does not apply, enter N/A)

Enter Escrow Payer's Name and Mailing Address (where escrow funds are to be returned when the project is completed) NA

I hereby certify that I am the owner or authorized agent of the owner of the above described property and that all uses will conform to the provisions of the City of Bemidji Development Code. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid. I Certify

I also authorize the City of Bemidji Planning staff to inspect the property during review of this application and subsequent construction during reasonable times of the day. I Authorize

CONDITIONS

* An escrow account is established to cover technical and legal expenses incurred by the City of Bemidji as part of the plan review. The applicant is responsible for all costs incurred by the City during plan review. If the escrow amount drops below 10% of the original deposit amount the City may require submittal of an additional escrow deposit sufficient to cover any anticipated expenses. Upon determination by the City that the project is complete or expired, the City will return the remaining escrow deposit to the applicant.

* A variance shall expire and become void if it is not acted upon within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the required work are mostly complete. The City of Bemidji Planning Board may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

FEES:	<u>Paid</u>	<u>Due</u>
Variance Application Fee (includes Beltrami County Recording fee)	\$500.00	\$0.00
Planning Escrow Deposit	\$500.00	\$0.00
Totals :	\$1,000.00	\$0.00

REQUIRED INSPECTIONS

Planning Initial Site Visit

Variance Inspection Follow Up (11 months from Approval)

4th Street Lodge, LLC
116 4th Street NW
Bemidji, MN 56601

RE: Variance and Sign Permit Request

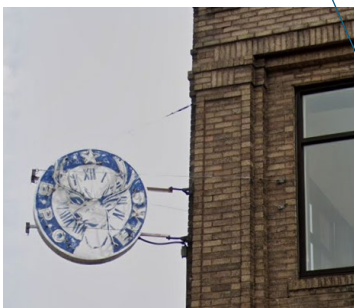
Items Covered: Supporting Narrative for Practical Difficulty required for Variance as well as all other items needed by Planning & Zoning for the Variance and Permit request both. Summary of sizes, SF and comments immediately below then explained in detail in subsequent pages.

Beltrami Avenue Signage				
<u>Identifier</u>	<u>Space</u>	<u>Requested</u>	<u>Size/SF</u>	<u>Comment</u>
Unit 1	42"X17'	30.00	sf	
Unit 2	42"X13.5'	30.00	sf	
Unit 3	42"X17'	30.00	sf	
Corner Sign	36" drum	9.00	sf	Replaces what was there
Total		99.00		
4th Street Signage				
<u>Identifier</u>	<u>Space</u>	<u>Requested</u>	<u>Size/SF</u>	<u>Comment</u>
Unit 1 a	42"X14'	30.00	sf	
Unit 1 b	42"X14'	30.00	sf	
Unit 1 c	42"X14'	30.00	sf	
Unit 2		45.00	sf	
Unit 3	15'X3'	30.00	sf	existing 420 sign
Multi Tenant Entry Sign	144.01"X51.1"	52.00	sf	Replaces what was there
Unit 4	15'X3'	30.00	sf	
Corner Sign	3'-8"X6'4"	15.00	sf	
Total		262.00		

Alley Way / Facing East				
<u>Identifier</u>	<u>Space</u>	<u>Requested</u>	<u>Size/SF</u>	<u>Comment</u>
Upper Sign	8'X16'	128.00	sf	
Bottom Sign	2'X24"	24.00	sf	
Total		152.00		
Back Alley Sign				
<u>Identifier</u>	<u>Space</u>	<u>Requested</u>	<u>Size/SF</u>	<u>Comment</u>
Proposed Signage	8'X16'	128	sf	
Grand Total Signage:		641.00		

4th Street Lodge, LLC – Beltrami Avenue Signage

Proposed
Corner Sign



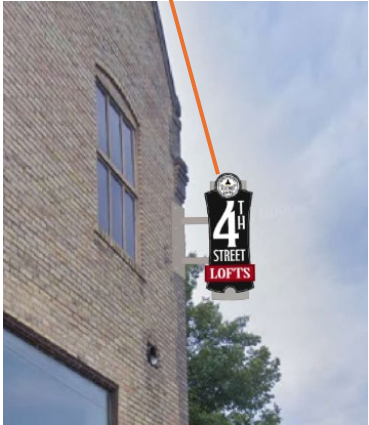
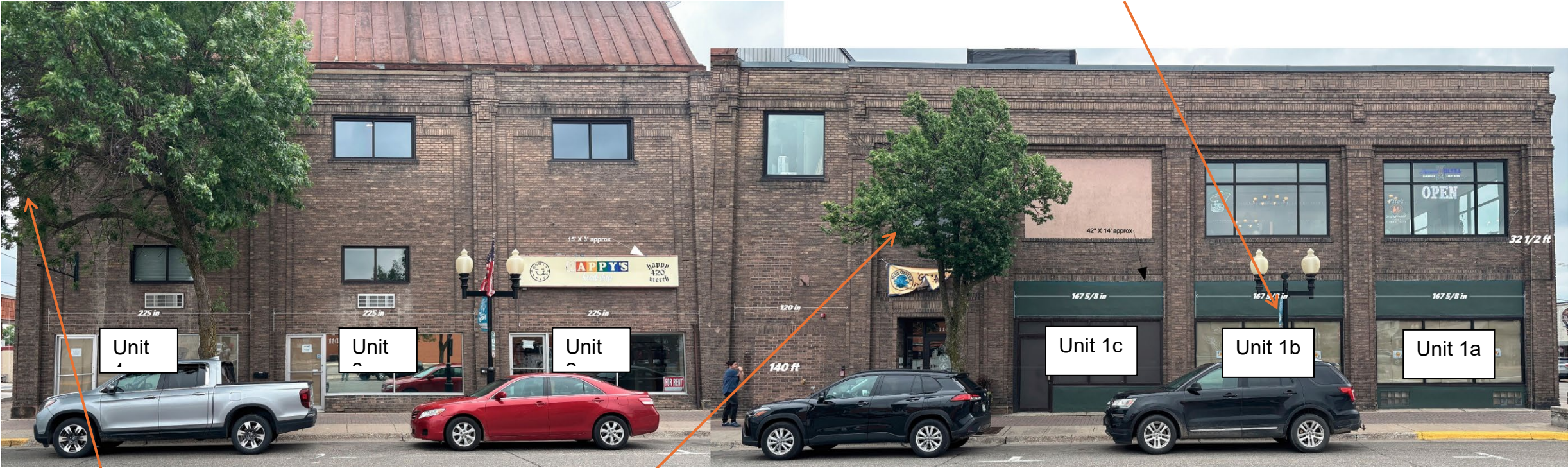
Proposed Sign for Bue Oyster replaces existing sign for Elks. Same size – 36” diameter circular illuminated sign.



Units 1, 2 and 3 face Beltrami Avenue and should have access to put up small signage. Unit 3 has an awning and if the awning is ever removed that would allow a tenant to have a sign. All signs would be centered as shown in Unit 2 and above the entrance.

4th Street Lodge, LLC – 4th Street Signage

Units 1a, 1b and 1c are part of Unit 1 from Beltrami Ave side. We want the flexibility to put small signage here on these spaces either for ourselves as building owners or for tenants.



New multi-tenant sign to replace old multi-tenant sign



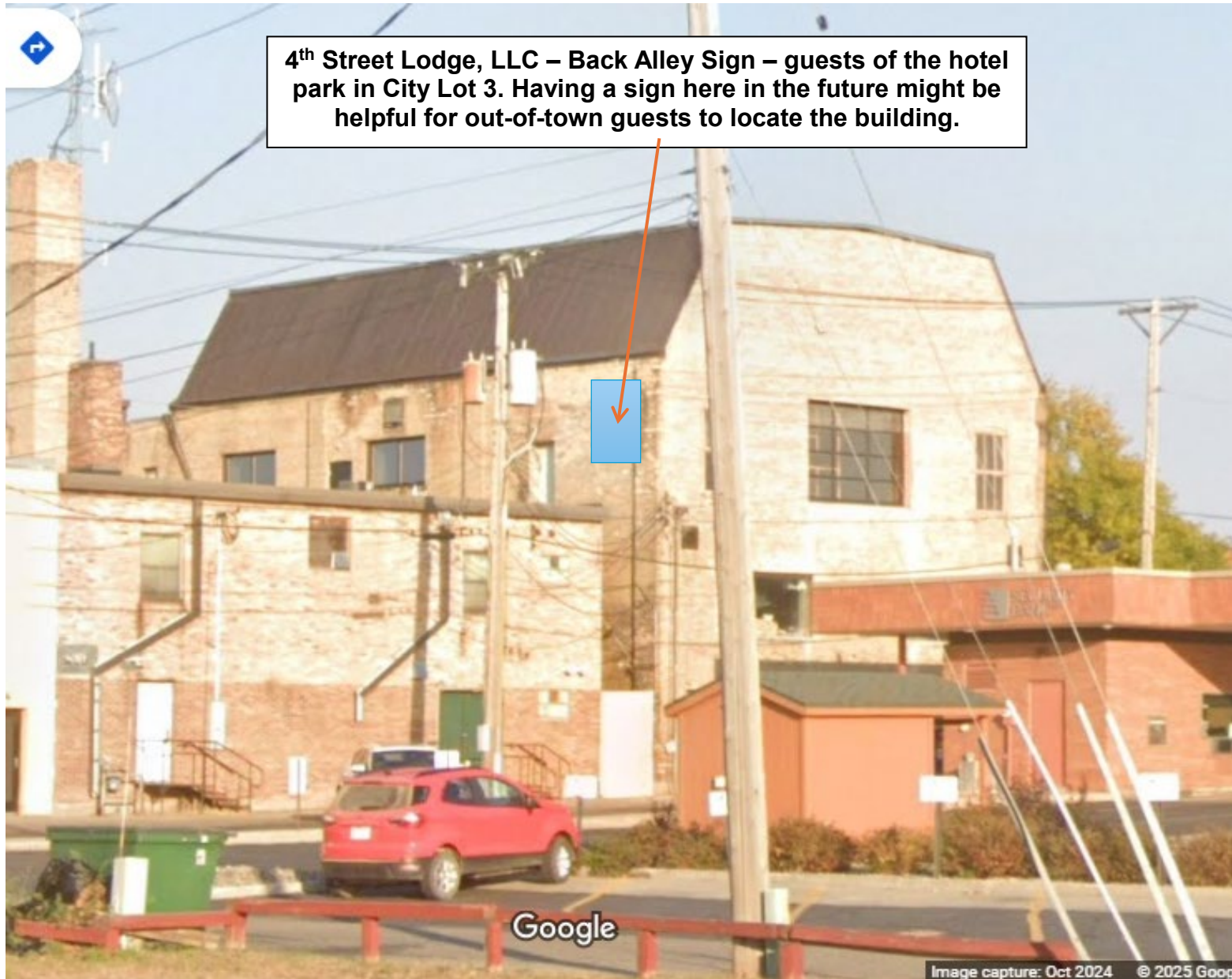
Old Sign (left) – new sign hung at same height. Signs are same dimensions.

4th Street Lodge, LLC – Alley Way (facing East) Signage



Upper Sign with Logos is 8'x16'

**Bottom Sign is 2'X24" not
illuminated**

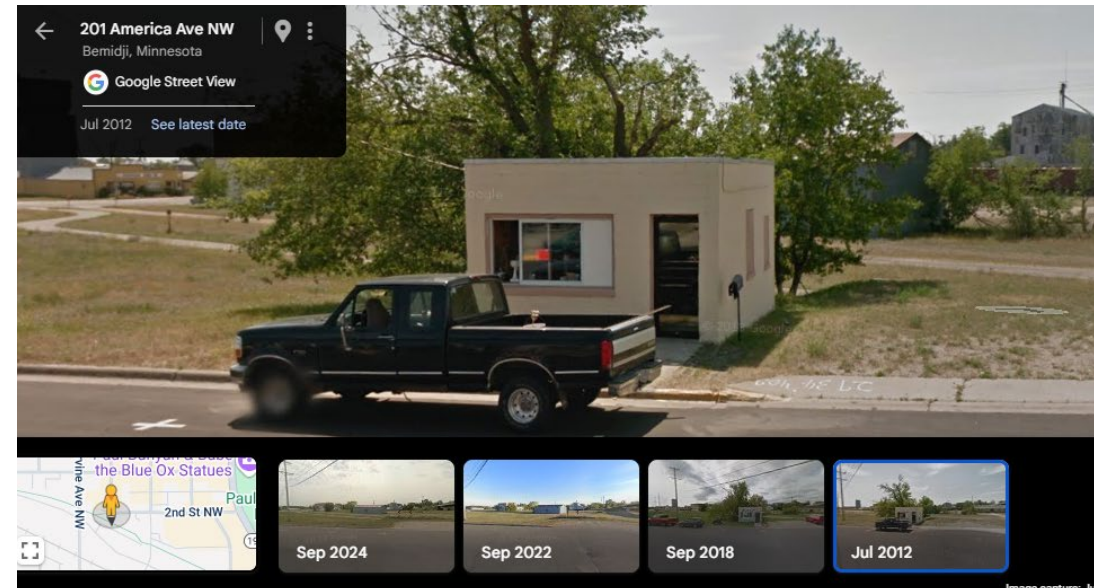


4th Street Lodge, LLC – Back Alley Sign – guests of the hotel park in City Lot 3. Having a sign here in the future might be helpful for out-of-town guests to locate the building.

Practical Difficulties Comments

Current Planning & Zoning code has a blanket square footage of 200sf per building allowed on commercial properties. The Elks Building, now known as 4th Street Lodge, was built in 1916 to be a multi-tenant building and house the fraternal order of The Elks. Today the building is still a multi-tenant, mixed-use building, but spaces such as the ballroom on the 3rd floor have been changed into an event center known as The Loft Event Center and the second floor has been turned into a new restaurant (Blue Oyster) and a small boutique hotel (4th Street Lofts). The Loft Event Center, 4th Street Lofts and Blue Oyster are all separate legal entities that are operating companies leasing space from 4th Street Lodge, the real estate holding company. These operating companies need signage to show patrons where they are located. The hotel, 4th Street Lofts especially needs signage as we have guests from out of town that can't reference "the old Elks club" like locals can and we need prominent signage for them for that reason and in addition because they park in City Lot 3. The Loft Event Center also needs to be visible as many out-of-town guests are for weddings, reunions, anniversaries, etc... Blue Oyster Bar is a new and exciting restaurant located on the 2nd floor. Due to them not being visible from the first floor they need appropriate signage as well.

As mentioned, every commercial building is allowed 200sf of signage. We are requesting 641sf for signage which is modest considering our gross building size is 25,000sf and is a three-story building, one of the largest in downtown. Below are two commercial properties that are downtown. They are allowed to have 200sf of signage, the same as us, and both are slightly larger than the trucks pictured by them. One building is no longer there and was provided for comparison and illustration purposes. The Practical Difficulty is primarily 1) our building was built in 1916 and there is no additional land or space to add signage and 2) a blanket approach to signage can't be used as shown in the pictures above of 4th Street Lodge compared to the two below.



Packet Distribution List

City of Bemidji – V-2025-0005 4th St Lodge

	<u>Contact</u>	<u>E-MAILED</u>	<u>US Mailed</u>
☒	Applicant / Representative	7/3/2025	_____
☒	City Building Department	7/3/2025	_____
☒	City Attorney	7/3/2025	_____
☒	City Engineer	7/3/2025	_____
☒	City Manager	7/3/2025	_____
☐	City Community Development	_____	_____
☒	City GIS Department	7/3/2025	_____
☒	City Police Department	7/3/2025	_____
☒	City Fire Department	7/3/2025	_____
☐	City Parks Department	_____	_____
☐	Beltrami County ESD/SWCD	_____	_____
☐	Beltrami County Recorder	_____	_____
☐	Beltrami County GIS Department	_____	_____
☐	Beltrami County Sheriff	_____	_____
☐	Beltrami County Engineer / Highway	_____	_____
☐	Beltrami County Natural Resources	_____	_____
☐	MnDNR Trails	_____	_____
☐	MnDNR Waters	_____	_____
☐	MnDNR District	_____	_____
☐	MnDOT	_____	_____
☐	Airport	_____	_____
☐	Bemidji School District	_____	_____
☐	MPCA Closed Landfill Program	_____	_____
☐	U.S. Army Corps of Engineers	_____	_____
☐	Minnesota Chippewa Tribe	_____	_____
☐	Red Lake Nation DNR	_____	_____
☐	White Earth Nation DNR	_____	_____
☐	Leech Lake Band DRM	_____	_____
☒	Bemidji Chamber of Commerce	7/3/2025	_____
☒	Other: Bemidi Downtown Alliance	7/3/2025	_____



Planning and Zoning Department City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 3, 2025

City of Bemidji –V-2025-0005: - Carl Johnson representing 4th Street Lodge, LLC is requesting four (4) variances from the sign standards under the (UR) urban renaissance district for (1) number of allowed signs per parcel and per business, (2) the maximum allowable sign area for multi-tenant buildings, (3) number of projecting/under-canopy signs per street frontage, and (4) number of projecting/under-canopy signs per building façade. The property is zoned (UR) urban renaissance district within the Shoreland overlay. The subject property is located at 116 4th St NW (PIN#800103600) in the City of Bemidji.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, July 24th, 2025, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall or may be viewed on Local Channel 2.

If you have any comments, you may present them to the Commission at that time. It would be encouraged to direct your comments in writing to the Planning and Zoning Planner assigned to the Case, **Dave Wielenberg's** attention at the Planning office at 317 4th Street NW, or by email at SGAdmin@ci.bemidji.mn.us. If possible, your comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning and Zoning Commission. The report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall. Attached is a copy of the application and other supporting documentation.

If you have any questions or need further information, please feel free to contact our office at 218-759-3579 or email the planner assigned to the case (see email address above). City departments may access through SmartGov application **V-2025-0005**.

Respectfully,

Dave Wielenberg
Compliance Inspector & Site Analyst
City of Bemidji Planning and Zoning Department



Planning & Zoning Department
City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 3, 2025

Dear Property Owner:

The City of Bemidji Planning and Zoning Commission will conduct a public hearing to discuss the following application:

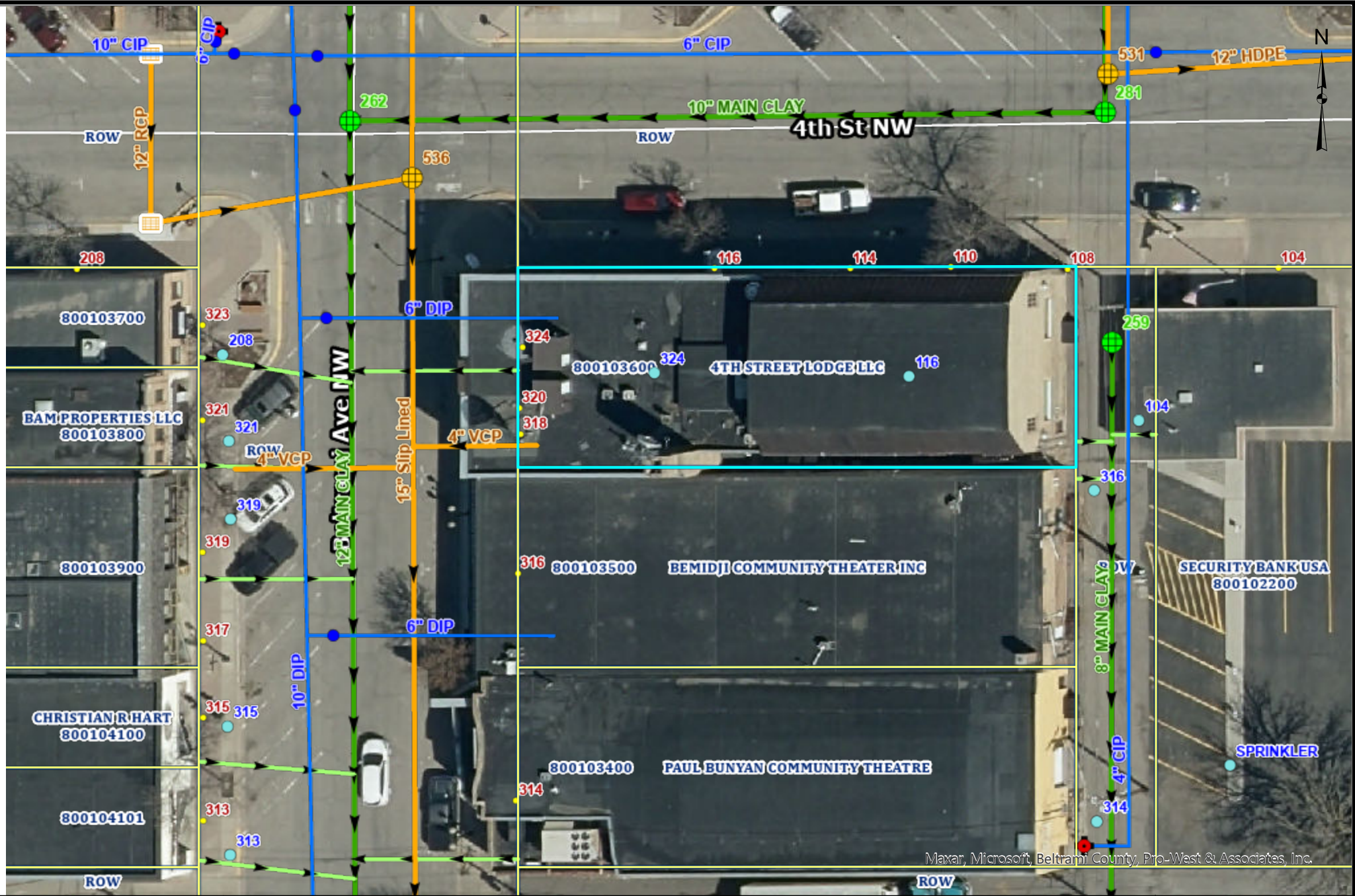
City of Bemidji –V-2025-0005: - Carl Johnson representing 4th Street Lodge, LLC is requesting four (4) variances from the sign standards under the (UR) urban renaissance district for (1) number of allowed signs per parcel and per business, (2) the maximum allowable sign area for multi-tenant buildings, (3) number of projecting/under-canopy signs per street frontage, and (4) number of projecting/under-canopy signs per building façade. The property is zoned the (UR) urban renaissance district with Shoreland overlay. The subject property is located at 116 4th St NW (PIN#800103600) in the City of Bemidji.

This public hearing will be held on **Thursday, July 24th, 2025, at 5:30 p.m.** The meeting will be held in the Council Chambers of the Bemidji City Hall located at 317 4th Street NW or may be viewed on local Channel 2. You are invited to attend this public hearing, express your opinions on the proposal at the hearing, if not able to attend, by email (preferred method), letter, or phone call to the Planning and Zoning Department. If possible, your written comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning Commission. **Our report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall.**

If you have any questions, please feel free to contact us at (218) 759-3579, or email comments (preferred) to the planning department at SGAdmin@ci.bemidji.mn.us.

Respectfully,

Planning & Zoning Department



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Aerial Map	
1:564	Date: 7/26/2024
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

TARTUFFI LLC
300 BELTRAMI AVE NW
BEMIDJI, MN 56601

CHRISTIAN R HART
JANEL L HART
7910 WHITE OAK ST NE
BEMIDJI, MN 56601

SCIMED PROPERTIES LLC
2815 BEMIDJI AVE N
BEMIDJI, MN 56601

THAI ORCHID LLC
16529 RIVERDALE LANE
BRAINERD, MN 56401

BEMIDJI DOWNTOWN PROPERTIES LLC
8817 COVE DR NE
BEMIDJI, MN 56601

DARLA JEAN JACKSON
50738 VINEWOOD TRL
BEMIDJI, MN 56601

CITY OF BEMIDJI
317 4TH ST NW
BEMIDJI, MN 56601

BLUE WATER DEVELOPMENT LLC
13125 LORELEI LANE NE
BEMIDJI, MN 56601

310 BELTRAMI AVENUE LLC
51080 CTY 29
BEMIDJI, MN 56601

OKERLUND HOLDINGS LLC
408 MINNESOTA AVE
BEMIDJI, MN 56601

TODD A WILLIAMS
GINA S WILLIAMS
310 BIRCH BRIAR LN
PARK RAPIDS, MN 56470

MERSCHMAN PROPERTIES LLC
PO BOX 1473
BEMIDJI, MN 56619

CONENG DEVELOPMENT LLC
200 N 69TH ST
GRAND FORKS, ND 58203

SECURITY BANK USA
1025 PAUL BUNYAN DR NW
BEMIDJI, MN 56601

CHIEF LAND COMPANY LLC
24236 BIRCHMONT BEACH RD NE
BLACKDUCK, MN 56630

STARDUST LLC
PO BOX 1882
BEMIDJI, MN 56619

NORTHWEST MINNESOTA FOUNDATION
201 3RD ST NW
BEMIDJI, MN 56601

BEMIDJI M&M PROPERTIES LLC
51080 CO 29
BEMIDJI, MN 56601

SPECKLEBELLY PROPERTIES LLC
51080 COUNTY 29
BEMIDJI, MN 56601

DREAM BLUE LLC
2828 BIRCHMONT DR NE
BEMIDJI, MN 56619

MARK DEVELOPMENT CO

218 VENTURES LLC
204 3RD ST NW
BEMIDJI, MN 56601

PAUL BUNYAN COMMUNITY THEATRE
314 BELTRAMI AVE NW
BEMIDJI, MN 56601

SMITH CARRIGAN ENTERPRISES LLC
366 GREAT DIVIDE RD NW
PUPOSKY, MN 56667

K-2SO LLC
PO BOX 1882
BEMIDJI, MN 56619

GLASS ROBINSON PROPERTIES LLC
319 BELTRAMI AVE NW
BEMIDJI, MN 56601

STEPHEN J PATTERSON
SALLY PATTERSON
924 BIRCHMONT BEACH RD NE
BEMIDJI, MN 56601

RAUTIO PROPERTIES LLC
51080 COUNTY 29
BEMIDJI, MN 56601

KANVADI JIRAYOORATHCHAI
PHIYAPHRATH PORRADANAN
908 GRANT AVE SE
BEMIDJI, MN 56601

FREDERICK J PETROWSKE
CHARLIEN M PETROWSKE
509 TYLER AVE NE
BEMIDJI, MN 56601

RICHARD W SIEGERT
5930 BIRCHMONT DR NE
BEMIDJI, MN 56601

BEMIDJI COMMUNITY THEATER INC
316 BELTRAMI AVE NW
BEMIDJI, MN 56601

MUSKIE RIVER LLC
5160 LONGFELLOW LANE SW
BEMIDJI, MN 56601

MARK R DICKINSON
WANDA B DICKINSON
2310 BIRCHMONT DR NE
BEMIDJI, MN 56601

NATIONAL BANK OF COMMERCE #14109
121 N 59TH ST
SUPERIOR, WI 54880

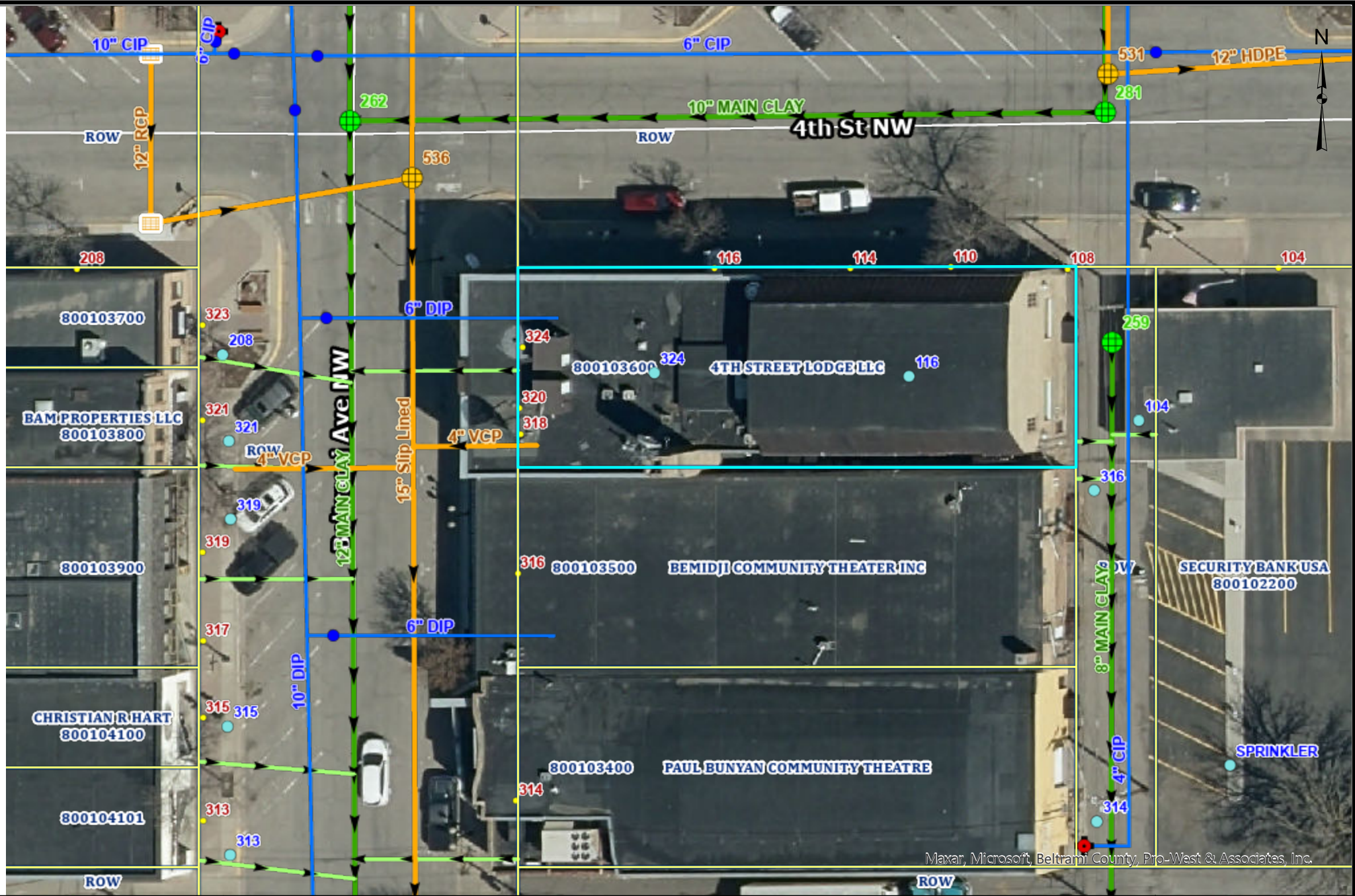
4TH STREET LODGE LLC
51080 COUNTY 29
BEMIDJI, MN 56601

HMN PROPERTIES LLC
12739 EMERALD ACRES LANE NE
BEMIDJI, MN 56601

BAM PROPERTIES LLC
4648 SCOTCHPINE CT NW
BEMIDJI, MN 56601

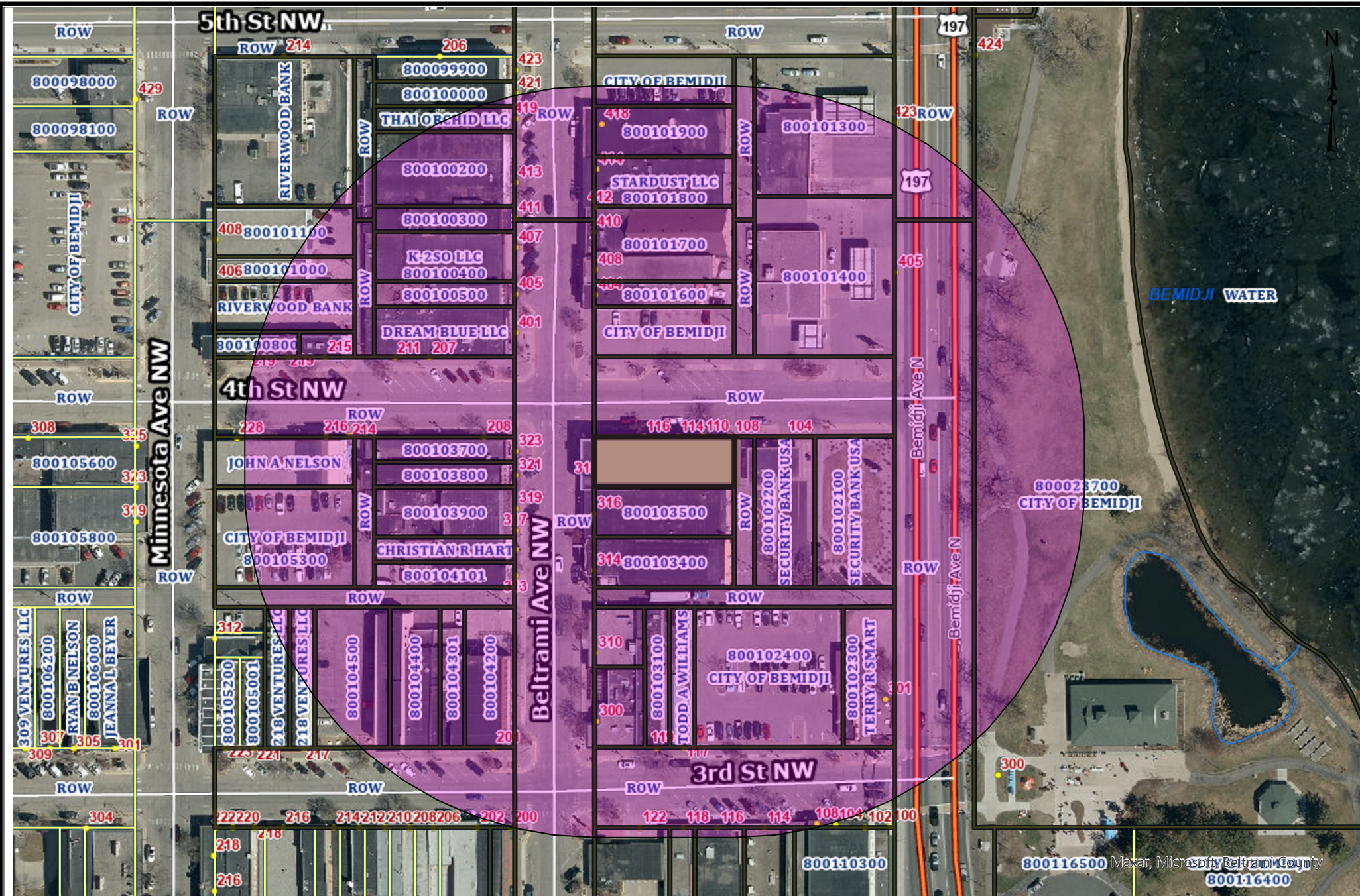
LEGAL SERVICES OF NORTHWEST MN
ATTN: GREGG TRAUTWEIN
1015 7TH AVE N
MOORHEAD, MN 56560

OPPORTUNITIES IN SCIENCE INC
413 BELTRAMI AVE NW
BEMIDJI, MN 56601



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Aerial Map	
1:564	Date: 7/26/2024
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Buffer Map

1:2,257

Date: 7/29/2024

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Zoning Map	
1:564	Date: 7/26/2024
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

AFFIDAVIT OF SERVICE BY MAIL

STATE OF MINNESOTA)
) SS
COUNTY OF BELTRAMI)

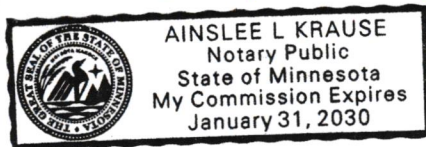
Jamin Carlson, being first duly sworn, on oath deposes and states that on the **2nd of July, 2025**, he/she served the attached Hearing Notice upon each of the following parties on the attached list by depositing in the U.S. Mail, envelopes properly sealed with postage prepaid thereon.

thereon



Subscribed and sworn to before me
this 2nd day of July 2025.

Notary Public



Planning Case: **Variance Request for 80.01036.00 – V-2025-0005**



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Bemidji Pioneer, a newspaper printed and published in the City of Bemidji, County of Beltrami, State of Minnesota.

1. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and the day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: Saturday, July 12, 2025
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: \$13.00 per column inch.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in BELTRAMI County. The newspaper complies with conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Edmar Corachia

(Signed) _____

VERIFICATION

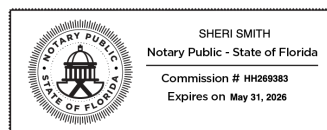
State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 07/15/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



CITY OF BEMIDJI PLANNING AND ZONING COMMISSION

NOTICE OF PUBLIC HEARINGS & MEETINGS

NOTICE IS HEREBY GIVEN, that on Thursday, July 24, 2025, at 5:30 PM or as soon thereafter as possible, the City of Bemidji Planning and Zoning Commission will conduct a Public Hearing in-person in the Council Chambers of Bemidji City Hall, located at 317 4th St. NW, Bemidji, MN, and broadcasted on Channel 2, regarding the following request(s):

Variance and Conditional Use Permit Request: Mike Ettesvold is requesting a Conditional Use Permit (CUP) for a Drive Through Restaurant and a Variance for more impervious surface coverage than is allowed per the Ordinance. The subject property is zoned (B-2) General Commercial Zoning District with HWY 197 and Shoreland Overlays. The subject property is located at TBD Shevlin Ave SW (PIN: 800267700) in the City of Bemidji.

Interim Use Permit Amendment Request: Michael Johnston, representing Voyageurs Expeditionary School, is requesting a variance from impervious surface requirements under the Shoreland Overlay and an amendment to the approved interim use permit amendment Resolution 2014-02 on leased property (JC Properties of Bemidji, LLC) to operate a private school. The amendment request is to increase total occupancy for the building from 125 persons to 205 persons (grades 9-12 = 125; grades 6-8 = 50; staff = 30) with a building addition. The property is zoned (B-1) Low Density Commercial Zoning District within the Shoreland Overlay. The subject property is located at 3724 Bemidji Ave N (PINS 800628000) in the City of Bemidji.

Preliminary Planned Unit Development Request: Marco McLane Development, representing Greater Bemidji, is requesting a Preliminary Planned Unit Development & Plat (PUD/PLAT) to develop a multi-phase project which would include a YMCA Community Wellness Center and other future development within the Urban Renaissance (UR) zoning district and the Shoreland Overlay. The subject property is located at 101 Minnesota Ave NW (PIN #80.00344.99) in the City of Bemidji (also known as the rail corridor).

Variance Request: Carl Johnson, representing 4th Street Lodge, LLC, is requesting four (4) variances from the sign standards under the (UR) urban renaissance district for (1) number of allowed signs per parcel and per business, (2) the maximum allowable sign area for multi-tenant buildings, (3) number of projecting/under-canopy signs per street frontage, and (4) number of projecting/under-canopy signs per building façade. The property is zoned (UR) urban renaissance district within the Shoreland Overlay. The subject property is located at 116 4th St NW (PIN#800103600) in the City of Bemidji.

Variance Request: John Hamrin is requesting a Variance from the

OHWL setback 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.

All interested parties are invited to attend the public hearing(s) and comment on the proposal(s). If you are unable to attend in person, comments can be submitted by email to SGAdmin@ci.bemidji.mn.us (preferred method), letter, or phone call to the Planning and Zoning Department. Call 218-759-3579 or visit our website at www.ci.bemidji.mn.us for more information. If possible, your written comments should be submitted by **Friday, July 18, 2025**, so they may be incorporated into the staff report to the Planning Commission. (Jul. 12, 2025)



Planning and Zoning Department
City of Bemidji

July 7, 2025
Re: 4th Street Lodge, LLC Variance Public Hearing

Jamin and Melissa,

I received the letter dated July 3, 2025 regarding proposed variances by Carl Johnson.

I wanted to reach out, formally, as the owner of the building at 321 Beltrami Ave NW (BAM Properties, LLC) which is also where I operate my engineering business, Freeberg & Grund.

Having been born and raised in this area, and now having worked in the area (on this city block) since 2008, I can enthusiastically say that I am thoroughly excited by this project, as a whole, and for any of these proposed variance requests, more specifically.

With the aging and substantial turnover to the downtown, it's absolutely exciting to see entities/people/companies pumping in dollars to the community. I'm not sure just how substantial (none of my business) but I would presume this might be an overall investment and revitalization totaling somewhere in the \$1M-\$2M range. Investments at this level to keep buildings from becoming decrepit or falling into disrepair/abandonment (as a number have) just seems so sensible and positive.

Whatever I can do to show my full support of this (and any other similar projects, efforts and expenditures) I certainly will!

Thank you for reaching out to myself, and other owners in the adjacent area.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mark Fuller', is written over a light blue horizontal line.

Mark Fuller, PE

Owner/President
Freeberg & Grund

Owner
BAM Properties LLC

**The City of Bemidji
Planning and Zoning Department**

PLANNING CASE: V-2025-0006	MEETING DATE: JULY 24, 2025
APPLICANT: John Hamrin - Owner	60-DAY RULE DATE: August 25, 2025
PROCEEDING: Variance from OHWL setback.	ZONING DISTRICT: (R-4) Moderate Density Residential zoning district and the Shoreland Overlay (General Development Lake)
PREPARED BY: David Wielenberg Compliance Inspector & Site Analyst	EXHIBITS: Aerial Map, Application, Supporting Documentation

PLANNING REPORT

I. SUMMARY OF REQUEST

John Hamrin is requesting a Variance from the OHWL 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 variance is as follows:

1. A reduction of 9 feet from the OHWL setback per Section 28-352 requirement of 50 feet from the ordinary high-water mark and at the building line.

II. BACKGROUND

The Applicant spoke with staff several times about adding a deck to the lakeside of the home and received three variances from the Planning Board on June 9, 2025 (Resolution 2025-16) for the construction of that deck. These variances were for reductions of 7.1 feet from the 50-foot setback requirement from OHWL, 2.23 feet from the 10-foot side yard setback from property line, and a reduction of 25 feet from the 100-foot lot width minimum per Section 28-352. These distances were determined using measurements from a professional survey conducted in 1989.

Certain conditions were attached to these variances, the first of which was that the new deck was to be staked by a professional surveyor to minimize setback encroachment. The completion of this condition determined that erosion over the previous 36 years had resulted in the OHWL being 1.5 feet closer to the house than noted on the previous survey. Thus, the need for an additional variance for the 1.5 feet of OHWL reduction setback.

Existing Conditions

The house has been added onto in the past before the current ordinance and is on a legal non-conforming lot. The house will not change according to the applicant. The property is connected to city water & sewer services. There is no change to this intended deck project, or its scope as presented in the previous variance, relating to this new request.

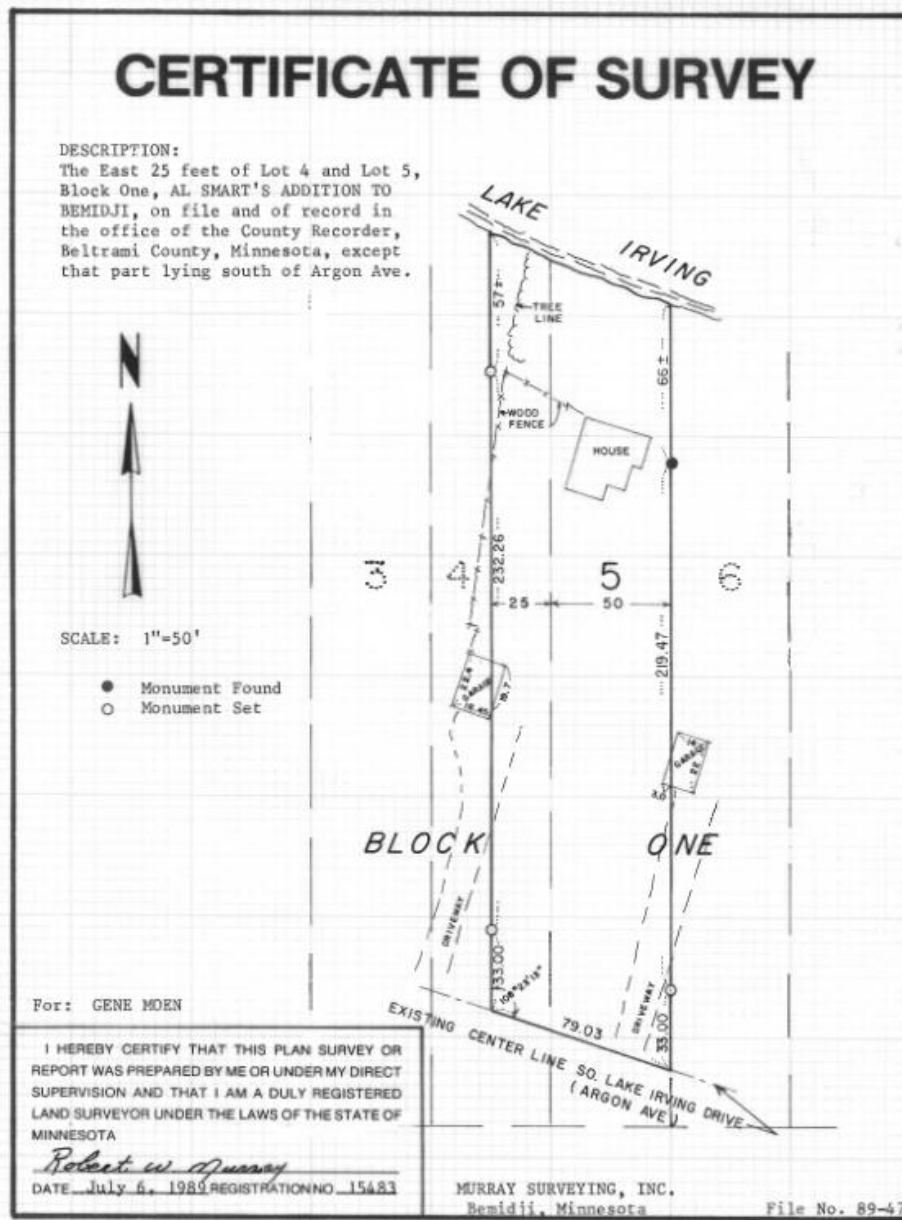


III. DISCUSSION/DEVELOPMENT ANALYSIS

Planning Considerations

Variances should only be granted when they are in harmony with the general purpose of zoning ordinances or consistent with the comprehensive plan. A practical difficulty is the legal standard for consideration of variances. An applicant can demonstrate a practical difficulty when their proposal is reasonable, will not alter the essential character of the neighborhood, and is caused by a unique circumstance related to the property not directly caused by the landowner. Economics and cost can be a factor of consideration, but alone does not constitute as a practical difficulty.

1989 Survey of Property

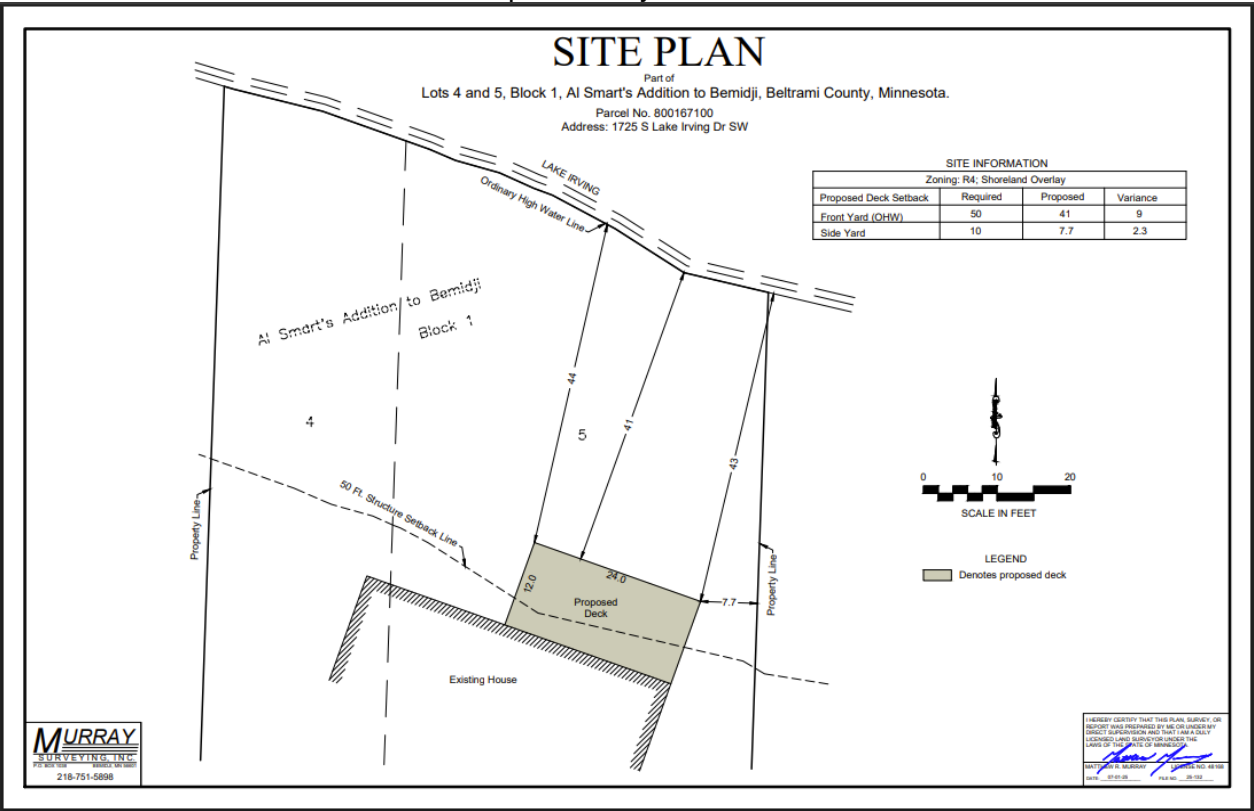


Neighboring property approximate OHWL setbacks:

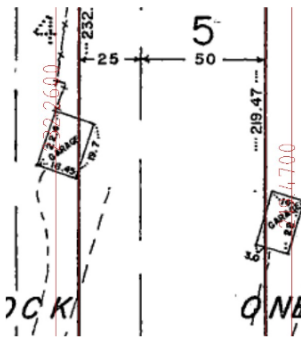


IV. DEVELOPMENT SUMMARY

Proposed Project



Land Coverage <25%



Left garage is my little garage

Right garage (neighbors) no longer exists

	A	B	C	D	E	F
		Length	Width	Total	%	
1	House			1,248 ft ²	5.79%	Per Survey Dimensions
2	Proposed Deck	12,000 ft	24,000 ft	288 ft ²	1.34%	
3	Back Steps	3,667 ft	10,000 ft	37 ft ²	0.17%	Tape measure
4	Stairs to dock	3,000 ft	40,000 ft	120 ft ²	0.56%	Tape measure & CAD of survey
5	Platform to lake	5,167 ft	7,000 ft	36 ft ²	0.17%	Tape measure
6	Retaining walls	102,000 ft	1,083 ft	111 ft ²	0.51%	Tape measure
7	Sidewalk	103,000 ft	3,333 ft	343 ft ²	1.59%	Tape measure
8	Main Garage	24,000 ft	34,000 ft	816 ft ²	3.79%	Per Survey Data
9	Little Garage	22,000 ft	16,000 ft	88 ft ²	0.41%	Per survey, only 1/4 actually on my lot area
10	Main Garage Apron	18,000 ft	34,000 ft	612 ft ²	2.84%	Tape measure
11	Unpaved Driveway	113,000 ft	8,500 ft	961 ft ²	4.46%	CAD of Survey
12	Total			4,659 ft²	22%	
13						
14	Lot			21,552 ft²		CAD of Survey
15						
16						
17	Distances from survey NE black dot to house were tape measured.					
18	Distances from survey NW survey monument to house were tape measured.					
19	SW survey monument found.					
20	SE survey monument not found.					
21	Little Garage is only 1/4 on my 1725 lot					
22						
23		Length	Width	Total	%	
24	House	0.000 ft	0.000 ft	1,248 ft ²	5.79%	Per Survey Dimensions
25	Proposed Deck	12,000 ft	24,000 ft	288 ft ²	1.34%	
26	Back Steps	3,667 ft	10,000 ft	37 ft ²	0.17%	Tape measure
27	Stairs to dock	3,000 ft	40,000 ft	120 ft ²	0.56%	Tape measure & CAD of survey
28	Platform to lake	5,167 ft	7,000 ft	36 ft ²	0.17%	Tape measure
29	Retaining walls	102,000 ft	1,083 ft	111 ft ²	0.51%	Tape measure
30	Sidewalk	103,000 ft	3,333 ft	343 ft ²	1.59%	Tape measure
31	Main Garage	24,000 ft	34,000 ft	816 ft ²	3.79%	Per Survey Data
32	Little Garage	22,000 ft	16,000 ft	352 ft ²	0.41%	Total Area (including portions on neighbor's lot)
33	Main Garage Apron	18,000 ft	34,000 ft	612 ft ²	2.84%	Tape measure
34	Unpaved Driveway	113,000 ft	8,500 ft	961 ft ²	4.46%	CAD of Survey
35	Total			4,923 ft²	23%	
36						
37	Lot			21,552 ft²		CAD of Survey
38						

Upper Calculation:
Little Garage area is only that which is actually inside the 1725 lot total area

Lower Calculation:
Little Garage area includes the portion not on the lot used to calculate the lot area, not correct but shown for reference

Below is a provision in the Ordinance that allows deck additions without a variance if all sections can be met. The applicant could not meet the requirements.

Sec. 28-356. - Deck Additions to Nonconforming Structures in Shoreland

Deck additions are allowed to structures that do not meet the minimum setback from the ordinary high-water level, or to those structures that minimally meet the setback requirement to the ordinary high-water level, without a variance, provided:

(a) The structure existed on the date the structure setbacks were established;

(b) A thorough evaluation of the property reveals no reasonable location (no rear or side yard setbacks remain on the site) for a deck which meets or exceeds the established setback from the ordinary high water level;

(c) The deck encroachment toward the ordinary high-water level does not exceed fifteen (15) percent of the existing setback of the structure from the ordinary high-water level, and does not encroach closer than thirty (30) feet; and,

(d) The deck is constructed primarily of wood and is not roofed or screened. Existing decks constructed within a required setback shall not be expanded in any way, including the addition of footings, walls, or a roof, except by approval of a variance.

Development Team Comments

No concerns from the fire department.

Neighboring Property Input

No comments were received at the time of this report.

Comprehensive Plan References

Objective 4.1: Preserve the Quality Residential Neighborhoods

Thriving neighborhoods are important to a growing community as well as ensuring that existing neighborhoods are not consistently replaced with multi-family or commercial development that could increase rural sprawl. It is also important to allow existing non-conforming residential areas to be redeveloped.

Zoning Ordinance References

Section 28-352 Bulk Density and Lot Sizes

Section 28-355 Nonconforming Structures Substandard in Shoreland Overlay District

Section 28-356 Deck Additions to Nonconforming Structures in Shoreland

Section 28-481 Variances

Section 28-525 Variances, Appeals & Adjustments

V. RECOMMENDATION & FINDINGS

The Planning Commission must decide whether the conditions are sufficient for approval of a variance from the OHWL setback requirements to build a deck on an existing lot of record. The subject property is located at 1725 S Lake Irving Dr SW (PIN #80.01671.00) in the City of Bemidji. This parcel is within the R-4 Moderate Density Residential zoning district and the Shoreland Overlay (General Development Lake). The requested variances are as follows:

1. A reduction of 9 feet from the OHW setback per Section 28-352 requirement of 50 feet from the ordinary high-water mark and at the building line.

The following are the proposed conditions and findings of fact:

Conditions

1. The new deck shall be staked by a professional surveyor to mitigate setback encroachment.
2. An Erosion Control plan/permit shall be submitted and approved before any construction commences on the property.
3. A Building permit shall be obtained prior to construction.
4. The variance shall expire and become void if the project is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. The City may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

Findings

1. Has the applicant demonstrated a practical difficulty?

The existing location of the house makes it not feasible for a deck on the lakeside without the need for a variance. This request is reasonable and cannot be completed within the Ordinance standards without a variance.

2. Are there exceptional circumstances, unique to this property, which have not been created by the landowner?

The lot was platted prior to today's zoning standards, and this was not caused by the current owner. Due to the location of the house, a deck cannot be added to the lakeside without a variance.

3. Can the variance be granted and that such action will be in keeping with the spirit, purpose and intent of the Zoning Ordinance?

There are homes in this area that are legal non-conforming structures on legal non-conforming lots. Adding a deck would be keeping with the character of the neighborhood and does not compromise the spirit, purpose and intent of the Zoning Ordinance.

4. Can the variance be granted without altering the essential character of the surrounding area?

The proposed variance request would fit well within the surrounding area and would not alter the character. Other properties in this area are constructed in a similar manner.

SITE PLAN

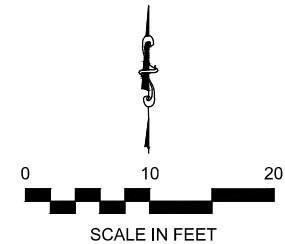
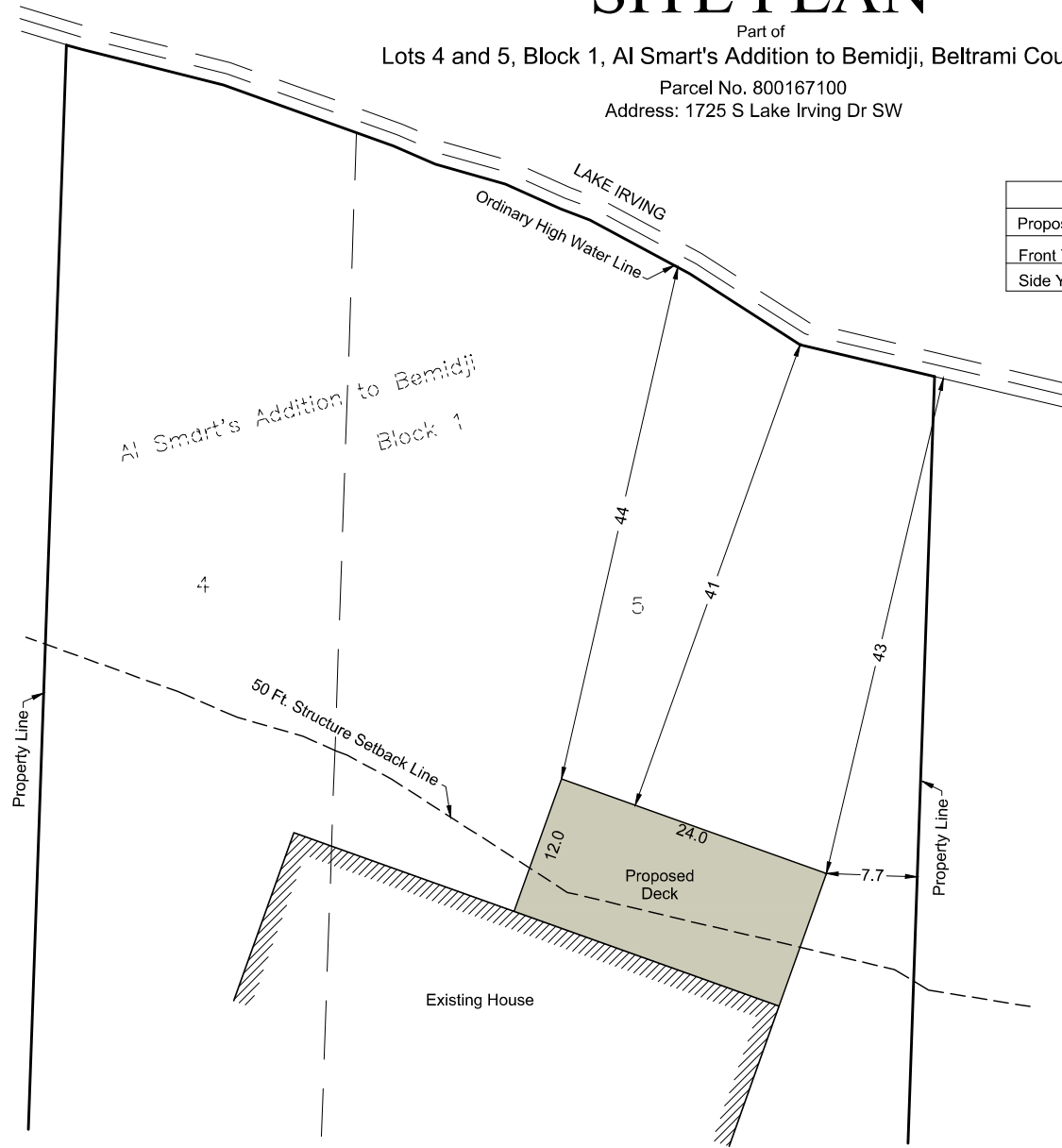
Part of
Lots 4 and 5, Block 1, Al Smart's Addition to Bemidji, Beltrami County, Minnesota.

Parcel No. 800167100
Address: 1725 S Lake Irving Dr SW

SITE INFORMATION

Zoning: R4; Shoreland Overlay

Proposed Deck Setback	Required	Proposed	Variance
Front Yard (OHW)	50	41	9
Side Yard	10	7.7	2.3



LEGEND
Denotes proposed deck

MURRAY
SURVEYING, INC.
P.O. BOX 1038 BEMIDJI, MN 56601
218-751-5898

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Murray
MATTHEW R. MURRAY LICENSE NO. 48168
DATE: 07-01-25 FILE NO. 25-132



City of Bemidji, MN

City of Bemidji

317 4th Street NW

Bemidji, MN 56601

218-759-3560

<https://www.ci.bemidji.mn.us/>

Application

V-2025-0006

VARIANCE

SITE ADDRESS: 1725 S LAKE IRVING DR SW BEMIDJI

PRIMARY PARCEL: 800167100

PROJECT NAME: HAMRIN VARIANCE AMENDMENT

ISSUED:

EXPIRES:

APPLICANT: Hamrin, John
1725 S Lake Irving Dr SW
Bemidji, MN 56601
2185568266

OWNER: JOHN EDWARD HAMRIN
1725 S LAKE IRVING DR SW
BEMIDJI, MN 56601

PERMIT DETAILS

Detail Name	Detail Value
Are multiple variances being requested?	Yes
What specific standard(s) are you requesting a variance from (lot size, setbacks, building height, etc.)? List the Ordinance Section, if known.	Setback, side and OHWL, lot width, this is amending a previous application upon learning the erosion changed the OHWL from previous survey performed in 1989
What specific measurement(s) or standard(s) are you proposing?	Update of current variance to account for OHWL change due to erosion.
Describe the existing use of your property:	Home
Describe the proposed use of your property:	Home
Will the proposal impact the character of the surrounding area?	No
Are there unavoidable physical or design limitations that severely limit your ability to meet the ordinance requirement(s)?	Yes
Are there design or construction options or alternatives that may eliminate the need for a variance?	No
Please describe the alternatives you considered that would eliminate a need for a variance.	Limitations prevent other locations
Please explain the practical difficulty you have encountered that prevents you from meeting the ordinance standard	Lot layout and size considerations
What measures have you considered and are willing to take to reduce the impact of this proposal on the standard you wish to vary from (remove other buildings, vegetative screens, etc.)?	Open to consideration
Does your property contain low areas, wetlands, or areas with standing water?	No
Please explain if you intend to drain, fill or otherwise alter this area for any reason (If this does not apply, enter N/A)	n/a



City of Bemidji, MN

City of Bemidji

317 4th Street NW
Bemidji, MN 56601
218-759-3560

<https://www.ci.bemidji.mn.us/>

Enter Escrow Payer's Name and Mailing Address (where escrow funds are to be returned when the project is completed)

John Hamrin 1725 S Lake Irving Dr
SW

I hereby certify that I am the owner or authorized agent of the owner of the above described property and that all uses will conform to the provisions of the City of Bemidji Development Code. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.

I Certify

I also authorize the City of Bemidji Planning staff to inspect the property during review of this application and subsequent construction during reasonable times of the day.

I Authorize

CONDITIONS

* An escrow account is established to cover technical and legal expenses incurred by the City of Bemidji as part of the plan review. The applicant is responsible for all costs incurred by the City during plan review. If the escrow amount drops below 10% of the original deposit amount the City may require submittal of an additional escrow deposit sufficient to cover any anticipated expenses. Upon determination by the City that the project is complete or expired, the City will return the remaining escrow deposit to the applicant.

* A variance shall expire and become void if it is not acted upon within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the required work are mostly complete. The City of Bemidji Planning Board may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

FEES:	<u>Paid</u>	<u>Due</u>
Planning Escrow Deposit	\$500.00	\$0.00
Variance Application Fee (includes Beltrami County Recording fee)	\$500.00	\$0.00
Totals :	\$1,000.00	\$0.00

REQUIRED INSPECTIONS

Planning Initial Site Visit

Variance Inspection Follow Up (11 months from Approval)

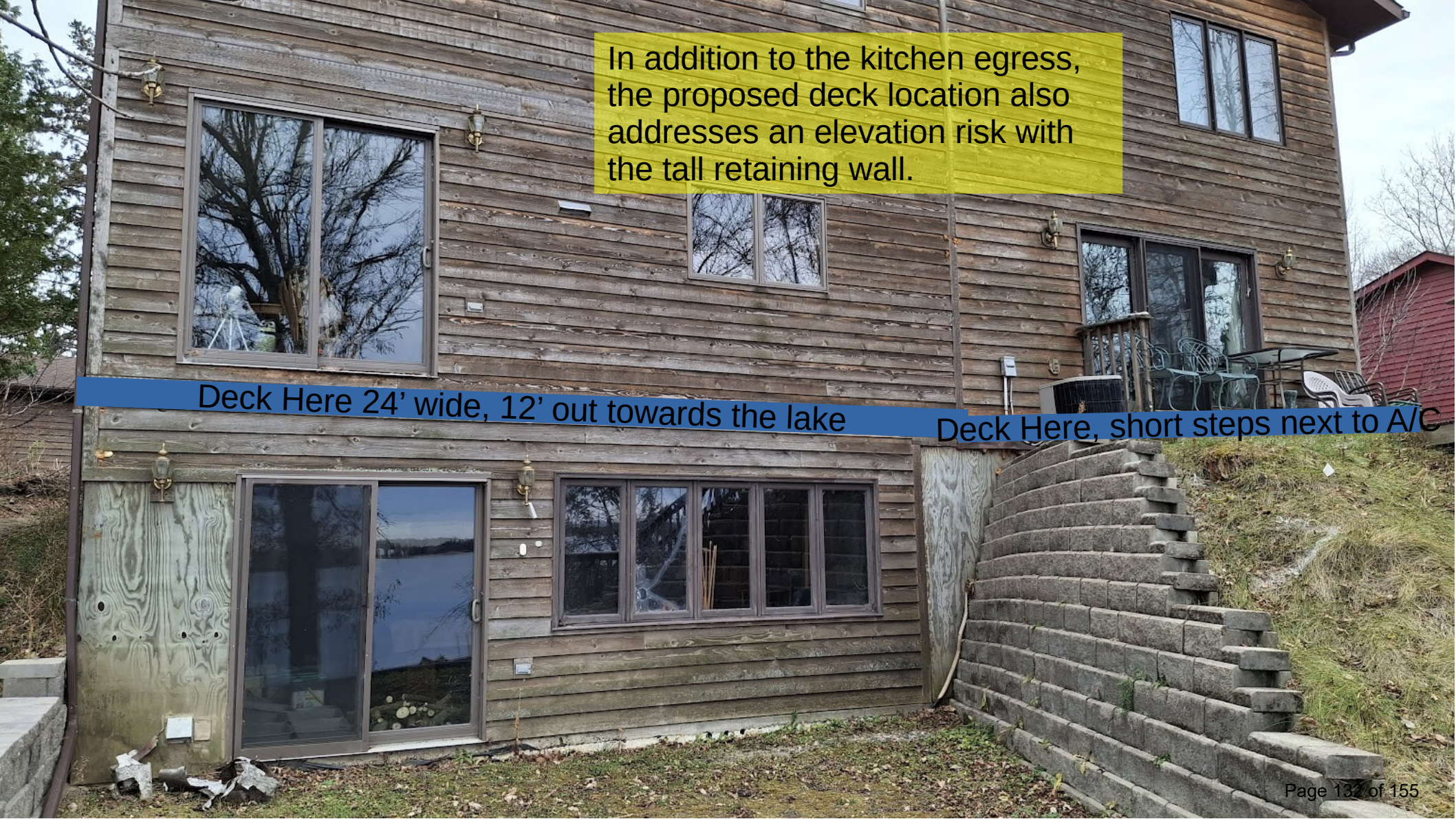
Variance Request Supporting Info

- John Hamrin
- 1725 S Lake Irving Dr SW
- Request approval for an 12' x 24' deck
 - ~~This would result in a setback of 42'11" at closest point from surveyed ordinary high water level.~~
 - This to be updated by Murray Survey to reflect a revised OHWL of approximately 1 ½ feet.
 - I made an error in relying on the 1989 Certificate of Survey for the ordinary high water line. Erosion next to the location where my stairs meet my dock has caused my previously granted variance to be approximately 1 ½ feet short of the 12' deck out from my house as I had intended on in the previous variance application, per Murray survey when they came out and staked my granted variance. Murray survey has been hired to help correct my mistake and will be submitting their data for an amended variance in a separate document.
- 7'1" encroachment on 50' (<15%)
- The kitchen sliding glass door currently has a jam to prevent opening and falling.
- 3 out of 4 survey monuments were found for measurements.
- House distance from Lake Irving unchanged from that shown in 1989 Certificate of Survey
- Land usage is under 25%

Alternatives

- Front facing stairs would block the basement sliding door
- Side yard open for yard access and setback
 - Not a good kitchen door deck exit option- would require a 2nd variance
 - 12' to lot line
 - 10' setback required



A photograph of a two-story wooden house with horizontal siding. The house has several windows, including a large double window on the upper left and a large sliding glass door on the lower left. A deck is visible on the upper right, and a set of stone steps leads up to it from the right side of the house. The house is situated on a grassy hillside. A yellow text box is overlaid on the upper right portion of the house, and a blue text box is overlaid on the lower portion of the house.

In addition to the kitchen egress, the proposed deck location also addresses an elevation risk with the tall retaining wall.

Deck Here 24' wide, 12' out towards the lake

Deck Here, short steps next to A/C



Deck Here

Deck Here, short steps next to A/C

In addition to the kitchen egress, the proposed deck location also addresses an elevation risk with the tall retaining wall.

Front of house



Legal Description

SECT-17 TWP-146 RANGE-033 AL SMART'S
ADDITION TO BEMIDJI LOT-004 BLOCK-001
E25' OF LOT 4 & LOT 5 LESS THAT PART
THEREOF LYING S'RLY OF ARAGON AVE
WHICH IS ESTABLISHED ROAD OR STREET
RUN IN E'RLY & W'RLY DIRECTION ACROSS
SAID LOTS



Woods, not mowed

Steps to Dock

Tall Retaining Wall

Trees / Shrubs

Sidewalk, house to garage,
along W garage to apron,
branch to little garage

Little garage

Large Pine

Large Pine

Row of Pines

Short Retaining Wall

Short Retaining Wall

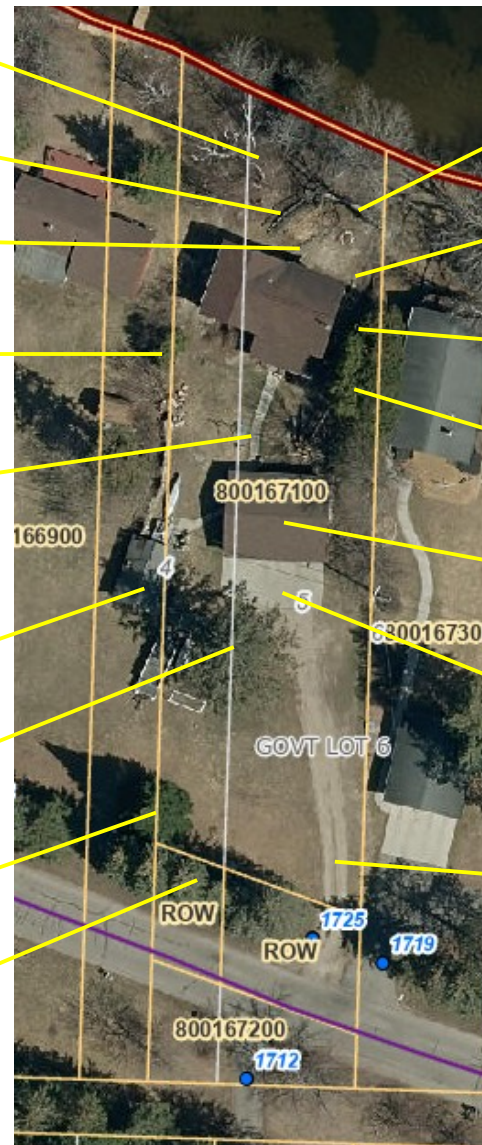
Short Retaining Wall

Cedar Trees

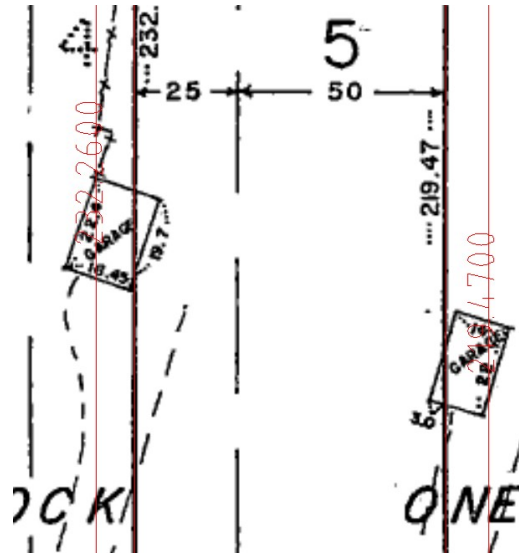
Main Garage, wood rack on
E side under eaves

Garage Apron

Sand Driveway



Land Coverage <25%



	A	B	C	D	E	F
		Length	Width	Total	%	
1						
2	House			1,248 ft ²	5.79%	Per Survey Dimensions
3	Proposed Deck	12.000 ft	24.000 ft	288 ft ²	1.34%	
4	Back Steps	3.667 ft	10.000 ft	37 ft ²	0.17%	Tape measure
5	Stairs to dock	3.000 ft	40.000 ft	120 ft ²	0.56%	Tape measure & CAD of survey
6	Platform to lake	5.167 ft	7.000 ft	36 ft ²	0.17%	Tape measure
7	Retaining walls	102.000 ft	1.083 ft	111 ft ²	0.51%	Tape measure
8	Sidewalk	103.000 ft	3.333 ft	343 ft ²	1.59%	Tape measure
9	Main Garage	24.000 ft	34.000 ft	816 ft ²	3.79%	Per Survey Data
10	Little Garage	22.000 ft	16.000 ft	88 ft ²	0.41%	Per survey, only 1/4 actually on my lot area
11	Main Garage Apron	18.000 ft	34.000 ft	612 ft ²	2.84%	Tape measure
12	Unpaved Driveway	113.000 ft	8.500 ft	961 ft ²	4.46%	CAD of Survey
13	Total			4,659 ft²	22%	
14						
15	Lot			21,552 ft²		CAD of Survey
16						
17	Distances from survey NE black dot to house were tape measured.					
18	Distances from survey NW survey monument to house were tape measured.					
19	SW survey monument found.					
20	SE survey monument not found.					
21	Little Garage is only 1/4 on my 1725 lot					
22						
23		Length	Width	Total	%	
24	House	0.000 ft	0.000 ft	1,248 ft ²	5.79%	Per Survey Dimensions
25	Proposed Deck	12.000 ft	24.000 ft	288 ft ²	1.34%	
26	Back Steps	3.667 ft	10.000 ft	37 ft ²	0.17%	Tape measure
27	Stairs to dock	3.000 ft	40.000 ft	120 ft ²	0.56%	Tape measure & CAD of survey
28	Platform to lake	5.167 ft	7.000 ft	36 ft ²	0.17%	Tape measure
29	Retaining walls	102.000 ft	1.083 ft	111 ft ²	0.51%	Tape measure
30	Sidewalk	103.000 ft	3.333 ft	343 ft ²	1.59%	Tape measure
31	Main Garage	24.000 ft	34.000 ft	816 ft ²	3.79%	Per Survey Data
32	Little Garage	22.000 ft	16.000 ft	352 ft ²	0.41%	Total Area (including portions on neighbor's lot)
33	Main Garage Apron	18.000 ft	34.000 ft	612 ft ²	2.84%	Tape measure
34	Unpaved Driveway	113.000 ft	8.500 ft	961 ft ²	4.46%	CAD of Survey
35	Total			4,923 ft²	23%	
36						
37	Lot			21,552 ft²		CAD of Survey
38						

Upper Calculation:
Little Garage area is only that which is actually inside the 1725 lot total area

Lower Calculation:
Little Garage area includes the portion not on the lot used to calculate the lot area, not correct but shown for reference

Easements

- Utility, Below Ground Only, Near Road
 - Ottertail Power
 - Midco Cable
- W Neighbor
 - My little garage (mostly on their lot) in exchange for 10' of shoreline usage, written agreement

- NE Black Dot Survey Monument
- Found 1989 survey
- 14'4" from East side of the house
 - Perpendicular to the wall
 - Agrees with Certificate of Survey, CAD and NW boundary



NE Black Dot Survey Monument to NE House Corner



Tape measurements and CAD / Survey agree

NE Survey Monument to SE House Corner

- CAD / Survey / Measurements Agree



NW Survey Monument to SW House Corner

- CAD / Survey /
Measurements Agree



- NW Survey Monument Marker
- Set 1989
- Shown- distance from the NW house corner
 - Agrees with survey/CAD



- SW Survey Monument Marker
- Set 1989



Packet Distribution List

City of Bemidji – V-2025-0006 Hamrin

	<u>Contact</u>	<u>E-MAILED</u>	<u>US Mailed</u>
☒	Applicant / Representative	7/3/25	_____
☒	City Building Department	7/3/25	_____
☐	City Attorney	_____	_____
☒	City Engineer	7/3/25	_____
☒	City Manager	7/3/25	_____
☐	City Community Development (Vacant)	_____	_____
☒	City GIS Department	7/3/25	_____
☒	City Police Department	7/3/25	_____
☒	City Fire Department	7/3/25	_____
☐	City Parks Department	_____	_____
☐	Beltrami County ESD/SWCD	_____	_____
☐	Beltrami County Recorder	_____	_____
☐	Beltrami County GIS Department	_____	_____
☐	Beltrami County Sheriff	_____	_____
☐	Beltrami County Engineer / Highway	_____	_____
☐	Beltrami County Natural Resources	_____	_____
☐	MnDNR Trails	_____	_____
☒	MnDNR Waters	7/3/25	_____
☐	MnDNR District	_____	_____
☐	MnDOT	_____	_____
☐	Airport	_____	_____
☐	Bemidji School District	_____	_____
☐	MPCA Closed Landfill Program	_____	_____
☐	U.S. Army Corps of Engineers	_____	_____
☐	Minnesota Chippewa Tribe	_____	_____
☐	Red Lake Nation DNR	_____	_____
☐	White Earth Nation DNR	_____	_____
☐	Leech Lake Band DRM	_____	_____
☐	Bemidji Sustainability Commission	_____	_____
☒	Other: Planning & Zoning Attorney	7/3/25	_____



Planning and Zoning Department City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 3, 2025

City of Bemidji – V-2025-0006: - John Hamrin is requesting a Variance from the OHWL setback 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 City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, July 24th, 2025, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall or may be viewed on Local Channel 2.

If you have any comments, you may present them to the Commission at that time. It would be encouraged to direct your comments in writing to the Planning and Zoning Planner assigned to the Case, **Dave Wielenberg's** attention at the Planning office at 317 4th Street NW, or by email at **SGAdmin@ci.bemidji.mn.us**. If possible, your comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning and Zoning Commission. The report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall. Attached is a copy of the application and other supporting documentation.

If you have any questions or need further information, please feel free to contact our office at 218-759-3579 or email the planner assigned to the case (see email address above). City departments may access through SmartGov application **V-2025-0005**.

Respectfully,

Dave Wielenberg
Compliance Inspector & Site Analyst
City of Bemidji Planning and Zoning Department



Planning & Zoning Department City of Bemidji

317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

July 3, 2025

Dear Property Owner:

The City of Bemidji Planning and Zoning Commission will conduct a public hearing to discuss the following application:

City of Bemidji – V-2025-0006: - John Hamrin is requesting a Variance from the OHWL setback 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.

This public hearing will be held on **Thursday, July 24th, 2025, at 5:30 p.m.** The meeting will be held in the Council Chambers of the Bemidji City Hall located at 317 4th Street NW or may be viewed on local Channel 2. You are invited to attend this public hearing, express your opinions on the proposal at the hearing, if not able to attend, by email (preferred method), letter, or phone call to the Planning and Zoning Department. If possible, your written comments should be submitted by **Friday, July 18th, 2025**, so they may be incorporated into our report to the Planning Commission. **Our report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](http://City_of_Bemidji/Boards,_Commissions,_and_Committees/Planning_Commission)) and at city hall.**

If you have any questions, please feel free to contact us at (218) 759-3579, or email comments (preferred) to the planning department at SGAdmin@ci.bemidji.mn.us.

Respectfully,

Planning and Zoning Staff

KATIE MEULEBROECK
ERIC MEULEBROECK
1711 S LAKE IRVING DR SW
BEMIDJI, MN 56601

JOHN D HOOD
1704 S LAKE IRVING DR SW
BEMIDJI, MN 56601

BRIAN THOMAS KUHRKE
TANIA SUE KUHRKE
1819 S LAKE IRVING DR SW
BEMIDJI, MN 56601

MITCHELL J DEERE
KAYLA R DEERE
1903 S LAKE IRVING DR SW
BEMIDJI, MN 56601

CHERYL J BRIDGMAN
1705 S LAKE IRVING DR SW
BEMIDJI, MN 56601

HAROLD R AYLESWORTH
NOEMI M AYLESWORTH
1719 S LAKE IRVING DR SW
BEMIDJI, MN 56601

JOHN EDWARD HAMRIN
1725 S LAKE IRVING DR SW
BEMIDJI, MN 56601

CITY OF BEMIDJI
317 4TH ST NW
BEMIDJI, MN 56601

MARK E STOLTE
KARI A STOLTE
212 BERRY ST
PUNTA GORDA, FL 33955

LEE D FALK
1712 S LAKE IRVING DR S
BEMIDJI, MN 56601

AMI C AALGAARD
LISA MARIE WEBER
1701 S LAKE IRVING DR SW
BEMIDJI, MN 56601

CHARLES P STONE
DANIELLE B STONE
1706 S LAKE IRVING DR SW
BEMIDJI, MN 56601

KEVEN D MEACHAM
SUE E MEACHAM
1811 S LAKE IRVING DR SW
BEMIDJI, MN 56601

REBECCA HULETT
3104 24TH AVE S
GRAND FORKS, ND 58201

DAVID J CUPERUS
STEPHANIE A CUPERUS
PO BOX 1771
BEMIDJI, MN 56619

WAYNE THORSON
SANDRA THORSON
1804 S LAKE IRVING DR SW
BEMIDJI, MN 56601

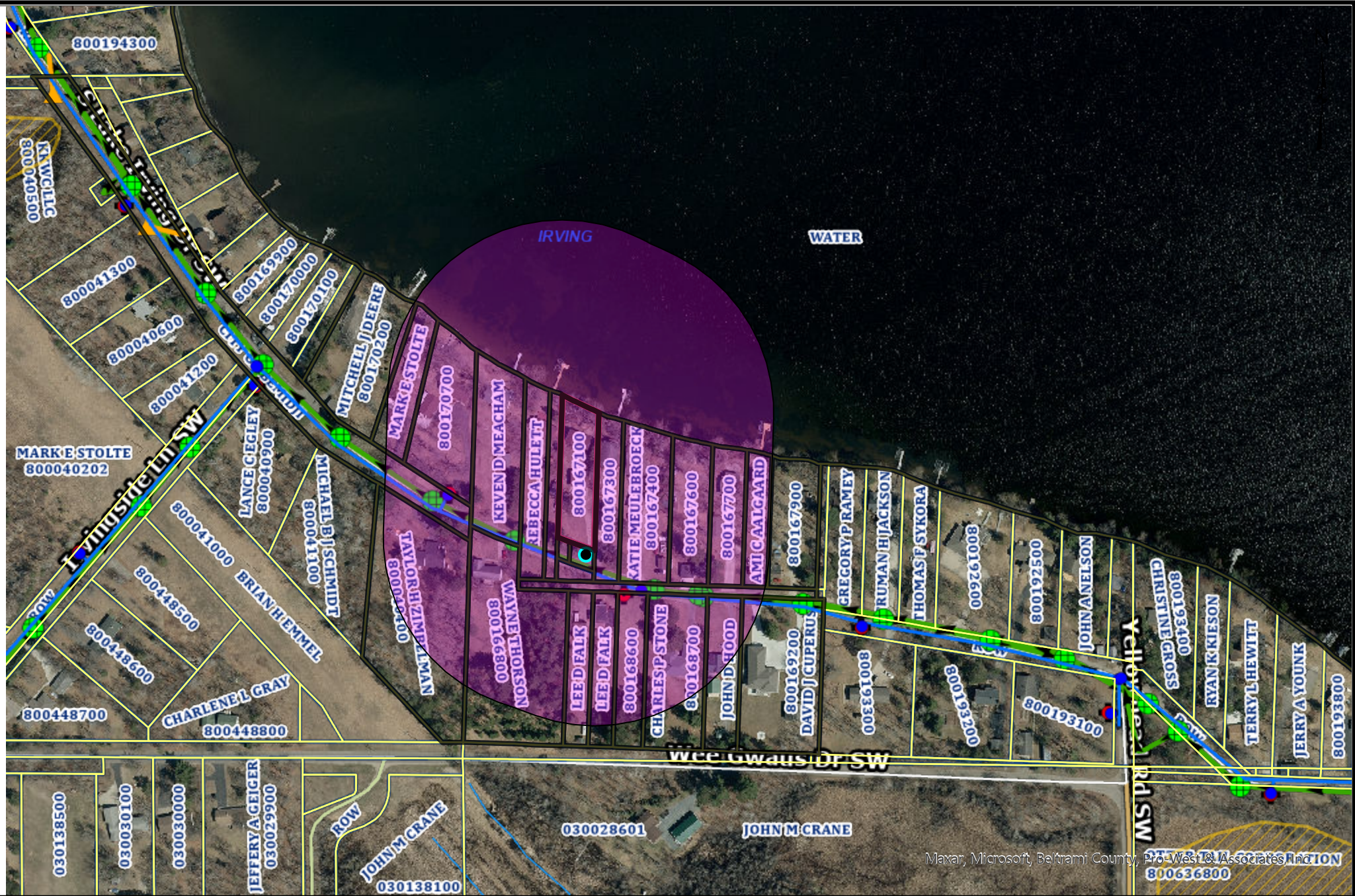
TAYLOR H ZIMBELMAN
1810 S LAKE IRVING DR SW
BEMIDJI, MN 56601

KATHERINE KUEFLER
1703 S LAKE IRVING DR SW
BEMIDJI, MN 56601



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Aerial Map	
1:1,128	Date: 5/1/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

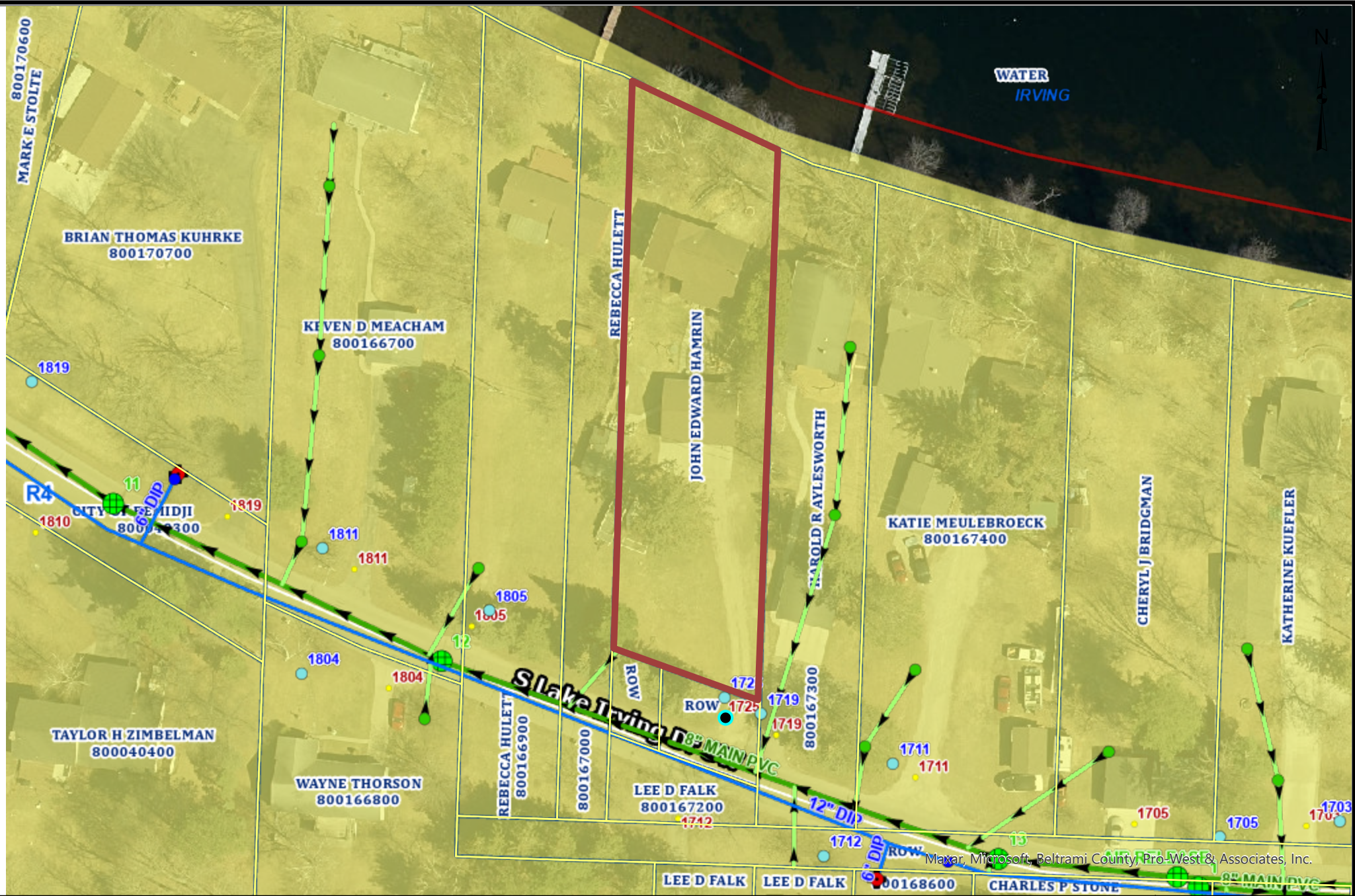


Maxar, Microsoft, Beltrami County, Pro-View & Associates, Inc.
800636800

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Buffer Map	
1:4,514	Date: 5/1/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Page 151 of 155



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Zoning Map	
1:1,128	Date: 5/1/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

AFFIDAVIT OF SERVICE BY MAIL

STATE OF MINNESOTA)
) SS
COUNTY OF BELTRAMI)

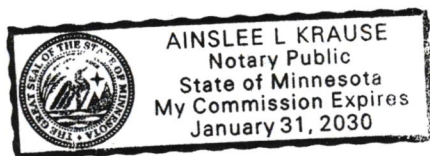
Jamin Carlson, being first duly sworn, on oath deposes and states that on the **2nd of July 2025**, he/she served the attached Hearing Notice upon each of the following parties on the attached list by depositing in the U.S. Mail, envelopes properly sealed with postage prepaid thereon.



Subscribed and sworn to before me
this 2nd day of July 2025.



Notary Public



Planning Case: **Variance Request for 80.01671.00 – V-2025-0006**



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Bemidji Pioneer, a newspaper printed and published in the City of Bemidji, County of Beltrami, State of Minnesota.

1. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and the day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: Saturday, July 12, 2025
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: \$13.00 per column inch.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in BELTRAMI County. The newspaper complies with conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Edmar Corachia

(Signed) _____

VERIFICATION

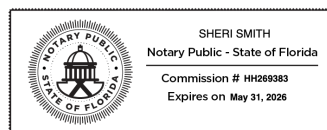
State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 07/15/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



CITY OF BEMIDJI PLANNING AND ZONING COMMISSION

NOTICE OF PUBLIC HEARINGS & MEETINGS

NOTICE IS HEREBY GIVEN, that on Thursday, July 24, 2025, at 5:30 PM or as soon thereafter as possible, the City of Bemidji Planning and Zoning Commission will conduct a Public Hearing in-person in the Council Chambers of Bemidji City Hall, located at 317 4th St. NW, Bemidji, MN, and broadcasted on Channel 2, regarding the following request(s):

Variance and Conditional Use Permit Request: Mike Ettesvold is requesting a Conditional Use Permit (CUP) for a Drive Through Restaurant and a Variance for more impervious surface coverage than is allowed per the Ordinance. The subject property is zoned (B-2) General Commercial Zoning District with HWY 197 and Shoreland Overlays. The subject property is located at TBD Shevlin Ave SW (PIN: 800267700) in the City of Bemidji.

Interim Use Permit Amendment Request: Michael Johnston, representing Voyageurs Expeditionary School, is requesting a variance from impervious surface requirements under the Shoreland Overlay and an amendment to the approved interim use permit amendment Resolution 2014-02 on leased property (JC Properties of Bemidji, LLC) to operate a private school. The amendment request is to increase total occupancy for the building from 125 persons to 205 persons (grades 9-12 = 125; grades 6-8 = 50; staff = 30) with a building addition. The property is zoned (B-1) Low Density Commercial Zoning District within the Shoreland Overlay. The subject property is located at 3724 Bemidji Ave N (PINS 800628000) in the City of Bemidji.

Preliminary Planned Unit Development Request: Marco McLane Development, representing Greater Bemidji, is requesting a Preliminary Planned Unit Development & Plat (PUD/PLAT) to develop a multi-phase project which would include a YMCA Community Wellness Center and other future development within the Urban Renaissance (UR) zoning district and the Shoreland Overlay. The subject property is located at 101 Minnesota Ave NW (PIN #80.00344.99) in the City of Bemidji (also known as the rail corridor).

Variance Request: Carl Johnson, representing 4th Street Lodge, LLC, is requesting four (4) variances from the sign standards under the (UR) urban renaissance district for (1) number of allowed signs per parcel and per business, (2) the maximum allowable sign area for multi-tenant buildings, (3) number of projecting/under-canopy signs per street frontage, and (4) number of projecting/under-canopy signs per building façade. The property is zoned (UR) urban renaissance district within the Shoreland Overlay. The subject property is located at 116 4th St NW (PIN#800103600) in the City of Bemidji.

Variance Request: John Hamrin is requesting a Variance from the

OHWL setback 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.

All interested parties are invited to attend the public hearing(s) and comment on the proposal(s). If you are unable to attend in person, comments can be submitted by email to SGAdmin@ci.bemidji.mn.us (preferred method), letter, or phone call to the Planning and Zoning Department. Call 218-759-3579 or visit our website at www.ci.bemidji.mn.us for more information. If possible, your written comments should be submitted by **Friday, July 18, 2025**, so they may be incorporated into the staff report to the Planning Commission. (Jul. 12, 2025)