

# PLANNING BOARD PROCEEDINGS

## BEMIDJI, MINNESOTA

### Regular Meeting – July 14, 2025

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

Upon roll call, the following board members were declared present: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer.**

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

Others Present: **Troy Gilchrist, Town Law Center PLLP (via WebEx), Tim Marco (Marco McLane Development), Mark McLane (Marco McLane Development).**

#### **AMENDMENTS TO AGENDA**

Chair Thayer called for any amendments to the agenda. Rivera requested adding a discussion topic under new business for temporary structures such as RVs and storage containers. Motion by **Eaton**, second by **Dickinson**, to approve the agenda as amended. Motion carried by unanimous voice vote.

#### **MINUTES**

The following minutes were presented for approval:

Planning Board Meeting: **June 9, 2025**

Motion by **Prince**, second by **Eaton**, approving minutes as presented. Motion carried by unanimous voice vote.

#### **CITIZENS WITH BUSINESS NOT ON AGENDA**

No appearance.

#### **NEW BUSINESS**

##### **CONSIDER RESOLUTION FOR INTERIM USE PERMIT REQUEST – 80.05569.00 – HANSON CONTRACTING LLC**

Fahrenbruch presented the first 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.

The Planning Commission recommends approval of an Interim Use Permit (IUP) for having greater than two (2) temporary storage containers and/or semi-trailers on parcel # 800556900, with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Peterson addressed that he is fine with the request.
- Prince expressed support for the request.
- Eaton expressed support.
- Thayer expressed support.

Motion by **Prince**, second by **Peterson**, to approve **Resolution 2025-18** for an Interim Use Permit (IUP) for having greater than two (2) temporary storage containers and/or semi-trailers on parcel 800556900, 3426 Irvine Ave NW, with the findings of fact and conditions as presented. Motion carried by the following roll call vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer.** Nays: **None.**

CONSIDER RESOLUTION FOR VARIANCE REQUEST – 80.00093.00 & 80.00094.01 – MARCO MCLANE DEVELOPMENT REPRESENTING SECURITY BANK

Carlson presented the second 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 Planning Commission recommends approval of the variance for parcels # 800009300 & 800009401, on Paul Bunyan Dr NW, with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Peterson expressed support for the project.
- Thayer expressed support.

Motion by **Peterson**, seconded by **Fiskevold Gould**, to approve **Resolution 2025-19** for a Variance from the side yard setback for off-street parking, loading and surfacing standards for the redevelopment of a parking area on parcels # 800009300 & 800009401, with the findings of fact and conditions as presented. Motion carried by the following roll call vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer**. Nays: **None**.

DISCUSS TEMPORARY STRUCTURES SUCH AS RVs AND STORAGE CONTAINERS

Rivera expressed a wish to discuss the permitting process for storage containers and RVs with the recent storm and those who may need temporary storage or temporary housing.

Director Carlson described the permitting process and noted that any changes or reductions to the fee schedule would have to be voted on by City Council.

Board members made the following comments:

- Members discussed and expressed concerns for unintended consequences, having a plan in place for the future, and the sanitation aspect of RVs.
- Gilchrist addressed that the board could pass a resolution to temporarily lessen restrictions of the ordinance.
- The consensus from the board was to bring the topic to a future council meeting for further discussion.

**STAFF REPORTS**

Director's Report

Carlson presented the Director's Report. Fahrenbruch noted that the first Comprehensive Plan Community Picnic is scheduled for Tuesday, July 29<sup>th</sup>, 2025, from 5 pm to 7 pm at Nymore Park.

Board members had the following comments:

- Members discussed.

Site Analyst & Enforcement Report

Wielenberg presented the Site Analyst & Enforcement Report.

Board members had the following comments:

- Members discussed.

**UPCOMING BOARD MEETINGS**

- Monday, August 11, 2025      5:30 p.m.      Planning Board Meeting

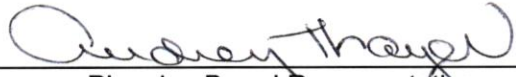
**ADJOURN**

There being no further business, motion by **Peterson**, second by **Eaton**, to adjourn the meeting. Motion carried. Meeting adjourned at **6:46 p.m.**

Respectfully submitted,



Ainslee Krause  
Planning & Building Administrative Assistant

PB Minutes approved and attested by:   
Planning Board Representative