

BEMIDJI PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, November 20, 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. October 23, 2025 Planning Commission Meeting Minutes
- 6. VISITORS WITH BUSINESS NOT ON THE AGENDA**
- 7. NEW BUSINESS**
 - b. Public Hearing: Conditional Use Permit Requests for Parcel 80.03761.00 - Kodiak Builders
 - c. Public Hearing: Conditional Use Permit Requests for Parcel 80.00083.00 - Tamarack Woods Apartments
 - d. Public Hearing: Interim Use Permit Request for Parcel 80.04204.00 - First City Cannabis
 - e. Public Hearing: Rezone (Zoning Map Amendment) and Conditional Use Permit Requests for Parcel 80.03760.00 - Vision Properties of Bemidji
 - f. Public Hearing: Ordinance Text Amendment for Article X, Section 28-429 Cannabis Zoning and Land Use
- 8. UPCOMING COMMISSION MEETINGS**
 - g. Planning Commission Meeting - December 18, 2025
- 9. ADJOURN**

**PLANNING COMMISSION
BEMIDJI, MINNESOTA
Regular Meeting – October 23, 2025**

CALL TO ORDER: Chair Don Heinonen called the regular meeting of the City of Bemidji Planning Commission to order at **5:32 p.m.** Roll call was taken, and the pledge of allegiance was recited.

Members present: Faver, Heinonen, Lemmer, Peterson, Meehlhause.

Members excused: McCoy.

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

Others Present: Troy Gilchrist (via phone).

AGENDA

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

MINUTES

The minutes for the **September 18, 2025**, Planning Commission meeting were presented for approval. Motion by **Lemmer**, seconded by **Peterson**, approving minutes as presented. Motion carried by unanimous voice vote.

VISITORS WITH BUSINESS NOT ON AGENDA: No appearance.

NEW BUSINESS

Public Hearings:

PLANNING CASE: INTERIM USE PERMIT REQUEST – NORTHWEST TIRE

Fahrenbruch presented the planning case request: Chad Burchinal representing Northwest Tire, Inc is requesting an Interim Use Permit (IUP) for operating Heavy Truck, Construction Equipment Service Business. The subject property is located at 840 Industrial Park Dr SE (PIN 800449200) in the City of Bemidji. This property is in the I-1 Industrial Park/Light Industrial Zoning District. Conclusions based on the Ordinance and Comprehensive Plan were presented in the packet including conditions and findings of fact.

Commission members made no comments.

Public Hearing

Pursuant to published notice, a public hearing was held regarding input on the request. Chair Heinonen opened the Public Hearing at **5:36 PM**, hearing the following comments:

- Corey Grossman, president of NorthWest Tire, addressed the commission and noted that they leased the property after the June storm. Grossman expressed a hope for leniency on planting trees on the property. Grossman expressed tentative future plans of purchasing the subject property, tearing down their damaged building at their old location, and building an additional building on this site.

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

Motion by **Peterson**, seconded by **Lemmer**, to recommend approval of the Interim Use Permit request for parcel 800449200, with the conditions and findings of fact as presented in the packet. Motion carried by the following roll call vote: Ayes: **Peterson, Meehlhause, Lemmer, Heinonen, Faver**. Nays: **None**.

Chair Heinonen addressed that the request would go before the Planning Board at their next meeting on **November 10, 2025**, at 5:30 PM for the final decision.

PLANNING CASE: VARIANCE REQUEST – ERIK THORSON

Carlson presented the planning case request: Erik Thorson is requesting a Variance from the Shoreland lot width and lot size minimum standards to build a bedroom addition to the current house 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 2114 Birchmont Dr NE (PIN #80.00537.00) in the City of Bemidji. The requested variances are as follows:

1. A reduction in lot size of 2,990 square feet per Section 28-352 requirement of 15,000 square feet in lot size for lots served by Municipal Sewer;
2. A reduction in lot width of 29.18 feet per Section 28-352 requirement of 100 feet in lot width at the ordinary high-water mark and at the building line;

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

Commission members made no comments.

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:

- Erik Thorson, property owner, addressed the commission.

Hearing no further comments Chair Heinonen closed the Public Hearing at **5:44 PM**.

Motion by **Meehlhause**, seconded by **Peterson**, to recommend approval of the variance request for parcel 800053700, with the conditions and findings of fact as presented in the packet. Motion carried by the following roll call vote: Ayes: **Peterson, Meehlhause, Lemmer, Heinonen, Faver**. Nays: **None**.

Chair Heinonen addressed that the request would go before the Planning Board at their next meeting on **November 10, 2025**, at 5:30 PM for the final decision.

PLANNING CASE: CONDITIONAL USE PERMIT REQUEST – PETERSON SHEET METAL

Carlson presented the planning case request: Peterson Sheet Metal is requesting a Conditional Use Permit for an existing legal non-conforming Contractor's Shop use to build an additional structure on the property. The subject property is located at 3728 Bemidji Ave N (PIN 800676000) in the City of Bemidji. This property is zoned B-1 Low Density Commercial District and the Shoreland Overlay.

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:

- Heinonen inquired about the applicant's plan for storage trailers stored onsite.

Public Hearing

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

- Jaime Quello, representing Peterson Sheet Metal, addressed the commission and noted their growth and plan for an additional building due to their need to expand. Quello addressed that the aerial image in the packet is old, and they have slowly been moving trailers out to their other location on Carr Lake Road. Quello addressed that the goal is not to have trailers stored at the subject location.

Hearing no further comments Chair Heinonen closed the Public Hearing at **5:52 PM**.

Motion by **Peterson**, seconded by **Lemmer**, to recommend approval of the Conditional Use Permit request for parcel 800676000, with the conditions and findings of fact as presented in the

DRAFT

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

Chair Heinonen addressed that the request would go before the Planning Board at their next meeting on **November 10, 2025**, at 5:30 PM for the final decision.

OLD BUSINESS

Development Code Review – Staff Update

Fahrenbruch provided an update regarding the review of the Development Code.

- The International Sign Association completed a preliminary review of the sign code.
- The city obtained the Local Climate Adaptation Grant through the MPCA and is working with Great Plains Institute, who completed a review of the code and provided suggestions regarding EV charging and the like.
- The parks superintendent is in the process of applying for the ReLeaf grant that would include an update to the city's tree ordinance. A subcommittee will need to be created to review those portions of the code.
- The state has made some changes to state statute, and this could potentially require a change to the city code regarding low-potency hemp edibles.
- Members discussed.

Further Discussion:

- Members and staff discussed the process regarding storm damaged/dilapidated properties.
- Members and staff discussed the rail corridor.
- Carlson addressed that the start date is tentatively November 3rd for the rail corridor, with the first step being to take the buildings down, the Final Planned Unit Development must still be completed, and test excavation was completed recently.

UPCOMING COMMISSION MEETINGS

- Thursday, November 20, 2025 5:30 p.m. Planning Commission Meeting

ADJOURN

There being no further business, motion by **Meehlhause**, seconded by **Lemmer**, to adjourn the meeting. Motion carried. Meeting adjourned at **6:08 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: SUP-2025-0011	MEETING DATE: November 20, 2025
APPLICANT: Kodiak Builders, LLC (Ben Kerr, owner)	60-DAY RULE DATE: December 28, 2025
PROCEEDING: Conditional Use Permit (CUP) - Contractor's Shop - Storage Facility and Mixed Use (Commercial & Residential).	ZONING DISTRICT: (B-2) General Commercial Zoning District
PREPARED BY: Melissa Fahrenbruch Assistant Planner	EXHIBITS: Aerial Map, Application, Site Plans, Supporting Documentation

PLANNING REPORT

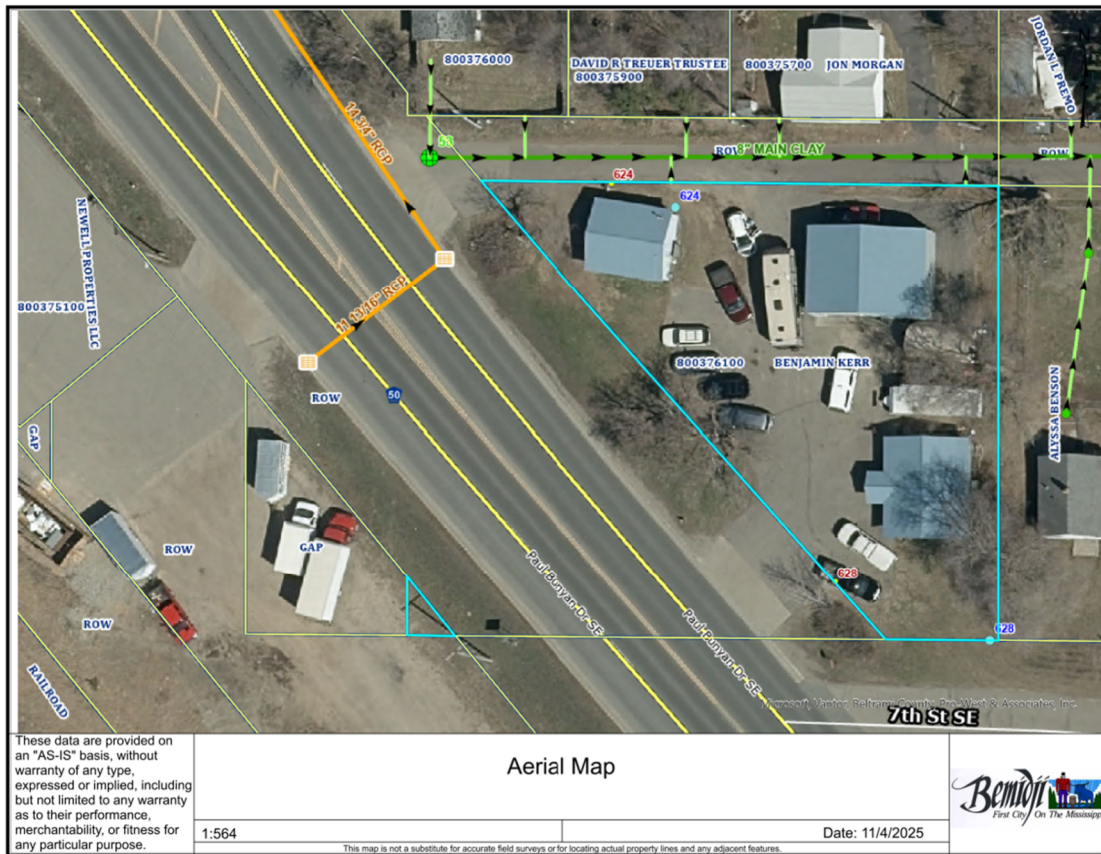
SUMMARY OF REQUEST

Ben Kerr representing Kodiak Builders, LLC is requesting a Conditional Use Permit (CUP) to operate a Contractor's Shop and Storage Facility for their Construction business and Mixed Use (Commercial & Residential) for a rental house on the property. The subject property is located at 628 Paul Bunyan Dr SE (PIN 800376100) in the City of Bemidji and is in the B-2 General Commercial Zoning District.

BACKGROUND

The property has seen many uses over the years. The last business to occupy the site was an auto detail shop. A small studio house was occupied at some point in the past, however, has been vacant for several years.

The applicant is seeking a Conditional Use Permit (CUP) to Operate a Contractor's Shop and Storage for their Construction business and have Mixed Use status to rent out the small house.



DISCUSSION/DEVELOPMENT ANALYSIS

Planning Considerations

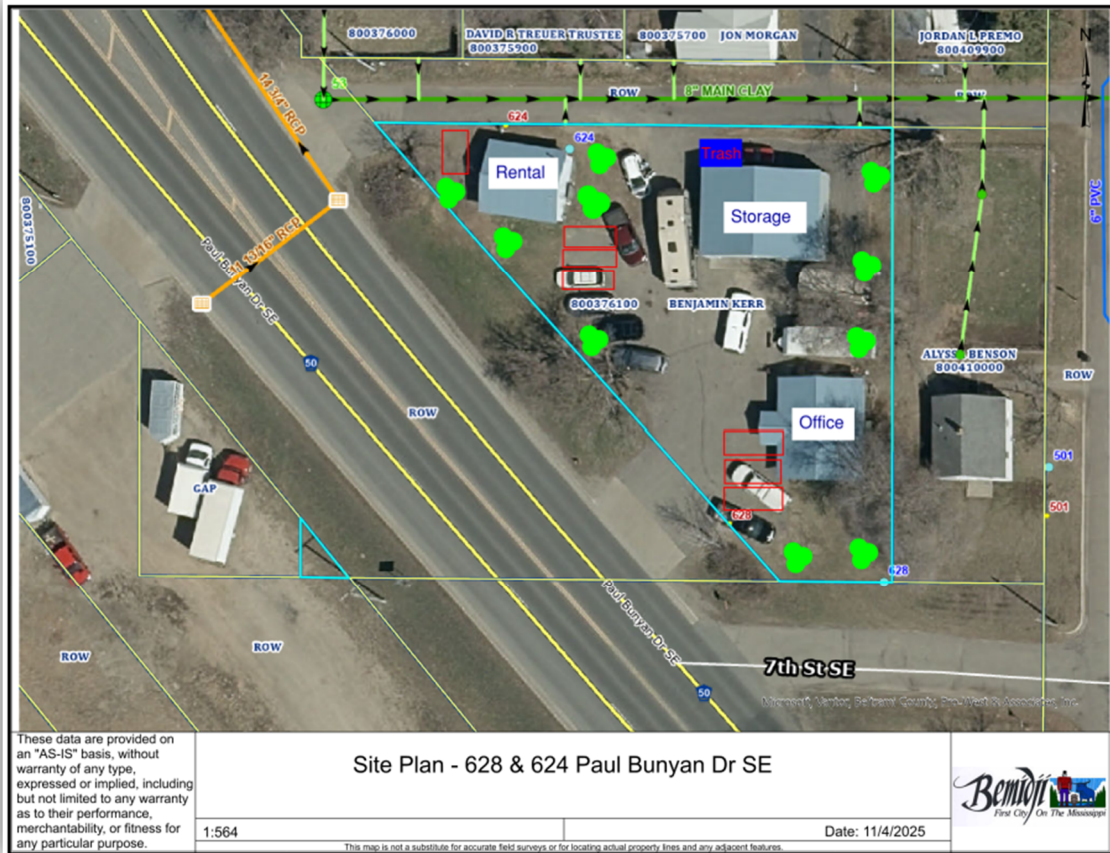
All Conditional Use Permits must follow the general requirements including process, criteria, and findings. A conditional use permit is recorded and runs with the land, not with the owner/applicant.

Per City of Bemidji Code Section 28-9:

CONDITIONAL USE: A land use or development as defined by ordinance that may be allowed only after an in-depth review procedure and with appropriate restrictions or conditions as provided by this development code upon a finding that standards and criteria stated in this code will be satisfied. A conditional use must conform to the City of Bemidji Land Use Plan and be compatible with the existing neighborhood.

Section 28-3. - Intent and purpose.

Per the Ordinance, it's our responsibility to protect and conserve the value of land throughout the city, and the value of buildings appropriate to the various districts established by this ordinance.



Parking and Traffic

As the parking in Section 28-409 of the Development Ordinance does not call out contractors' shop, the closest type of use would be personal services and repair: One (1) space for each four hundred (400) square feet of gross floor area, plus one (1) space for each employee on max shift. This location also has offices in the main structure which will need to meet those parking requirements. Professional offices: One (1) space for each three hundred (300) square feet of gross floor area, plus one (1) space for each employee on max shift. The applicant will provide six (6) spaces for employees and customers and one (1) space for the rental.



Trees

Road frontage trees will be required per Section 28-406 of the Ordinance along with greenspace. The applicant will be planting ten (10) trees in total, five (5) of those are along the road frontages. One (1) existing tree will be replaced due to damage from the June 2025 storm.



Lighting

All exterior lighting proposed for this site must meet Section 28-408 of the Development Ordinance. No change to lighting is currently proposed.

Signage

Any new signage must comply with Section 28-252 of the Development Ordinance. Sign permits will need to be submitted for approval prior to installation.

Trash Handling

All dumpsters or recycling containers located on-site shall be fully enclosed complying with Section 28-402 of the Development Ordinance. 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.



Development Team:

City Engineer/Director of Public Works, Sam Anderson

I don't see major issues with this proposal on the engineering side of things.

If they are continuing with residential refuse pick-up, that will need to be through the City of Bemidji being in city limits. If they go with commercial refuse, then they could work with Jon's Refuse, Waste Management, etc.

Thanks,

Sam Anderson, P.E. | City Engineer/Director of Public Works | City of Bemidji

Beltrami County Highway Division, County Engineer, Bruce Hasbargen

The Beltrami County Highway Division has reviewed this request. We note potential safety concerns related to the parcel's access to CSAH 50 (Paul Bunyan Drive) and the volume of traffic using it. However, since the proposed use is limited to the business office and storage with no or minimal increase in traffic expected, we have no objections to the request.

*Bruce Hasbargen
County Engineer*

Neighboring Property Owner input

No surrounding property input was obtained when this report was written.

Comprehensive Plan References

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

Providing opportunity for commercial and industrial redevelopment is imperative to reduce urban sprawl and increase land use densities where appropriate. Land use planning can preserve existing developed areas and ensure land is available as well as compatible for increased development.

Objective 4.3: Promote Land Use Decisions that Protect the Natural Environment through Smart Growth and Sustainable Practices

- 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.*
- 4. Support a reduction of off-street parking requirements for appropriate land uses to allow for increased interior green space.** *Maximize the potential for green space with all development or redevelopment of sites, when possible, as well as for reduced heat island effects of increased temperatures within the high-density urban area of parking lots.*

Objective 6.2: Promote and Maintain the Status of an Economic Regional Center

The City of Bemidji has become an economic regional center for northern Minnesota. The community will continue to provide the amenities for shopping, recreation, and entertainment that keep jobs and people coming to the area.

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

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 28-252 – Signs Permitted in the B-1 and B-2 Commercial Zoning Districts

Section 28-402 – Exterior Storage and Outdoor Display of Merchandise

Section 28-406 – Landscaping Requirements

Section 28-408 – Lighting Standards

Section 28-409 – Parking Standards

Section 28-524 – Conditional Use or Interim Use Permits

RECOMMENDATION & FINDINGS

Conclusion based on the Ordinance and the Comprehensive Plan.

The Planning Commission must decide whether the conditions are sufficient for approval of a Conditional Use Permit (CUP) to operate a Contractor's Shop and Storage Facility for their Construction business and Mixed Use (Commercial & Residential) for a rental house on the

property. The subject property is located at 628 Paul Bunyan Dr SE (PIN 800376100) in the City of Bemidji.

The following are the proposed conditions and findings of fact:

Conditions

1. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
2. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
3. A landscaping plan meeting Section 28-406 of the Ordinance shall be submitted for review and approval. Trees and landscaping must be planted and maintained within 12 months of approval of the CUP.
4. A parking plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval and work completed within 12 months of approval of the CUP.
5. The CUP 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

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

The proposed use is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding area.

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

This use should not have an impact on the adjacent street and/or land as the parking for the business is in the front of the building on the parcel. A parking space for the rental is in front of the small house and will need to be paved.

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

The proposed use is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding area.

4. **Whether the proposed use is in conformance with the community's Comprehensive Plan or Land Use Plan.**

The proposed use is consistent with the goals and policies of the City of Bemidji Comprehensive Plan as well as the City Code through an approved CUP.

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

The property has adequate infrastructure and is served by City services.



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-2025-0011

CONDITIONAL OR INTERIM USE PERMIT

SITE ADDRESS: 628 PAUL BUNYAN DR SE BEMIDJI

PRIMARY PARCEL: 800376100

PROJECT NAME: KODIAK BUILDERS OFFICE CUP CONTRACTOR
SHOP & MIXED USE

ISSUED:

EXPIRES:

APPLICANT: Kerr, Ben
39708 Old Brook rd
Laporte, MN 56461
218-760-7243

OWNER: BENJAMIN KERR
39708 OLD BROOK RD
LAPORTE, MN 56461

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?

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?

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)

Escrow Payer Name (Who should the check for the escrow funds be made out to when the project is complete?)

Escrow Payer Mailing Address

Detail Value

Conditional Use

Mixed use and contractor office and storage

previous use was a car detailing shop

No

No

No

3

No

No

Jons refuse residential trash service

No

N/A

Kodiak Builders

628 paul bunyan dr se bemidji mn
56601



City of Bemidji, MN

City of Bemidji

317 4th Street NW

Bemidji, MN 56601

218-759-3560

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

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.

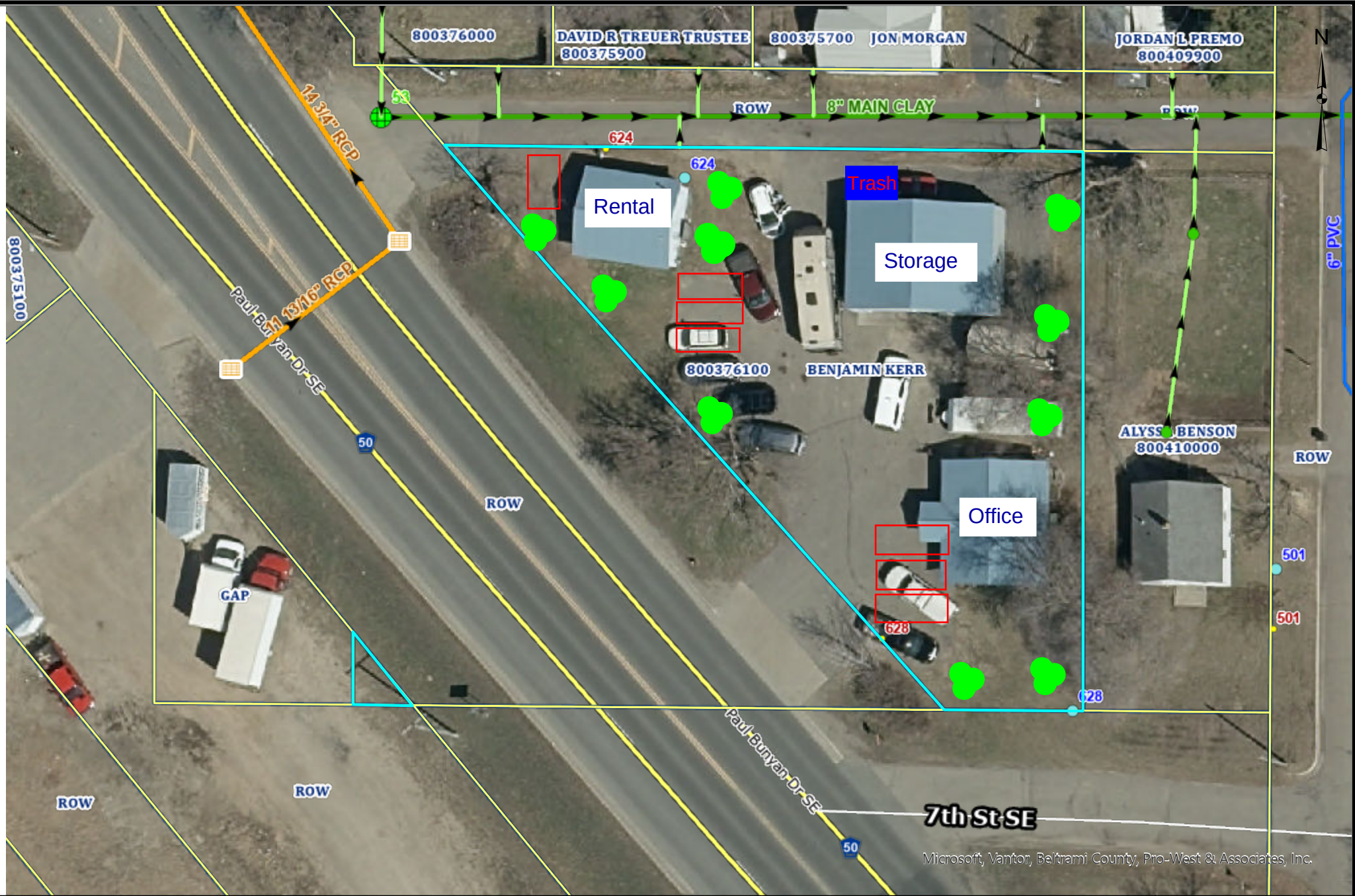
I also authorize City of Bemidji staff to inspect the property during review of this application and subsequent construction during reasonable times of the day.

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



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.

Site Plan - 628 & 624 Paul Bunyan Dr SE	
1:564	Date: 11/4/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Intended use for the property

628 Paul Bunyan Drive Bemidji, MN

Rental House: Long term rental, occupied by 1-2 persons, parking is located in front of house in a space bordered by timbers to prevent driving on grass area. Waste will be deposited in the dumpster for the property.

Storage building: Building used for storage of tools, materials and equipment.

Office: An average of 3 office personnel will be at the location on regular basis. They will park in front of the office building. The parking area will be sealed and striped in the spring of 2026.

Trash Enclosure: Waste will be deposited in the dumpster for the property in an enclosure located behind the storage shed on the alley with gate facing Paul Bunyan Drive to the northwest.



Planning and Zoning Department
City of Bemidji

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

November 5, 2025

City of Bemidji – SUP-2025-0011: - Ben Kerr representing Kodiak Builders, LLC requesting a Conditional Use Permit (CUP) to operate a Contractor's Shop and Storage Facility for their Construction business and Mixed Use (Commercial & Residential) for a rental house on the property. The subject property is located at 628 Paul Bunyan Dr SE (PIN 800376100) in the City of Bemidji and is in the B-2 General Commercial Zoning District.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, November 20, 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, **Melissa Fahrenbruch's** attention at the Planning office at 317 4th Street NW, or by email to **SGAdmin@ci.bemidji.mn.us**. If possible, your comments should be submitted by **Friday, November 14th, 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-2025-0011**.

Respectfully,

Melissa Fahrenbruch
Assistant Planner
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

November 7, 2025

Dear Property Owner:

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

SUP-2025-0011: - Ben Kerr representing Kodiak Builders, LLC requesting a Conditional Use Permit (CUP) to operate a Contractor's Shop and Storage Facility for their Construction business and Mixed Use (Commercial & Residential) for a rental house on the property. The subject property is located at 628 Paul Bunyan Dr SE (PIN 800376100) in the City of Bemidji and is in the B-2 General Commercial Zoning District.

This public hearing will be held on **Thursday, November 20, 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, or 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, November 14, 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 **SGAdmin@ci.bemidji.mn.us**

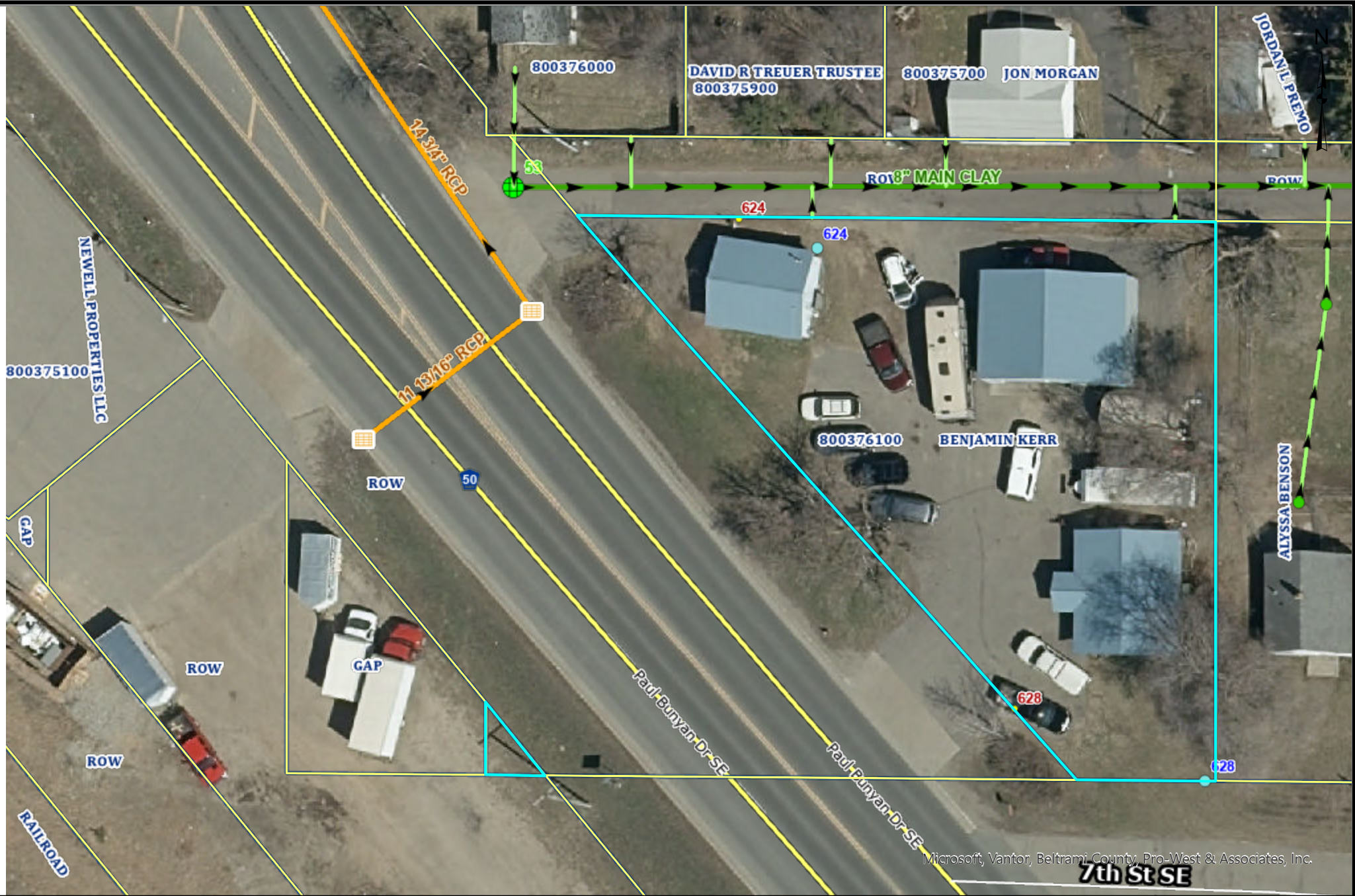
Respectfully,

Planning Staff
City of Bemidji
Planning & Zoning Department

Packet Distribution List

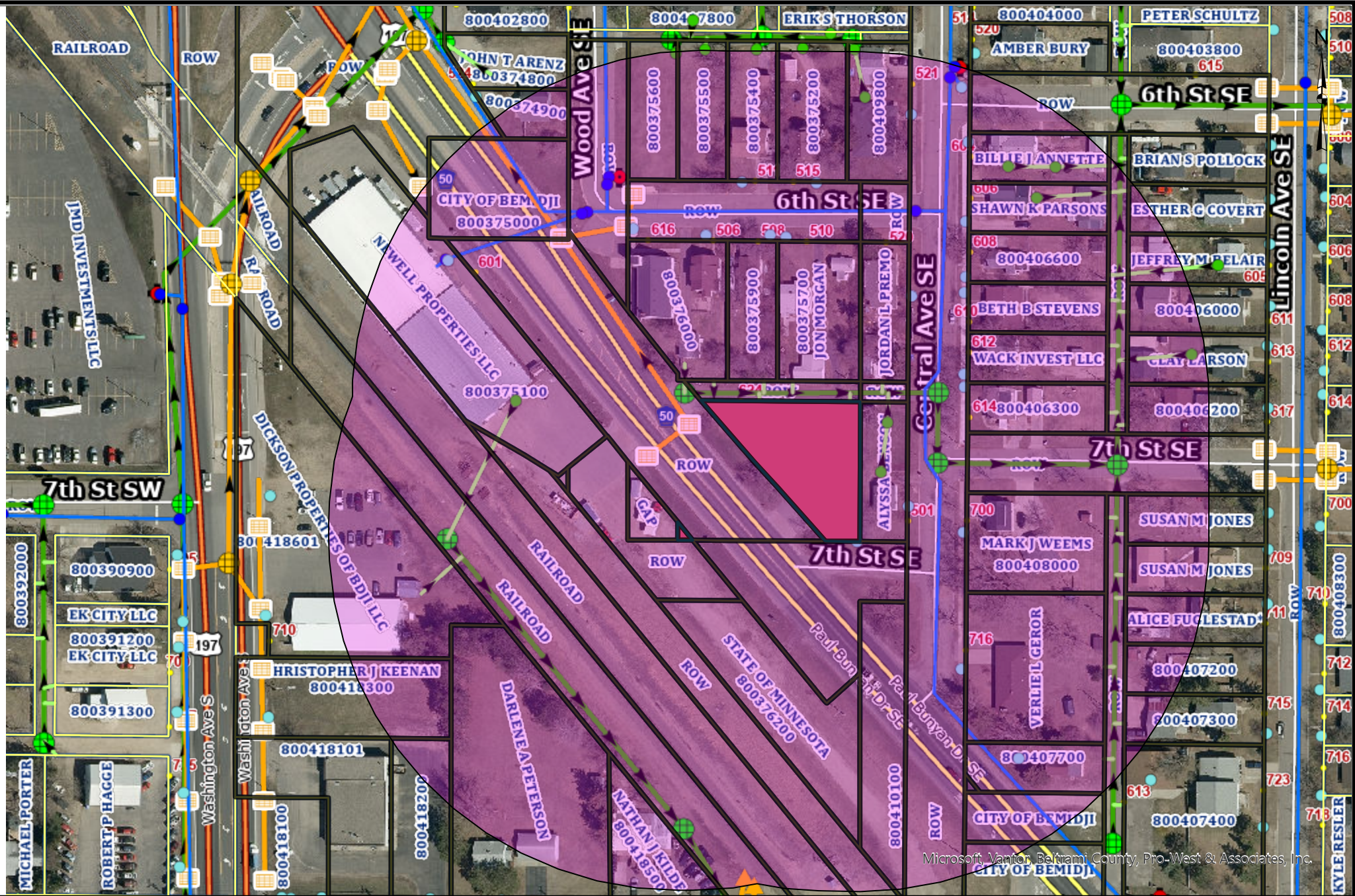
SUP-2025-0011 Kodiak Builders

	<u>Contact</u>	<u>E-MAILED</u>	<u>US Mailed</u>
☒	Applicant / Representative	11/5/25	_____
☒	City Building Department	11/5/25	_____
☐	City Attorney	_____	_____
☒	City Engineer	11/5/25	_____
☒	City Manager	11/5/25	_____
☐	City Community Development (Vacant)	_____	_____
☒	City GIS Department	11/5/25	_____
☒	City Police Department	11/5/25	_____
☒	City Fire Department	11/5/25	_____
☐	City Parks Department	_____	_____
☐	Beltrami County ESD/SWCD	_____	_____
☐	Beltrami County Recorder	_____	_____
☐	Beltrami County GIS Department	_____	_____
☐	Beltrami County Sheriff	_____	_____
☒	Beltrami County Engineer / Highway	11/5/25	_____
☐	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 Sustainability Commission	11/5/25	_____
☒	Other: Planning & Zoning Attorney	11/5/25	_____



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: 11/4/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



Microsoft, Vantor, Beltrami County, Pro-West & Associates, Inc.

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.

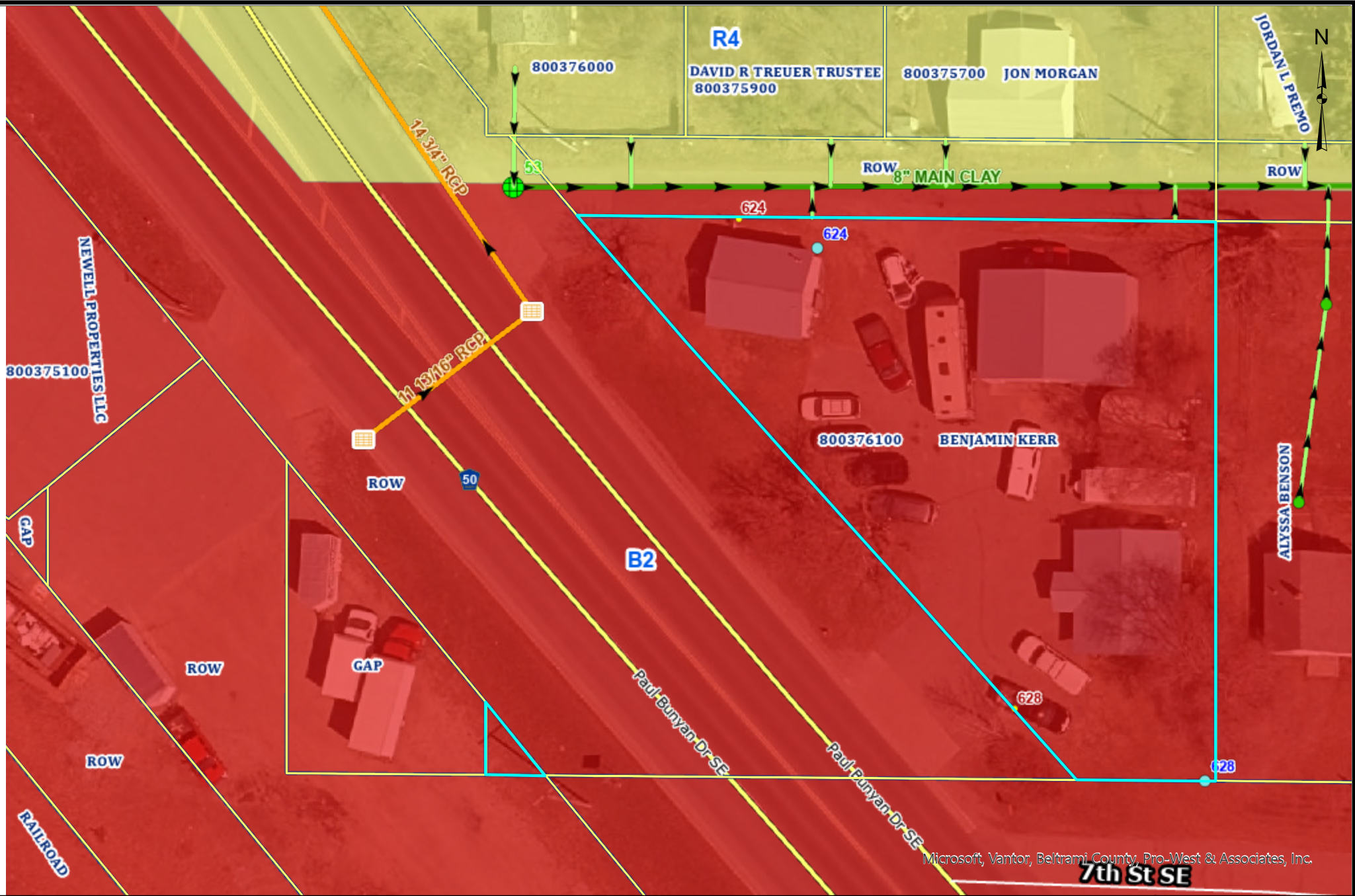
Buffer Map

1:2,257

Date: 11/4/2025

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	
1:564	Date: 11/4/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

NATHAN J KILDE
427 ROOSEVELT RD SE
BEMIDJI, MN 56601

TINY OWL HOMES LLC
263 CRANE LAKE VW NW
BEMIDJI, MN 56601

MN DEPT OF TRANSPORTATION
395 JOHN IRELAND BLVD
ST PAUL, MN 55155

CHRISTOPHER B HAMILTON
47761 COUNTY ROAD 3
BECIDA, MN 56678

KRISTOPHER J SEITZ
HEIDI L SEITZ
715 LINCOLN AVE SE
BEMIDJI, MN 56601

STATE OF MINNESOTA
500 LAFAYETTE RD
ST PAUL, MN 55155

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

ALYSSA BENSON
501 7TH ST SE
BEMIDJI, MN 56601

CHRISTOPHER J KEENAN
KELLY KEENAN
51358 WILDVIEW LN
BEMIDJI, MN 56601

MICHAEL PAUL MAGNAN
14762 TOM JEFFERSON DR NW
SOLWAY, MN 56678

HOUSING & REDEVELOPMENT
AUTHORITY OF BEMIDJI
619 AMERICA AVE NW
BEMIDJI, MN 56601

CLAY LARSON
613 LINCOLN AVE SE
BEMIDJI, MN 56601

MARK J WEEMS
LAURIE A WEEMS
PO BOX 804
BEMIDJI, MN 56619

ALICE FUGLESTAD*
711 LINCOLN AVE SE
BEMIDJI, MN 56601

JTW PROPERTY PARTNERSHIP LLP
2095 23RD ST SE
BEMIDJI, MN 56601

BILLIE J ANNETTE
604 CENTRAL AVE SE
BEMIDJI, MN 56619

DAVID R TREUER TRUSTEE
DAVID R TREUER RVC TRUST
1666 ALBANY CT
CLAREMONT, CA 91711

NEW LIFE WORSHIP CENTER
616 WOOD AVE SE
BEMIDJI, MN 56601

SUSAN M JONES
709 LINCOLN AVE SE
BEMIDJI, MN 56601

CHRISTOPHER GLENN SKIME
521 6TH ST SE
BEMIDJI, MN 56601

MARGARET L MOSTAD
617 LINCOLN AVE SE
BEMIDJI, MN 56601

JOHN T ARENZ
49389 323RD AVE
CASS LAKE, MN 56633

DOUGLAS L UNDERTHUN
MARTA J UNDERTHUN
312 29TH ST NW
BEMIDJI, MN 56601

DICKSON PROPERTIES OF BDCI LLC
3726 BIRCHMONT DR NE
BEMIDJI, MN 56601

JON MORGAN
510 6TH ST SE
BEMIDJI, MN 56601

BRIAN S POLLOCK
VALERIE L POLLOCK
601 LINCOLN AVE SE
BEMIDJI, MN 56601

NEW LIFE UNTD PENTECOST CHURCH
506 6TH ST SE
BEMIDJI, MN 56601

WACK INVEST LLC
507 JEFFERSON AVE NW TRLR 66
BEMIDJI, MN 56601

NEWELL PROPERTIES LLC
3481 LAUREL DR NW # 6
BEMIDJI, MN 56601

UP NORTH REALTY LLC
2815 BEMIDJI AVE N
BEMIDJI, MN 56601

VERLIE L GEROR
716 CENTRAL AVE SE
BEMIDJI, MN 56601

ESTHER G COVERT
1407 IRVINE AVE NW
BEMIDJI, MN 56601

BETH B STEVENS
610 CENTRAL AVE SE
BEMIDJI, MN 56601

JORDAN L PREMO
520 6TH ST SE
BEMIDJI, MN 56601

SHAWN K PARSONS
606 CENTRAL AVE SE
BEMIDJI, MN 56601

DARLENE A PETERSON
423 ROOSEVELT RD SE
BEMIDJI, MN 56601

JEFFREY M BELAIR
605 LINCOLN AVE SE
BEMIDJI, MN 56601

AMBER BURY
520 CENTRAL AVE SE
BEMIDJI, MN 56601

BENJAMIN KERR
39708 OLD BROOK RD
LAPORTE, MN 56461

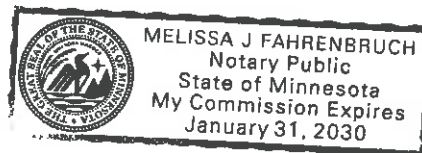
AFFIDAVIT OF SERVICE BY MAIL

STATE OF MINNESOTA)
) **SS**
COUNTY OF BELTRAMI)

David Wielenberg , being first duly sworn, on oath deposes and states that on the 7th of November, 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 7 day of November 2025.

Notary Public



Planning Case: Conditional Use Permit Request for 80.03761.00 – SUP-2025-0011



AFFIDAVIT OF PUBLICATION

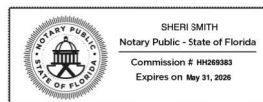
State of Florida, County of Broward, ss:

Anjana Bhadoriya, 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, November 8, 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.

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 11/10/2025

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, November 20, 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):

Conditional Use Permit Request: Ben Kerr representing Kodiak Builders, LLC requesting a Conditional Use Permit (CUP) to operate a Contractor's Shop and Storage Facility for their Construction business and Mixed Use (Commercial & Residential) for a rental house on the property. The subject property is located at 628 Paul Bunyan Dr SE (PIN 800376100) in the City of Bemidji and is in the B-2 General Commercial Zoning District.

Conditional Use Permit Request: Greg Johnson representing Tamarack Woods Apartments is requesting a Conditional Use Permit (CUP) for greater than 29 units of high density residential along with removing high quality significant trees beyond the base minimum landscape standard. The subject property is located at 2590 Ridgeway Ave NW (PIN 80008300) in the City of Bemidji. This property is zoned R-6 Multiple Family District.

Interim Use Permit Request: Julie Canty representing First City Cannabis is requesting an Interim Use Permit (IUP) for operating a Cannabis Retail Business in a leased building. The subject property is located at 920 Washington Ave S (PIN 800420400) in the City of Bemidji and is in the B-2 General Commercial Zoning District within the Highway 197 Overlay and Cannabis (Day Care Center) overlay.

Rezoning and Conditional Use Permit Request: Andrew Erholtz representing Vision Properties of Bemidji is requesting a Land Use Map Amendment (Rezoning) from R-4 Moderate Density Residential to B-2 General Commercial for the parcel and a Conditional Use Permit (CUP) for Mixed Use (Commercial & Residential) to rent the house on the property. The subject property is located at 506 and 616 6th St SE (PIN 80.03760.00) in the City of Bemidji.

Ordinance Text Amendment – City of Bemidji is requesting to amend the text of Chapter 28 of the Bemidji City Code Entitled "Development Code". Specifically amending Article X Performance Standards, Section 28-429 Cannabis Zoning and Land Use.

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 SCAdmin@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, November 14, 2025**, so they may be incorporated into the staff report to the Planning Commission.
(Nov. 8, 2025)

THE CITY OF BEMIDJI PLANNING BOARD

PLANNING CASE: SUP-2025-0012	PC MEETING DATE: November 20 th , 2025
APPLICANT: Tamarack Woods Apartments represented by Greg Johnson	60-DAY RULE DATE: December 29 th , 2025
PROCEEDING: Conditional Use Permits for 30 Units or Greater & Removal of More Than 40% of High-Quality Significant Trees	ZONING DISTRICT: (R-6) Multiple-Family
PREPARED BY: Jamin Carlson Planning Director	EXHIBITS: Zoning Map, Aerial Map, Application, Site Plan, Supporting Documentation

PLANNING REPORT

I. SUMMARY OF REQUEST

SUP-2025-0012: - Greg Johnson (Applicant) representing Tamarack Woods Apartments is requesting a Conditional Use Permit (CUP) for greater than 30 units of high density residential along with removing high quality significant trees beyond the base minimum landscape standard. The subject property is located at 2590 Ridgeway Ave NW (PIN 800008300) in the City of Bemidji. This property is zoned R-6 Multiple Family District.

II. BACKGROUND

City staff met on multiple occasions to discuss apartment building redevelopment at the Red Pine Estates location. Additional topics of discussion were density, impervious surface, parking, height, greenspace, timelines, demolition of current building, and processes. The Applicants also discussed the locations and orientation of buildings which were planned to be a four-story 50-unit senior housing structure along with a four-story 36-unit multi-family structure. The existing apartment building is slated to be demolished and the existing six-plex townhomes will be continued to be occupied by the current residents to the south and east during construction of the new buildings. The developers also are looking at potentially dividing the lot between the east and west sections (shown on plans). Red Pine Estates existed before the current Ordinance and thus was considered a legal non-conforming use as it did not change or intensify until the proposed redevelopment, therefore, now requiring a CUP.

III. DEVELOPMENT SUMMARY

SITE DEVELOPMENT	PROPOSED	REQUIRED/ALLOWED
Section 28-122 Lot Size	253,516 sq. ft.	18,000 sq. ft. (R-6)
Section 28-122 Lot Size (Project Area of Lot)	110,913 sq. ft.	18,000 sq. ft. (R-6)

Section 28-122 Lot Width	264 ft.	60 ft. (R-6)
Section 28-122 Impervious Surface	67%	Max 70% (R-6)
Section 28-122 Greenspace	33%	Min 30% (R-6)
Section 28-409 Interior Greenspace	5,214 sq. ft.	2,303 sq. ft.
Section 28-122 Building Height	47.8'	50' (R-6)
Section 28-122 Density	122 Units	18,000 sq. ft. lot (R-6)
Section 28-407 Total Trees	43	37
Section 28-407 Frontage Trees	9	9
Section 28-402 Trash Enclosure	Yes inside	Yes
Section 28-409 Parking Senior	38	38 or Proof of Parking
Section 28-409 Parking Multi-Family	92	92 or Proof of Parking

IV. **DISCUSSION/DEVELOPMENT ANALYSIS**

The current 50-unit building that will be demolished for the new proposed buildings.



Below is a rendering of the proposed buildings.

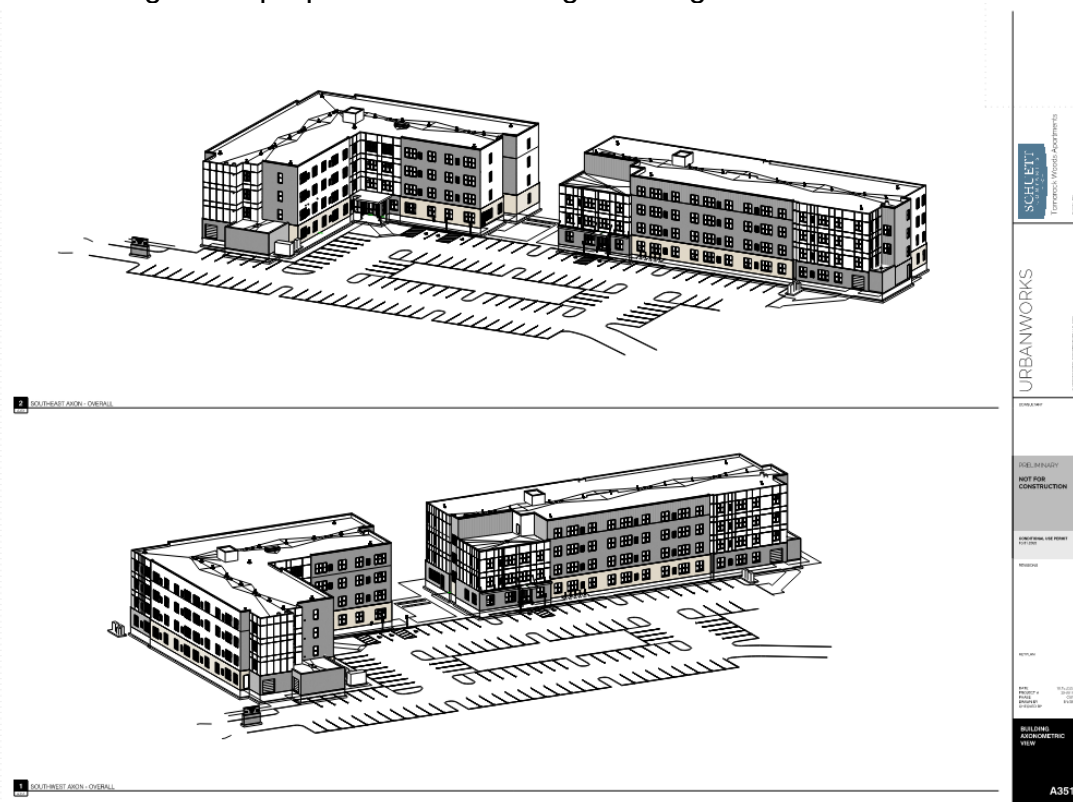
TAMARACK WOODS APARTMENTS

CONDITIONAL USE PERMIT 10.31.2025



The connection to the area trails & park, the grocery stores along with other retail that are within walking distance in the area that would offer amenities for the proposed redevelopment.

Below is a rendering of the proposed new buildings looking northwest and northeast:



All Conditional Use Permits (CUP) 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. A multi-family development with 30 units or greater is an allowed use with an approved CUP.

The subject property has six 6-plex townhomes that are currently occupied, and the existing 51-unit building will be demolished. The stormwater retention area will be designed for underground stormwater storage. This lot also has existing high-quality significant trees of the property that will be primarily preserved on the east side of the parcel (townhome location).

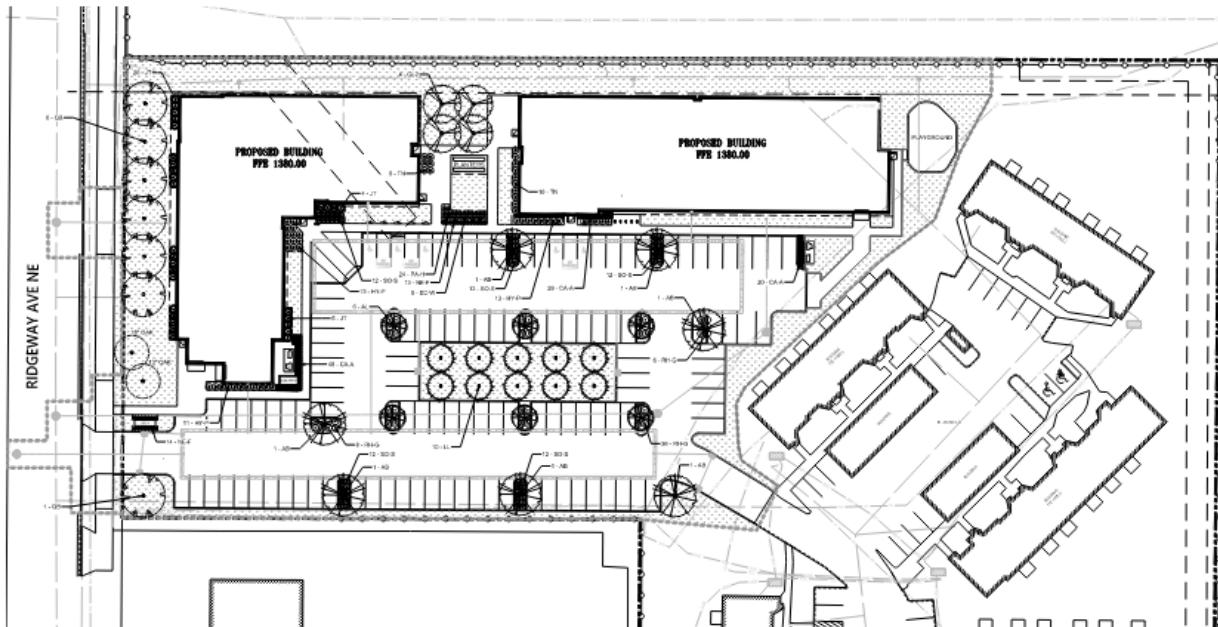
The developers will be possibly looking at subdividing the lot to separate the east side from the west side and potentially accessing 26th St. NW on the northeast corner of the lot for the east side of the parcel. They are also looking to demolish the existing townhomes after the new buildings are completed and redevelop the east side of the property at a future time.

[illegible]

According to the Traffic Study Guidelines, the number of units (86 proposed + 36 existing = 122 total units) does not warrant a traffic study as the threshold for a study is 150 units or greater.

Landscaping

The Applicant will be planting 34 new trees in the subject area along with 192 shrubs and numerous perennials and grasses. See plans below for locations of proposed trees.

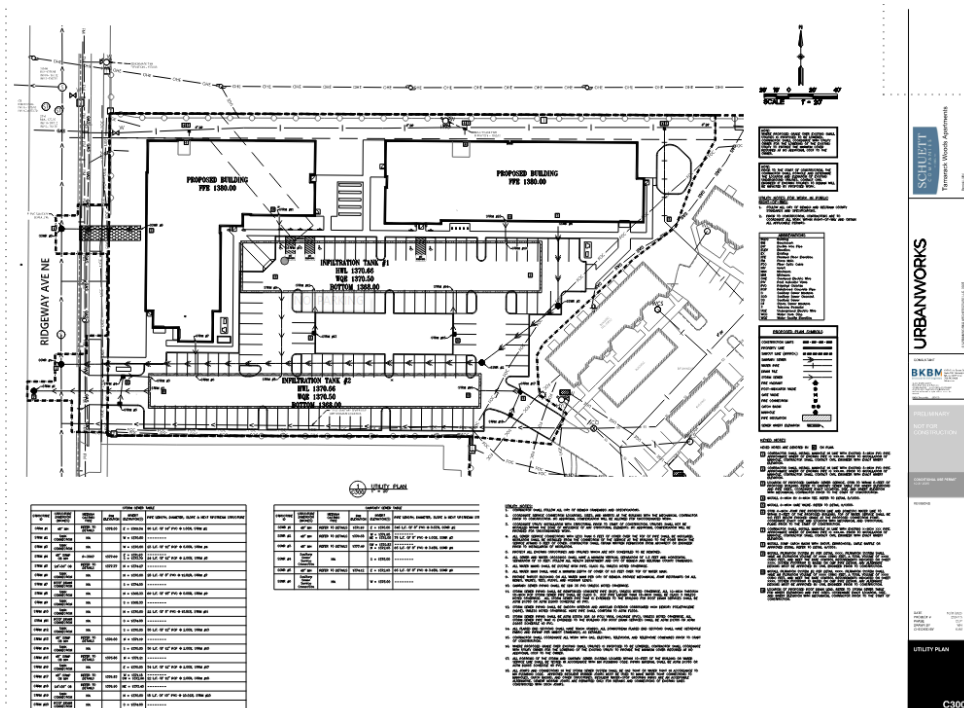
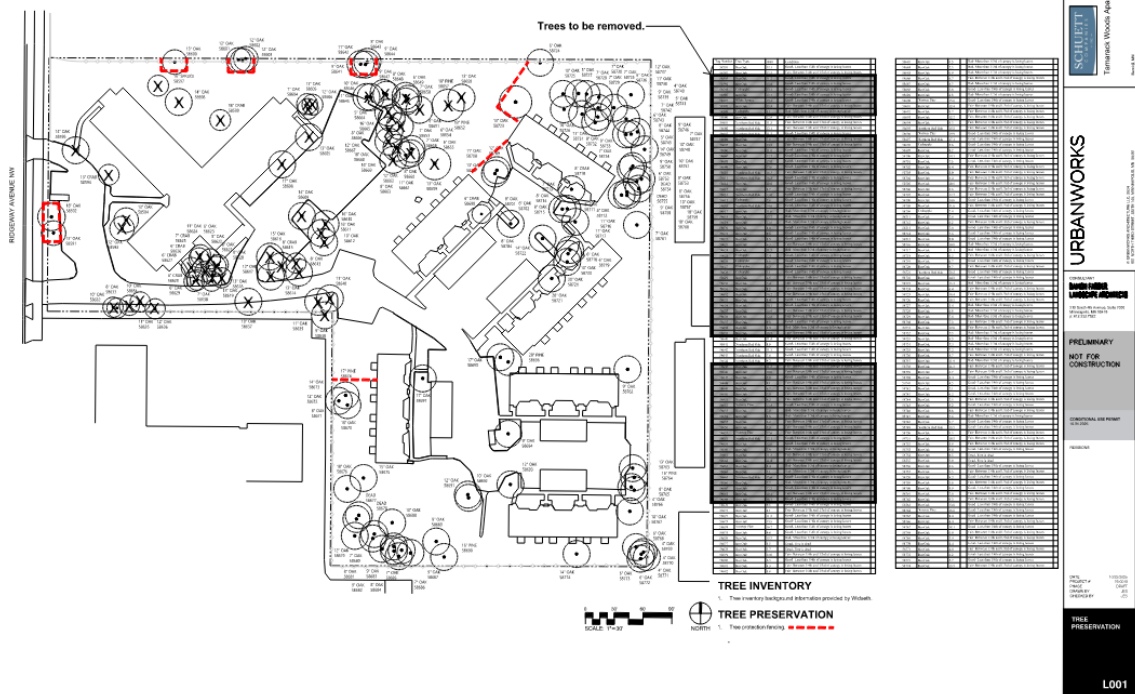


Base Minimum Landscape (BML) Standard –The site plan shows that the proposal will be removing most of the existing trees in the subject area but will be replacing trees based on the BML standard: *(2) Multiple Family Dwellings shall preserve existing or plant at least one (1) tree per thirty (30) lineal feet of street frontage between the front property line and the minimum front yard setback line. The development site plan submitted for approval shall provide a landscape plan which provides a minimum total tree count as follows:*

- a. < 1 acre = 1 tree per 600s.f. of minimum required pervious site surface.
- b. 1 – 3 acres = 1 tree per 900s.f. of minimum required pervious site surface.
- c. 3 acres = 1 tree per 1,200s.f. of minimum required pervious site surface.

Tree Preservation

The Applicant is requesting to remove most of the high-quality significant (HQS) trees in the project area. They will be preserving 10 HQS and removing 69 HQS. See below plans.



Development Team (Public Works/Engineer

Good afternoon,

Eliminating the existing 50 units and adding the 2 new buildings proposed to be 86 units doesn't warrant a traffic study using our guidance documents. With no current reported issues with traffic access for the current development, staff don't anticipate issues with increased traffic in this most recent proposal.

Future design drawings involving, but not limited to, grading & drainage, stormwater calculations, site plan, erosion control, site utilities will all be reviewed in further detail as part project approval prior to construction.

Thanks,

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

Sustainability Commission

To: Jamin Carlson, Planning Director

From: Bemidji Sustainability Commission

Date: November 14, 2025

Re: SUB-2025-0012 CUP – Tamarack Woods Apartments

The Bemidji Sustainability Commission reviewed the conditional use permit for the Tamarack Woods Apartments and submits the following recommendations for consideration.

The Commission commends the developer on following the Green Communities design standards by designing and building their proposed high density residential facilities to high standards regarding energy efficiency, indoor air quality, and occupant comfort. In addition to meeting these laudable standards, the Commission recommends consideration of on-site electricity generation through roof-top solar photovoltaics (PV) and inclusion of electric vehicle charging infrastructure.

The flat-roofed construction of the proposed facilities lends itself well to incorporation of solar PV arrays. Generating electricity on-site can help ensure the “long-term operational costs that benefit owner, resident, and the community.” The Commission encourages the developer to explore funding and tax incentives through utility providers and the state government.

Electric vehicles (EV) operate with greater energy efficiency than traditional internal combustion engine (ICE) vehicles. Greater efficiency translates to cost savings for owners/drivers as well as reduced reliance upon fossil fuels for transportation. Additionally, EV's produce zero tailpipe emissions, which enables cleaner environmental air quality. As the facility will serve primarily as residential units, level 1 (120v) charging infrastructure, akin to what is often provided for a vehicle's block heater, should suffice for most use cases. However, availability of level 2 (240v) fast charging infrastructure will further incentivize and enable tenant adoption and use of electric vehicles. Again, funding

and tax incentives through utility providers and state agencies will hopefully support inclusion of EV charging infrastructure.

Thank you for considering this input.
Jordan Lutz
Chair, Bemidji Sustainability Commission

Neighborhood Comment

No comments at the time of writing the report.

Public Notice and Hearing Requirements - Per the Ordinance: Sec. 28-527:

A. In addition to the procedures described in preceding sections of this development code, all conditional use permit requests, variance requests, requests for amendments, and preliminary plat approval shall be reviewed at a public hearing conducted at least ten (10) days following official public notification including publication in the official newspaper of the council and mailed notice to all property owners within the following distances from affected property when such notice is applicable: in the case of variances, conditional use permits and preliminary plats, all property owners within three hundred and fifty (350) feet of the property must be notified; in the case of amendments to official controls which involve changes in district boundaries of five acres or less, all owners of property within three hundred and fifty (350) feet must be notified.

Planning Commission Packet Process

Planning commission packets are available by the end of day the Monday before the planning commission meeting (the next Thursday) for viewing on the City of Bemidji's website at www.ci.bemidji.mn.us and a hard copy is available for viewing at city hall.

Comprehensive Plan References

Objective 4.3: Promote Land Use Decisions that Protect the Natural Environment through Smart Growth and Sustainable Practices

- 1. Promote in-fill development with access to public infrastructure.*** Supporting projects that can use existing public infrastructure as well as increase density and intensification of land use when appropriate can help limit urban sprawl. However, supporting proposals at a density that strain existing public transportation or utilities is not sustainable and can negatively impact the public.
- 2. Support a reduction of off-street parking requirements for appropriate land uses to allow for increased interior green space.*** Maximize the potential for green space with all development or redevelopment of sites when possible, as well as for reduced heat island effects of increased temperatures within the high-density urban area of parking lots.

Objective 8.1 Preserve and Enhance the Quality of Housing that is Affordable, Safe, and Energy Efficient

Having affordable and safe housing options available for all residents is imperative to improving quality of life, and for successful community growth. Energy efficient homes can improve affordability for the occupant and reduce the overall carbon footprint of the community.

Objective 8.2 Promote and Encourage Diversity with New Housing Developments

Housing developments that include a diverse amount of housing options can help ensure all residents have housing, diverse housing can and should provide market rate and affordable opportunities.

1. **Promote a variety of housing options based on market and need.** *It is important to support all forms of housing developments and to promote diversity and choice of housing for all residents. Market rate housing or workforce housing should be promoted based on market trends, affordable or supportive housing should be promoted based on the needs of the community.*

Objective 10.1 Promote Active Living and Healthy Community Initiatives

1. **Promote programs for populations that need additional services or opportunities to be active.** *It is vital to promote healthy lifestyle choices as a community. Programs that broaden the opportunities for all citizens to engage in healthy lifestyles are encouraged.*
2. **Encourage activities and programming for alternative and emerging recreational trends.** *Active recreation trends are constantly adapting, and new trends are becoming popular, it is important to adapt and have diverse opportunities for active recreation.*
3. **Promote high-density residential development near schools and services with access to multimodal transportation opportunities.** *An active, healthy community is best when all members of the community can have the opportunity to live a healthier lifestyle. Neighborhood schools that teach about multimodal transportation, including walking and cycling, at a younger age can create healthy habits. Accessibility to goods and services is important to provide opportunities for active and healthy lifestyles for all residents.*

Zoning Ordinance References

Section: 28-122 Minimum Lot Size Requirements and Bulk Requirements

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

Section: 28-406 Landscaping Requirements

Section: 28-407 Tree Preservation

Section: 28-408 Lighting

Section: 28-409 Parking Standards

Section: 28-524 Conditional Use Permits

Section: 28-527 - Public Notice and Hearing Requirements

CUP CONCLUSTIONS & FINDINGS

Conclusions based on the Ordinance and the Comprehensive Plan.

The Planning Commission must decide whether the conditions are sufficient for request of the conditional use permit (CUP) for 30 units or greater and to remove more than 40% of the high-quality significant trees.

The following conditions and findings of fact:

Conditions

1. A landscaping plan meeting Section 28-406 of the Ordinance shall be submitted for final approval to planning staff.
2. Final building plans will need to be approved by the City of Bemidji Building Department and Bemidji Fire Department, with a building permit obtained prior to construction.
3. Final engineering grading, drainage and utility plans will need to be approved for review by City staff before any construction can commence.
4. A development agreement shall be entered into between the City and the Applicant to ensure all site construction is completed to a satisfactory condition.
5. The CUP shall be reviewed for compliance within one (1) year of approval.
6. The conditional use permit 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 – CUP

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

The proposed project is not anticipated to adversely affect, nor create an unreasonable level of disruption or increase interference in the surrounding area. The proposal shows that it will not adversely affect the occupants of the surrounding land.

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

Based on the proposed project, the site plans show adequate off-street parking and proper ingress and egress. Multiple-Family residential use for this location is not anticipated to adversely affect traffic or parking conditions as the subject parcel will meet the off-street parking requirements. According to the Ordinance, there is no requirement for a traffic study.

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

The proposed use is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding neighborhood. Based on the submitted site plans, this project should not adversely affect the surrounding properties and area as the developer has made efforts in siting of the structures, and on-site amenities along with height of the buildings to utilize density.

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

The proposed use is consistent with the goals and policies of the Comprehensive Plan as well as the Zoning and Subdivision Ordinance if the property is approved through a CUP for 30 units or greater and this has operated as a multi-family type use as well. The proposed use makes use of multimodal transportation access and meets the objectives for the Comprehensive Plan laid out in this report.

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

The property is served by City services and there are enhanced stormwater treatment areas provided to the property. The proposed site plans show amenities for the proposed housing structures.



Application

SUP-2025-0012

**CONDITIONAL OR INTERIM USE
PERMIT**

SITE ADDRESS: 2590 RIDGEWAY AVE NW BEMIDJI
PRIMARY PARCEL: 800008300
PROJECT NAME: TAMARACK WOODS APARTMENTS

ISSUED:

EXPIRES:

APPLICANT: Johnson, Greg
901 N. 3rd St.
Minneapolis, MN 55401
6124553112

OWNER: RED PINE ESTATES
2516 RIDGEWAY AVE NW
BEMIDJI, MN 56601

**ESCROW
PAYER:** Witherspoon, Alicia
9000 Golden Valley Road
Golden Valley, MN 55427
7635419199

OTHER: Symynkywicz, Jesse
401 2nd Ave. N.
Minneapolis, MN 55401
612-332-7522

OTHER: Matte, Keith
6120 Earle Brown Dr., Ste. 700
Minneapolis, MN 55430
763-843-0446

Detail Name	Detail Value
Select the type of use permit application from the list:	Conditional Use
Describe the proposed use of your property:	Family and Senior Housing
Describe the existing use of your property:	Housing
Are you aware of any existing Use Permits or Variances for this property?	No
Will the proposal generate increased traffic over existing conditions?	No
If yes, an increase amount of traffic, please explain.	N/A
Will the proposal require additional parking spaces?	No
How many people will occupy your premises on an average day? Please provide numbers for employees, customers, and residents.	208
Will your proposal increase water usage or sewage generation over the existing use?	No
If yes, increase in water usage or sewage generation please provide, how many gallon per day.	N/A
Will your proposal generate additional waste?	No
Describe your disposal method .	Waste Management Truck
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/>

Escrow Payer Name (Who should the check for the escrow funds be made out to when the project is complete?)

Alicia Witherspoon

Escrow Payer Mailing Address

9000 Golden Valley Rd., Golden
Valley, MN 55427

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

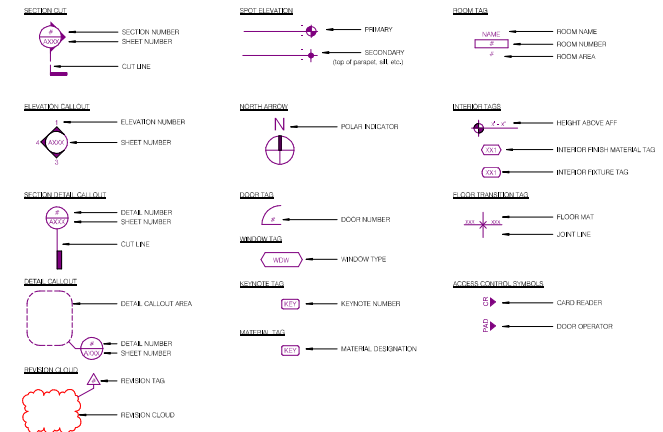
* An escrow account is established to cover technical and legal expenses incurred by the City of Bemidji as part of the plan review. The applicant is responsible for all costs incurred by the City during plan review. If the escrow amount drops below 10% of the original deposit amount the City may require 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>
PLN Special/Conditional/Interim Use Permit	\$500.00	\$0.00
Planning Escrow Deposit	\$500.00	\$0.00
Totals :	\$1,000.00	\$0.00

GENERAL NOTES

- SYMBOL INDEX



Parking Stall - Senior Building	
Parking Stall Type	Surface Parking
ACCESSIBLE PARKING STALL	3
STANDARD PARKING STALL	35
GRAND TOTAL	38

Parking Stall - Family Building	
Parking Stall Type	Surface Parking
ACCESSIBLE PARKING STALL	2
STANDARD PARKING STALL	20
GRAND TOTAL	22

BIKE PARKING

BIKE PARKING	10
--------------	----

Area Schedule - Senior Building (Gross Building - Area 1)	
Name	Area
SENIOR BUILDING - LEVEL 1 AREA PLAN	14,693 SF
SENIOR BUILDING - LEVEL 2 AREA PLAN	13,864 SF
SENIOR BUILDING - LEVEL 3 AREA PLAN	15,864 SF
SENIOR BUILDING - LEVEL 4 AREA PLAN	13,864 SF
GRAND TOTAL	58,277 SF

Area Schedule - Family Building (Gross Building - Area 2)	
Name	Area
FAMILY BUILDING - LEVEL 1 AREA PLAN	13,760 SF
FAMILY BUILDING - LEVEL 2 AREA PLAN	13,652 SF
FAMILY BUILDING - LEVEL 3 AREA PLAN	12,400 SF
GRAND TOTAL	53,400 SF

UNIT SCHEDULE - SUMNER BUILDING							
Name	FLSD	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	
1. RECEPTION	29.869 SF	10	11	10	12	43	
2. RECEPTION - ACCESSIBLE	1.970 SF				1	1	
3. WAITING	1.970 SF	10	10	0	0	20	
4. RECEPTION - ACCESSIBLE	85.578 SF	0	1	0	4	5	
GRAND TOTAL	119.397 SF	11	13	10	17	51	

UNIT SCHEDULE - FAMILY BUILDING							
Name	FLSD	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	
1. RECEPTION	23.898 SF	6	4	6	4	20	
2. RECEPTION - ACCESSIBLE	66.612 SF	0	3	0	0	3	
3. WAITING	12.251 SF	0	3	4	3	10	
4. RECEPTION - ACCESSIBLE	1.140 SF	0	0	0	0	0	
GRAND TOTAL	103.901 SF	6	10	10	7	33	

INTERIOR DESIGNER
NAME: URBANWORKS ARCHITECTURE LLC
CONTACT: SARAH DOHERTY
ANBER BEAVENS
ADDRESS: 901 N 3RD ST, SUITE 145
MINNEAPOLIS, MN
PHONE No.: 612.455.3700
EMAIL: SDOHERTY@URBAN-WORKS.COM
ABEAVENS@URBAN-4WORKS.COM

URBANWORKS

© URBANWORKS ARCHITECTURE LLC, 2025
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY
NOT FOR
CONSTRUCTION

CONDITIONAL USE PERMIT
03/31/2025

REVISIONS

EYPLAN

DATE	10/15/2005
PROJECT #	25-0018
CHASE	CUP
DRAWN BY	SB
CHECKED BY	

TITLE SHEET

G001

SHEET INDEX

CONSTRUCTION DOCUMENTS - XX.XX.XXXX SITE PLAN APPLICATION - XX.XX.XXXX DESIGN DEVELOPMENT - XX.XX.XXXX SCHEMATIC DESIGN - XX.XX.XXXX	CONSTRUCTION DOCUMENTS - XX.XX.XXXX SITE PLAN APPLICATION - XX.XX.XXXX DESIGN DEVELOPMENT - XX.XX.XXXX SCHEMATIC DESIGN - XX.XX.XXXX	CONSTRUCTION DOCUMENTS - XX.XX.XXXX SITE PLAN APPLICATION - XX.XX.XXXX DESIGN DEVELOPMENT - XX.XX.XXXX SCHEMATIC DESIGN - XX.XX.XXXX	CONSTRUCTION DOCUMENTS - XX.XX.XXXX SITE PLAN APPLICATION - XX.XX.XXXX DESIGN DEVELOPMENT - XX.XX.XXXX SCHEMATIC DESIGN - XX.XX.XXXX	CONSTRUCTION DOCUMENTS - XX.XX.XXXX SITE PLAN APPLICATION - XX.XX.XXXX DESIGN DEVELOPMENT - XX.XX.XXXX SCHEMATIC DESIGN - XX.XX.XXXX																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
ARCHITECTURE / CIVIL / LANDSCAPE	ARCHITECTURAL CONT.	STRUCTURAL	MECHANICAL / PLUMBING - DESIGN-BUILD CONTRACT	ELECTRICAL - DESIGN-BUILD CONTRACT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
<table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			



URBANWORKS

CONSULTANT

PRELIMINARY
NOT FOR
CONSTRUCTIONCONDITIONAL USE PERMIT
10.31.2025

REVISIONS

KEY PLAN

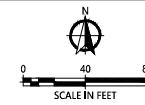
DATE 10/10/2025
PROJECT # 2025018
PHASE CLIP
DRAWN BY ID
CHECKED BY ID

SHEET INDEX

G002

ALTA / NSPS LAND TITLE SURVEY

PART OF THE SW1/4 OF THE NE 1/4,
SECTION 5, TOWNSHIP 146, RANGE 33,
BELTRAMI COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE
BELTRAMI COUNTY COORDINATE DATUM NAD83

ELEVATIONS BASED ON NAVD88 VERTICAL DATUM
BENCHMARK TOP NUT HYDRANT NEAR NW CORNER
OF THE PROPERTY. ELEVATION = 1378.86 FEET

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG
IRON PIPE SET AND MARKED BY RLS #60122
- TREE - CONIFER
- TREE - DECIDUOUS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CURB & GUTTER
- FENCE POST
- ✕ MAILBOX
- SIGN - SINGLE
- CURB STOP
- WATER MAIN VALVE
- STORM SEWER MANHOLE
- WATER MAIN PIPE
- FENCE - CHAINLINK
- TELECOM PEDESTAL
- FOC — UNDERGROUND FIBER OPTIC CABLE
- ★ LIGHT POLE
- TRANSFORMER
- UNDERGROUND ELECTRIC WIRE
- NATURAL GAS METER
- NATURAL GAS MAIN PIPE
- CLEANOUT
- SANITARY SEWER MANHOLE
- FM — FORCE MAIN PIPE
- GRAVITY MAIN PIPE
- GRAVITY MAIN PIPE

SURVEYOR'S TABLE A NOTES:

- MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN.
- THE ADDRESS FOR THE SUBJECT PROPERTY ACCORDING TO THE
BELTRAMI COUNTY INTERACTIVE MAPPING IS 2590 RIDGEWAY AVE
NW BEMIDJI, MINNESOTA 56601.
- ACCORDING TO THE FEMA COMMUNITY STATUS BOOK REPORT, THE
CITY OF BEMIDJI CURRENTLY FALLS WITHIN NO SPECIAL FLOOD
HAZARD AREA (ZONE C NSHA).
- THE SUBJECT PROPERTY AREA = 5,802 ACRES.
- VERTICAL RELIEF CONTOURS ARE SHOWN, VERTICAL DATUM AND
BENCHMARK LISTED IN THE LEGEND.
- THERE WAS NO ZONING REPORT OR LETTER PROVIDED AT THE TIME
OF THE SURVEY, ACCORDING TO THE CITY OF BEMIDJI ZONING MAP
THE SUBJECT PROPERTY IS CURRENTLY LOCATED IN THE MULTIPLE
FAMILY (RM) ZONING DISTRICT. SETBACKS ACCORDING TO THE CITY
OF BEMIDJI ASSISTANT PLANNER ARE AS FOLLOWS:
FRONT = 30 FEET
REAR = 30 FEET
SIDE = 7.5 FEET (PLUS 1 FOOT FOR EVERY FOOT A BUILDING IS
TALLER THAN 40 FEET IN HEIGHT)
MAX BUILDING HEIGHT = 50 FEET
- PARTIAL EXTERIOR DIMENSIONS OF ALL BUILDINGS AT
GROUND LEVEL ARE AS SHOWN. SEE BUILDING PLANS FOR
GREATER DETAIL.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF
CONDUCTING THE FIELD SURVEY ARE AS SHOWN.
- PARKING STRIPES ARE AS SHOWN. HANDICAP PARKING SPACES = 3
- THERE WERE NO KNOWN DIVISION OR PARTY WALLS
OBSERVED DURING THE PROCESS OF THIS SURVEY.
- UNDERGROUND UTILITIES ACCORDING TO Gopher State ONE
CALL LOCATE NO. 25219104, TOGETHER WITH CITY OF BEMIDJI
PUBLIC UTILITY MAPPING AND GIS APPLICATIONS AND WAGNER
PLUMBING UTILITY SKETCHES PROVIDED. FURTHER INSPECTION
VERIFICATION IS RECOMMENDED PRIOR TO ANY EXCAVATION OR
CONSTRUCTION.
- THERE WERE NO PLOTTABLE OFFSITE (APPURTENANT)
EASEMENTS OBSERVED IN DOCUMENTS PROVIDED TO OR
OBTAINED BY THE SURVEYOR.

SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company and Red Pine Estates II, LLLP, a Minnesota Limited Liability partnership:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021
Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA
and NSPS, and includes items 1-6, 7(a), 8-11, and 18 of table "A" thereof. The field work was completed August 13,
2025.

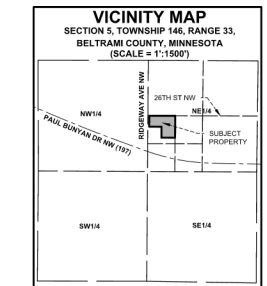
Date of plat or Map: October 25, 2025

Tyler Pogreba

Tyler J. Pogreba, Minnesota License No. 60122

Chicago Title Insurance Company's Commitment No. CP73889, Effective Date July 25, 2025 as listed was relied
upon for matters of record. Other easements or exceptions may exist that were not shown in this commitment and are
not shown on this survey.

DATE	AMENDMENT DESCRIPTION	PREPARED FOR:



RED PINE ESTATES II, LLLP

PROJECT #: 2025-11329

LEGAL DESCRIPTION: ACCORDING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CP73889, Effective Date: JULY 25, 2025:

- Tract A:
The North 132 feet of the West Half of the West Half of the Southwest Quarter of the Northeast Quarter, Section 5, Township 146 North, Range 33 West, except the West 33.00 feet thereof.
- Tract B:
The South 132 feet of the North 264 feet of the West Half of the West Half of the Southwest Quarter of the Northeast Quarter, Section 5, Township 146 North, Range 33 West, except the West 33.00 feet thereof.
- Tract C:
The North 200 feet of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter, Section 5, Township 146, Range 33, which lies North of State Trunk Highway No. 2.
- Tract D:
The South 328 feet of the North 628 feet of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter, Section 5, Township 146, Range 33.

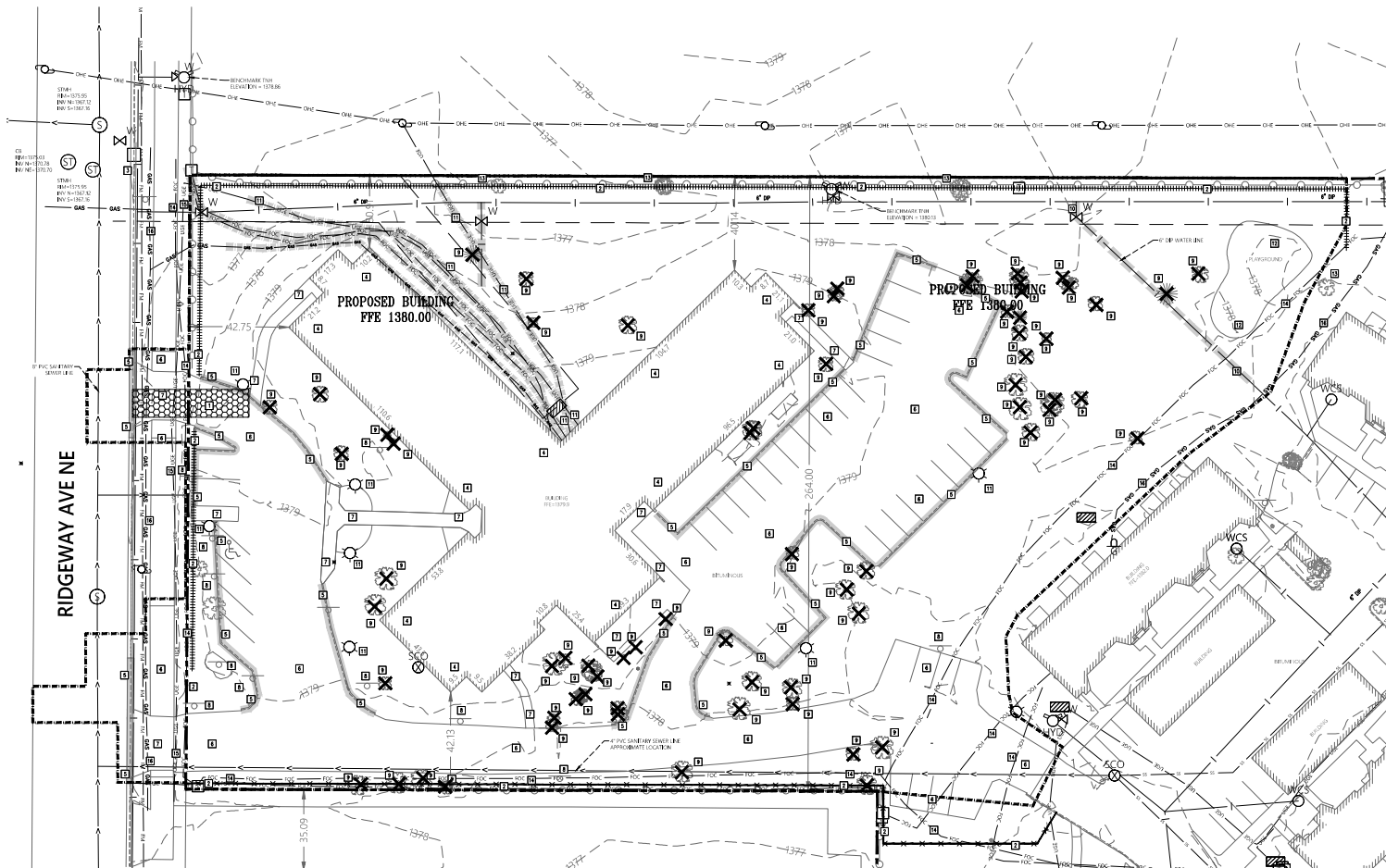
SURVEYOR'S NOTES:

THE PIN FOR THE SUBJECT PROPERTY IS 800008300.

FOR THE PURPOSES OF THIS SURVEY A WETLAND DELINEATION WAS NEITHER
REQUESTED NOR PERFORMED.

WIDSETH
ARCHITECTS • ENGINEERS • SURVEYORS • LAND SURVEYORS

DRAWN BY:
TJP
CHECKED BY:
CMC



NOTE: STORM SEWER INLETS NOT SHOWN ON PLAN MAY EXIST, AVOID FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C300 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE: CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO OBTAIN CLEAR UNDERSTANDING OF THE FULL SCOPE OF EXISTING UTILITIES AND OTHER VEGETATION CLEARING THAT NEEDS TO OCCUR.

NOTE: PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL INVESTIGATE AND DETERMINE THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES TO REMAIN WILL BE INCURRED BY PROPOSED WORK.

ABBREVIATIONS	
BLK	Building
BM	Benchmark
CH	Chute from Pipe
ELEV	Elevation
EX	Existing
FM	Force Main
FOC	Fiber Optic Cable
IN	Inlet
MAN	Manhole
OHE	Overhead Electric Wire
PC	Precast Concrete
RCP	Reinforced Concrete Pipe
SC	Sanitary Sewer Manhole
SSD	Sanitary Sewer Cleanout
ST	Storm Sewer
STP	Storm Sewer Manhole
USE	Underground Electric Wire
WCS	Water Curb Stop

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---X---X---X---X---
SILTATION FENCE	=====
SEDIMENT CONTROL LOG	=====
TREE PROTECTION	=====
FENCE	=====
PROPERTY LINE	=====
SAFETY LINE (APPROX.)	=====
CONSTRUCTION ENTRANCE	=====
BITUMINOUS REMOVAL	=====
CONCRETE REMOVAL	=====
CURB REMOVAL	=====
PIPE REMOVAL	=====
FENCE REMOVAL	=====
UTILITY REMOVAL	=====
TREE REMOVAL	=====

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [X] ON PLAN.
- INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C300.
 - INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
 - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C300.
 - REMOVE BUILDING IN ITS ENTIRETY, INCLUDING EXTERIOR SPARS, OVERHANGS, FOOTINGS, AND SMALL UTILITIES. COORDINATE REMOVAL OF SMALL UTILITIES WITH LOCAL UTILITY COMPANIES.
 - REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROPRIATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
 - SAW CUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
 - REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROPRIATE EXTENTS SHOWN.
 - REMOVE SIGN IN ITS ENTIRETY INCLUDING FOOTINGS.
 - REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
 - REMOVE WATER MAIN, HYDRANTS, AND VALVES IN ITS ENTIRETY TO THE EXTENTS SHOWN. REFER TO DETAIL 8/C500 FOR RECONNECTION.
 - REMOVE EXISTING ELECTRICAL LINES, LIGHT POLES, AND FOOTINGS TO THE APPROPRIATE EXTENT SHOWN. CONTRACTOR SHALL COORDINATE EXACT LIMITS OF REMOVAL WITH THE ELECTRICAL CONTRACTOR.
 - REMOVE PLAYGROUND EQUIPMENT IN ITS ENTIRETY, INCLUDING EROSION AND FOUNDATIONS.
 - EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING FIBER OPTIC LINE TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING UNDERGROUND ELECTRICAL LINE TO REMAIN. PROTECT AT ALL TIMES.
 - EXISTING GAS MAIN TO REMAIN. PROTECT AT ALL TIMES.

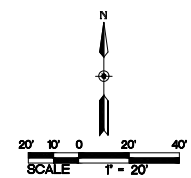
1 C100 SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

DEMOLITION AND REMOVAL NOTES:

- CONTRACTOR SHALL FOLLOW ALL CITY OF BEMIDJ STANDARDS AND SPECIFICATIONS.
- PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF BEMIDJ. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOR.
- IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL UTILITIES ARE MARKED, OR, IF MARKED, ARE CORRECTLY LOCATED AND DEPTHS. SEE DETAIL 1/C300 FOR FIELD LOCATING EXISTING UTILITIES.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS AND SET BACK REQUIREMENTS. COORDINATE WITH THE PERMITS AND CLEARLY MARKED IN THE FIELD. THE CONTRACTOR SHALL CONTACT UPPER TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
- THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
- ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
- EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT. ANY CURB AND GUTTER, SIDEWALK, AND PAVEMENT NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
- THE BACKGROUND INFORMATION HAS BEEN PREPARED BY HUSDTN, (218) 444-1839.
- ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF BEMIDJ. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO PER CITY OF BEMIDJ STANDARDS AND SPECIFICATIONS.

GENERAL NOTES:

- CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF BEMIDJ AND UTILITY OWNER.
- THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET DEMOLITION.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
- THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROPRIATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF BEMIDJ FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.



WALKWAY NOTES:

1. GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
2. ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

ABBREVIATIONS	
BLOG	Bulldozing
BW	Benchmark
DIP	Ductile Iron Pipe
ELFV	Elevation
EX	Existing
FTE	Finished Floor Elevation
FM	Force Main
FOC	Fiber Optic Cable
INV	Invert
MAX	Maximum
MIN	Minimum
OR-E	Overhead Electric Wire
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
S	Sanitary Sewer
SCO	Sanitary Sewer Cleanout
SW	Sanitary Sewer
ST	Storm Sewer Manhole
T	Telecom Pedestal
UG-E	Underground Electric Wire
W.O.	Washout
WGS	Watermain Stop
WSE	Water Quality Elevation

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	---X---X---X---X---X---
SILTATION FENCE	---X---X---X---X---X---
SEDIMENT CONTROL LOG	
PROPERTY LINE	=====
SAFECUT LINE (APPROX.)	---X---X---X---X---X---
PROPOSED CONTOUR	---(L)---
DRAIN TILE	---X---X---X---X---X---
STORM SEWER	---X---X---X---X---X---
CATCH BASIN	---X---X---X---X---X---
MANHOLE	---X---X---X---X---X---
EROSION CONTROL BLANKET (TEMPORARY)	=====
ROCK CONSTRUCTION ENTRANCE	=====
DRAINAGE FLOW ARROW	---X---X---X---X---X---
SPOT ELEVATION	---X---X---X---X---X---
SOIL BORING	---X---X---X---X---X---
CONCRETE WASH-OUT AREA	---X---X---X---X---X---

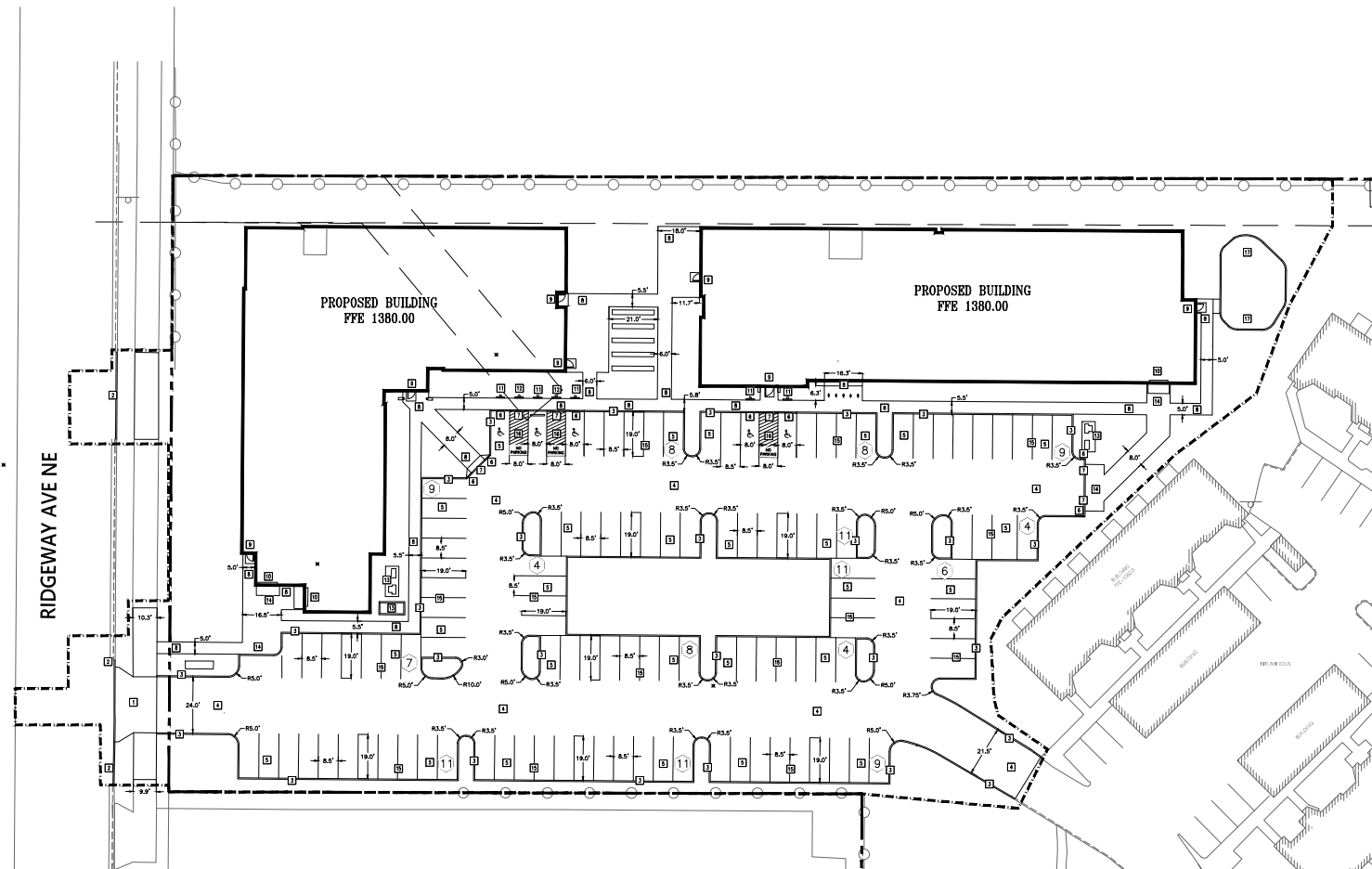
18. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

KEYED NOTES ARE DENOTED BY **NO** ON PLAN.

- 1** INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.
- 2** INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
- 3** INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C500.
- 4** APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. A MINNESOTA STATE NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY DETAILS SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS.

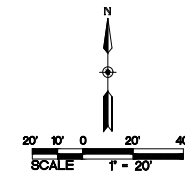
ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAMINANTS:

C200



RIDGEWAY AVE NE

1
C400 PAVING AND GEOMETRIC PLAN
1" = 20'



ABBREVIATIONS	
BUILD	Building
CONC	Concrete
ELV	Elevation
EXT	Exterior
FFE	Finished Floor Elevation
LVE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP	Typical
MIN/MAX	Minnesota Manual on Uniform Traffic Control Devices

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	
PROPERTY LINE	---
SHOWOUT LINE (APPROX.)	- - - - -
RETAINING WALL	=====
BITUMINOUS PAVEMENT	
CONCRETE PAVEMENT/SIDEWALK	
SEE LANDSCAPE PLANS FOR PAVEMENT DETAILS	
FLAT CURB AND GUTTER	=====
PEDESTRIAN CURB RAMP	=====
ACCESSIBLE PARKING SYMBOL	=====
STOP	=====
PARKING STALL COUNT	6

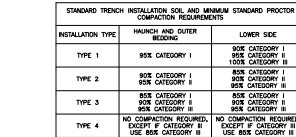
PAVING NOTES:

- CONTRACTOR SHALL FOLLOW ALL CITY OF BEMIDJ STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL CURB AND GUTTER IS TO BE B112 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
- NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 0.5% LONGITUDINAL SLOPE.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
- FOLLOW ALL CITY OF BEMIDJ AND BELTRAM COUNTY RULES, REGULATIONS, AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
- STREET PARKING LOTS TO HAVE MINIMUM 10' PARKING STALLS ARE TO BE 6.5' FEET WIDE BY 19' FEET LONG, UNLESS NOTED OTHERWISE.
- ACCESSIBLE AREAS SHALL BE STAMPED PER MIN CODE SECTION 0302. WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESSIBLE AREA.
- THE CONTRACTOR IS TO CONTACT THE CITY OF BEMIDJ FIRE MARSHAL FOR THE EXACT PLACEMENT OF FIRE LINES, YELLOW-PAINTED CURBING, AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
- REFER TO STRUCTURAL PLANS FOR STOPS DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
- INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
- ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
- MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT CORNER TRANSITIONS OR PROTRUDING OF MATERIAL SHALL BE ALLOWED.
- SHOWOUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE EXISTING LIMITS WITH SITE CONSULTATION CONTRACTOR AND CONSTRUCTION MANAGER.
- INSTALL DRIVE ENTRANCE PER CITY OF BEMIDJ STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF BEMIDJ AND BELTRAM COUNTY REQUIREMENTS FOR TRAFFIC CONTROL.
- REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, SIDE MATERIAL, AND PAVEMENTS/SIDEWALKS.

KEYED NOTES

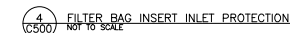
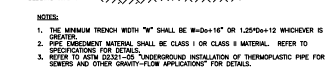
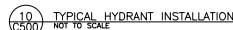
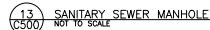
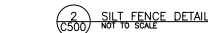
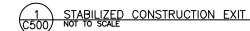
KEYED NOTES ARE DENOTED BY [] ON PLAN.

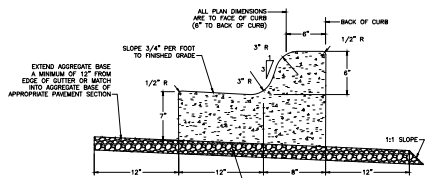
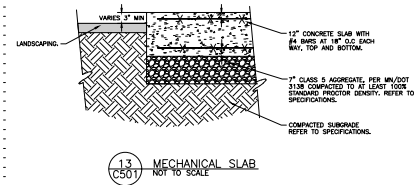
- INSTALL B112 CONCRETE CURB AND GUTTER. REFER TO DETAIL 15/C501.
- INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 8/C501.
- INSTALL B112 CONCRETE CURB AND GUTTER. REFER TO DETAIL 14/C501.
- INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 11/C501.
- INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 10/C501.
- INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 16/C501.
- INSTALL FLAT CURB SECTION. REFER TO DETAIL 17/C501.
- INSTALL CONCRETE WALK. REFER TO DETAIL 8/C501.
- STOPS. REFER TO STRUCTURAL PLANS AND DETAILS.
- CONCRETE APRON. REFER TO STRUCTURAL PLANS AND DETAILS.
- INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 1/C502.
- INSTALL NO PARKING ANY TIME SIGN. REFER TO DETAIL 2/C502.
- INSTALL CONCRETE EQUIPMENT PAD. REFER TO MECHANICAL DRAWINGS AND MANUFACTURERS' DETAILS. FOR BRACING PURPOSES REFER TO DETAIL 13/C501.
- INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 12/C501.
- PAINT PARKING LOT STRIPES AND NO PARKING AREAS. 4" WIDE STRIPES, WHITE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
- PAINT PARKING LOT NO PARKING AREAS. 4" WIDE STRIPES, BLUE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
- INSTALL PLAYGROUND EQUIPMENT. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS.



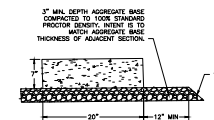
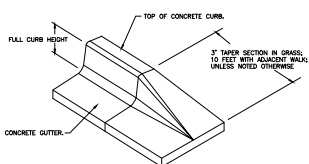
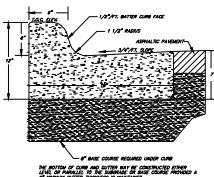
EQUIVALENT SOIL CLASSIFICATIONS FOR SOIL DESIGNATIONS		
SOIL	UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)	MI/DOT SPECIFICATION
CATEGORY I	CLEAN COARSE GRAINED SOILS: SM, SP, GW, GP, OR ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS WITH 12% OR LESS PASSING A #200 SIEVE	COARSE FILLER AGGREGATE MI/DOT 3149.2H
CATEGORY II	COURSE GRAINED SOILS WITH FINES: MO, OC, SC, SM, SC, OR ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS CONTAINING MORE THAN 12% PASSING A #200 SIEVE	AGGREGATE BEDDING MI/DOT 3149.2S
CATEGORY III	FINE GRAINED SOILS: CL, ML, (OR CL-ML, CLMH, ML/CL) WITH LESS THAN 30% RETAINED ON A #200 SIEVE	NOT APPLICABLE

1. COMPACTION AND SOIL SYMBOLS—I.E. "BOK CATEGORY I" REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM SAND/CLAY RATIO OF 10/90.
2. SOIL IN BEDDING AND MAUNCH ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE MAJORITY OF SOIL IN THE BACKFILL ZONE.
3. THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO INSTALL AND COMPACTION OF BACKFILL.
4. FOR TRENCH WALLS WITH GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EMBANKMENT, THE LOWER SIDE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE SOIL IN THE BACKFILL ZONE.
5. NO BEDDING IS REQUIRED FOR PIPE IN STANDARD INSTALLATION.
6. REFER TO ASTM C1479-07 FOR DETAILS.
7. TYPE II BEDDING SHALL BE USED UNLESS NOTED OTHERWISE.

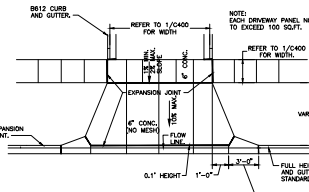




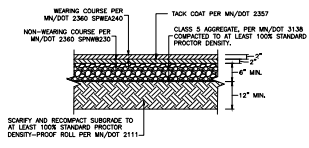
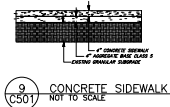
- NOTES:
- DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
 - CONSTRUCT CURB AND GUTTER IN ACCORDANCE WITH MN/DOT SPECIFICATION 2531.



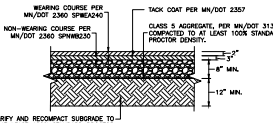
- NOTE:
- CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN, TRANSITION INTO BASE DURING LONG NOSE-DOWN CURB SECTION.



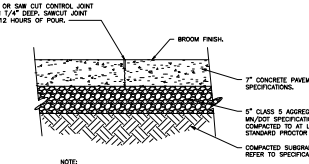
18 CONCRETE DRIVE ENTRANCE
C501 NOT TO SCALE



20 LIGHT-DUTY BITUMINOUS PAVEMENT
C501 NOT TO SCALE

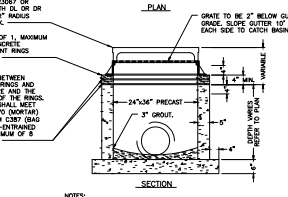
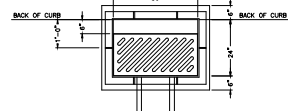


21 HEAVY-DUTY BITUMINOUS PAVEMENT
C501 NOT TO SCALE

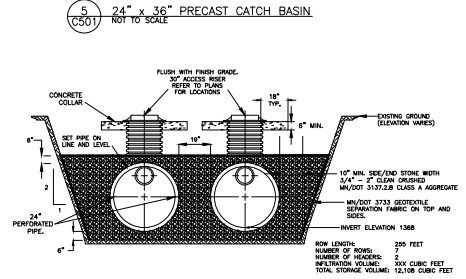


22 CONCRETE PAVEMENT
C501 NOT TO SCALE

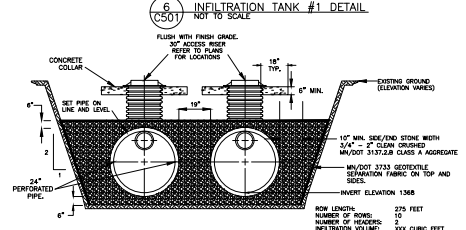
22 CONCRETE PAVEMENT
C501 NOT TO SCALE



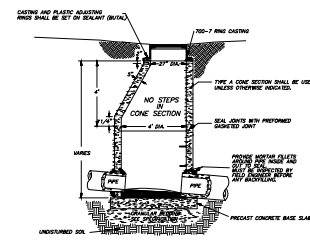
- NOTES:
- RIGHT HAND GRATE SHOWN IN PLAN VIEW.
 - REINFORCED PRECAST CONCRETE CATCH BASIN SECTIONS SHALL CONFORM TO ASTM C478 STANDARDS.



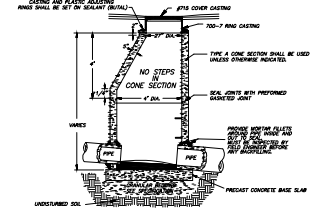
- NOTES:
- CONTRACTOR HAS OPTION TO USE CMP OR HDPE PIPE. SYSTEM LAYOUT IS DESIGNED BASED ON HDPE PIPE. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
 - UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING WILSON SLINGS AND TWO PICK POINTS.
 - PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"-12" LIFTS, COMPACTED TO 95% S.D.
 - WHEN THE UNIT COMPOSES OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. CONNECT AND HONE THE REMAINING SECTIONS.
 - ALL CONNECTION POINTS ARE TO BE SOIL PROOF.
 - ACCESS RISERS AND CONCRETE COLLARS SHALL BE DESIGNED TO WITHSTAND HIVE LOADING.
 - PIPE SHALL BE FURNISHED WITH PERFORATIONS 3/4" IN DIAMETER AND PERFORATED FOR THE FULL 360 DEGREE CIRCUMFERENCE OF THE PIPE. REMAIN OPEN AREA SHALL BE 1.2% OF GROSS AREA.
 - CONSTRUCTION TRAFFIC IN TANK BASIN IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLS. TANK BASIN ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED AS TEMPORARY SEWAGE BASIN. ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED, CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE AS INDICATED ON PLAN USING A DOUBLE RING INFILTRATION TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTRATION TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.



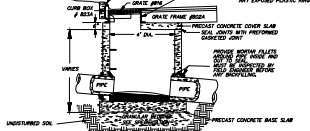
- NOTES:
- CONTRACTOR HAS OPTION TO USE CMP OR HDPE PIPE. SYSTEM LAYOUT IS DESIGNED BASED ON HDPE PIPE. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
 - UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING WILSON SLINGS AND TWO PICK POINTS.
 - PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"-12" LIFTS, COMPACTED TO 95% S.D.
 - WHEN THE UNIT COMPOSES OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. CONNECT AND HONE THE REMAINING SECTIONS.
 - ALL CONNECTION POINTS ARE TO BE SOIL PROOF.
 - ACCESS RISERS AND CONCRETE COLLARS SHALL BE DESIGNED TO WITHSTAND HIVE LOADING.
 - PIPE SHALL BE FURNISHED WITH PERFORATIONS 3/4" IN DIAMETER AND PERFORATED FOR THE FULL 360 DEGREE CIRCUMFERENCE OF THE PIPE. REMAIN OPEN AREA SHALL BE 1.2% OF GROSS AREA.
 - CONSTRUCTION TRAFFIC IN TANK BASIN IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLS. TANK BASIN ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED AS TEMPORARY SEWAGE BASIN. ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED, CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE AS INDICATED ON PLAN USING A DOUBLE RING INFILTRATION TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTRATION TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.



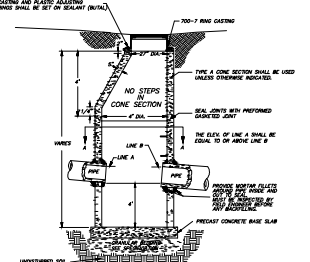
27 STORM SEWER MANHOLE
C501 NOT TO SCALE



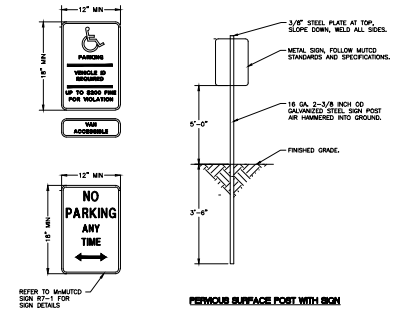
28 STORM SEWER MANHOLE
C501 NOT TO SCALE



29 CATCH BASIN MANHOLE
C501 NOT TO SCALE



30 SUMP MANHOLE
C501 NOT TO SCALE



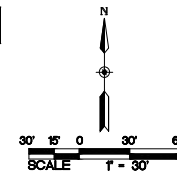
1 SIGN AND POST
C502 NOT TO SCALE



VICINITY MAP
BEMIDJI, MINNESOTA

1
C600 EXISTING CONDITIONS

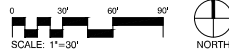
NOTE:
REFER TO C601 FOR STORM WATER POLLUTION
PREVENTION NOTES.



EXISTING DRAINAGE AREAS						
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	2-YR STORM (2.43") (CFS)	10-YR STORM (5.66") (CFS)	ROUTING
1	0.81	0.13	1.24	5.18	4.63	8.52
2	0.81	0.04	0.85	2.83	4.33	7.32
3	0.59	0.08	0.66	2.05	3.17	5.48
TOTAL	2.32	0.24	2.55	10.06	12.12	21.32

PROPOSED DRAINAGE AREAS						
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	2-YR STORM (2.43") (CFS)	10-YR STORM (5.66") (CFS)	ROUTING
1	0.34	0.00	0.34	0.84	1.27	2.12
2	0.19	0.00	0.19	0.48	1.03	1.72
3	0.34	0.00	0.34	—	—	—
4	0.32	0.00	0.32	—	—	—
5	1.17	0.25	1.42	0.15	0.33	0.38
6	0.04	0.00	0.04	—	—	—
INFILTRATION SYSTEM				0.00	0.00	0.02
TOTAL	2.30	0.25	2.55	1.47	2.53	4.24

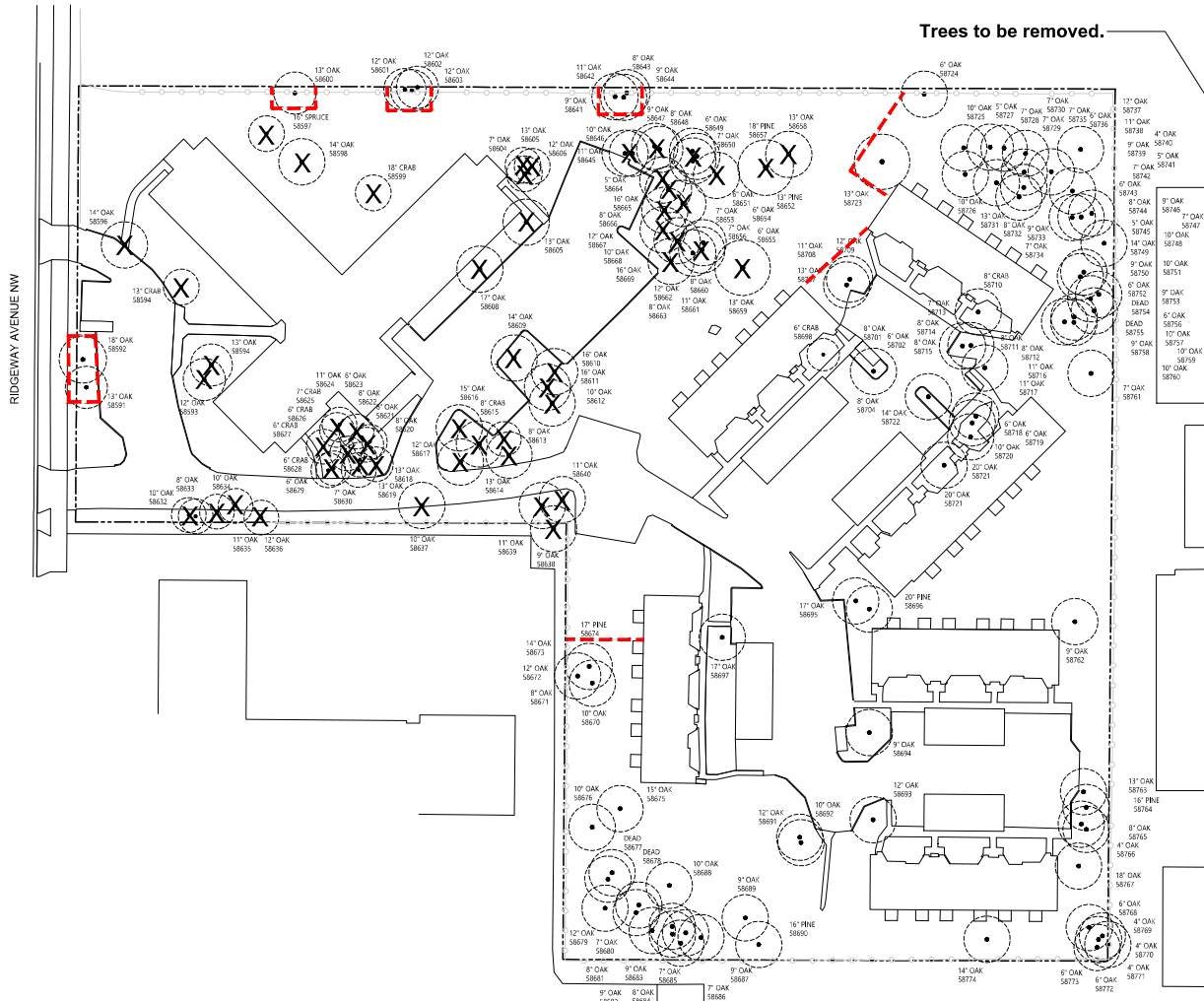
STORMWATER RUNOFF SUMMARY				
	2-YR STORM (2.43") RUNOFF (CFS)	10-YR STORM (5.66") RUNOFF (CFS)	100-YR STORM (6.66") RUNOFF (CFS)	DESIGN 100-YEAR RATE (1.4 CFS PER ACRE)
EXISTING SITE	8.06	12.42	21.32	3.57
PROPOSED SITE	1.47	2.53	4.24	



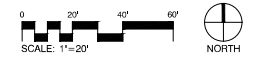
TREE INVENTORY

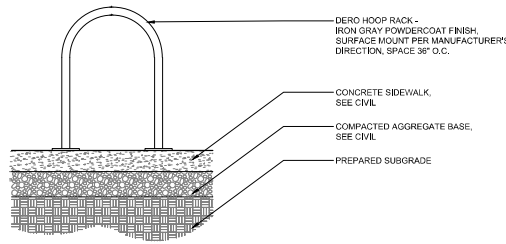
1. Tree inventory background information provided by Widseth.

Trees to be removed.



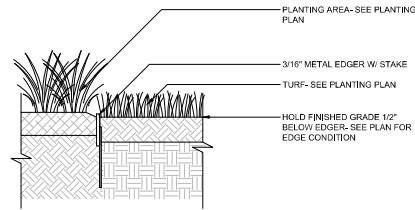
58599	Tree ID#	204	Condition
58600	Tree ID#	205	Tree Protection Fencing in place - Existing trees
58601	Tree ID#	206	Tree Protection Fencing in place - Existing trees
58602	Tree ID#	207	Tree Protection Fencing in place - Existing trees
58603	Tree ID#	208	Tree Protection Fencing in place - Existing trees
58604	Tree ID#	209	Tree Protection Fencing in place - Existing trees
58605	Tree ID#	210	Tree Protection Fencing in place - Existing trees
58606	Tree ID#	211	Tree Protection Fencing in place - Existing trees
58607	Tree ID#	212	Tree Protection Fencing in place - Existing trees
58608	Tree ID#	213	Tree Protection Fencing in place - Existing trees
58609	Tree ID#	214	Tree Protection Fencing in place - Existing trees
58610	Tree ID#	215	Tree Protection Fencing in place - Existing trees
58611	Tree ID#	216	Tree Protection Fencing in place - Existing trees
58612	Tree ID#	217	Tree Protection Fencing in place - Existing trees
58613	Tree ID#	218	Tree Protection Fencing in place - Existing trees
58614	Tree ID#	219	Tree Protection Fencing in place - Existing trees
58615	Tree ID#	220	Tree Protection Fencing in place - Existing trees
58616	Tree ID#	221	Tree Protection Fencing in place - Existing trees
58617	Tree ID#	222	Tree Protection Fencing in place - Existing trees
58618	Tree ID#	223	Tree Protection Fencing in place - Existing trees
58619	Tree ID#	224	Tree Protection Fencing in place - Existing trees
58620	Tree ID#	225	Tree Protection Fencing in place - Existing trees
58621	Tree ID#	226	Tree Protection Fencing in place - Existing trees
58622	Tree ID#	227	Tree Protection Fencing in place - Existing trees
58623	Tree ID#	228	Tree Protection Fencing in place - Existing trees
58624	Tree ID#	229	Tree Protection Fencing in place - Existing trees
58625	Tree ID#	230	Tree Protection Fencing in place - Existing trees
58626	Tree ID#	231	Tree Protection Fencing in place - Existing trees
58627	Tree ID#	232	Tree Protection Fencing in place - Existing trees
58628	Tree ID#	233	Tree Protection Fencing in place - Existing trees
58629	Tree ID#	234	Tree Protection Fencing in place - Existing trees
58630	Tree ID#	235	Tree Protection Fencing in place - Existing trees
58631	Tree ID#	236	Tree Protection Fencing in place - Existing trees
58632	Tree ID#	237	Tree Protection Fencing in place - Existing trees
58633	Tree ID#	238	Tree Protection Fencing in place - Existing trees
58634	Tree ID#	239	Tree Protection Fencing in place - Existing trees
58635	Tree ID#	240	Tree Protection Fencing in place - Existing trees
58636	Tree ID#	241	Tree Protection Fencing in place - Existing trees
58637	Tree ID#	242	Tree Protection Fencing in place - Existing trees
58638	Tree ID#	243	Tree Protection Fencing in place - Existing trees
58639	Tree ID#	244	Tree Protection Fencing in place - Existing trees
58640	Tree ID#	245	Tree Protection Fencing in place - Existing trees
58641	Tree ID#	246	Tree Protection Fencing in place - Existing trees
58642	Tree ID#	247	Tree Protection Fencing in place - Existing trees
58643	Tree ID#	248	Tree Protection Fencing in place - Existing trees
58644	Tree ID#	249	Tree Protection Fencing in place - Existing trees
58645	Tree ID#	250	Tree Protection Fencing in place - Existing trees
58646	Tree ID#	251	Tree Protection Fencing in place - Existing trees
58647	Tree ID#	252	Tree Protection Fencing in place - Existing trees
58648	Tree ID#	253	Tree Protection Fencing in place - Existing trees
58649	Tree ID#	254	Tree Protection Fencing in place - Existing trees
58650	Tree ID#	255	Tree Protection Fencing in place - Existing trees
58651	Tree ID#	256	Tree Protection Fencing in place - Existing trees
58652	Tree ID#	257	Tree Protection Fencing in place - Existing trees
58653	Tree ID#	258	Tree Protection Fencing in place - Existing trees
58654	Tree ID#	259	Tree Protection Fencing in place - Existing trees
58655	Tree ID#	260	Tree Protection Fencing in place - Existing trees
58656	Tree ID#	261	Tree Protection Fencing in place - Existing trees
58657	Tree ID#	262	Tree Protection Fencing in place - Existing trees
58658	Tree ID#	263	Tree Protection Fencing in place - Existing trees
58659	Tree ID#	264	Tree Protection Fencing in place - Existing trees
58660	Tree ID#	265	Tree Protection Fencing in place - Existing trees
58661	Tree ID#	266	Tree Protection Fencing in place - Existing trees
58662	Tree ID#	267	Tree Protection Fencing in place - Existing trees
58663	Tree ID#	268	Tree Protection Fencing in place - Existing trees
58664	Tree ID#	269	Tree Protection Fencing in place - Existing trees
58665	Tree ID#	270	Tree Protection Fencing in place - Existing trees
58666	Tree ID#	271	Tree Protection Fencing in place - Existing trees
58667	Tree ID#	272	Tree Protection Fencing in place - Existing trees
58668	Tree ID#	273	Tree Protection Fencing in place - Existing trees
58669	Tree ID#	274	Tree Protection Fencing in place - Existing trees
58670	Tree ID#	275	Tree Protection Fencing in place - Existing trees
58671	Tree ID#	276	Tree Protection Fencing in place - Existing trees
58672	Tree ID#	277	Tree Protection Fencing in place - Existing trees
58673	Tree ID#	278	Tree Protection Fencing in place - Existing trees
58674	Tree ID#	279	Tree Protection Fencing in place - Existing trees
58675	Tree ID#	280	Tree Protection Fencing in place - Existing trees
58676	Tree ID#	281	Tree Protection Fencing in place - Existing trees
58677	Tree ID#	282	Tree Protection Fencing in place - Existing trees
58678	Tree ID#	283	Tree Protection Fencing in place - Existing trees
58679	Tree ID#	284	Tree Protection Fencing in place - Existing trees
58680	Tree ID#	285	Tree Protection Fencing in place - Existing trees
58681	Tree ID#	286	Tree Protection Fencing in place - Existing trees
58682	Tree ID#	287	Tree Protection Fencing in place - Existing trees
58683	Tree ID#	288	Tree Protection Fencing in place - Existing trees
58684	Tree ID#	289	Tree Protection Fencing in place - Existing trees
58685	Tree ID#	290	Tree Protection Fencing in place - Existing trees
58686	Tree ID#	291	Tree Protection Fencing in place - Existing trees
58687	Tree ID#	292	Tree Protection Fencing in place - Existing trees
58688	Tree ID#	293	Tree Protection Fencing in place - Existing trees
58689	Tree ID#	294	Tree Protection Fencing in place - Existing trees
58690	Tree ID#	295	Tree Protection Fencing in place - Existing trees
58691	Tree ID#	296	Tree Protection Fencing in place - Existing trees
58692	Tree ID#	297	Tree Protection Fencing in place - Existing trees
58693	Tree ID#	298	Tree Protection Fencing in place - Existing trees
58694	Tree ID#	299	Tree Protection Fencing in place - Existing trees
58695	Tree ID#	300	Tree Protection Fencing in place - Existing trees
58696	Tree ID#	301	Tree Protection Fencing in place - Existing trees
58697	Tree ID#	302	Tree Protection Fencing in place - Existing trees
58698	Tree ID#	303	Tree Protection Fencing in place - Existing trees
58699	Tree ID#	304	Tree Protection Fencing in place - Existing trees
58700	Tree ID#	305	Tree Protection Fencing in place - Existing trees
58701	Tree ID#	306	Tree Protection Fencing in place - Existing trees
58702	Tree ID#	307	Tree Protection Fencing in place - Existing trees
58703	Tree ID#	308	Tree Protection Fencing in place - Existing trees
58704	Tree ID#	309	Tree Protection Fencing in place - Existing trees
58705	Tree ID#	310	Tree Protection Fencing in place - Existing trees
58706	Tree ID#	311	Tree Protection Fencing in place - Existing trees
58707	Tree ID#	312	Tree Protection Fencing in place - Existing trees
58708	Tree ID#	313	Tree Protection Fencing in place - Existing trees
58709	Tree ID#	314	Tree Protection Fencing in place - Existing trees
58710	Tree ID#	315	Tree Protection Fencing in place - Existing trees
58711	Tree ID#	316	Tree Protection Fencing in place - Existing trees
58712	Tree ID#	317	Tree Protection Fencing in place - Existing trees
58713	Tree ID#	318	Tree Protection Fencing in place - Existing trees
58714	Tree ID#	319	Tree Protection Fencing in place - Existing trees
58715	Tree ID#	320	Tree Protection Fencing in place - Existing trees
58716	Tree ID#	321	Tree Protection Fencing in place - Existing trees
58717	Tree ID#	322	Tree Protection Fencing in place - Existing trees
58718	Tree ID#	323	Tree Protection Fencing in place - Existing trees
58719	Tree ID#	324	Tree Protection Fencing in place - Existing trees
58720	Tree ID#	325	Tree Protection Fencing in place - Existing trees
58721	Tree ID#	326	Tree Protection Fencing in place - Existing trees
58722	Tree ID#	327	Tree Protection Fencing in place - Existing trees
58723	Tree ID#	328	Tree Protection Fencing in place - Existing trees
58724	Tree ID#	329	Tree Protection Fencing in place - Existing trees
58725	Tree ID#	330	Tree Protection Fencing in place - Existing trees
58726	Tree ID#	331	Tree Protection Fencing in place - Existing trees
58727	Tree ID#	332	Tree Protection Fencing in place - Existing trees
58728	Tree ID#	333	Tree Protection Fencing in place - Existing trees
58729	Tree ID#	334	Tree Protection Fencing in place - Existing trees
58730	Tree ID#	335	Tree Protection Fencing in place - Existing trees
58731	Tree ID#	336	Tree Protection Fencing in place - Existing trees
58732	Tree ID#	337	Tree Protection Fencing in place - Existing trees
58733	Tree ID#	338	Tree Protection Fencing in place - Existing trees
58734	Tree ID#	339	Tree Protection Fencing in place - Existing trees
58735	Tree ID#	340	Tree Protection Fencing in place - Existing trees
58736	Tree ID#	341	Tree Protection Fencing in place - Existing trees
58737	Tree ID#	342	Tree Protection Fencing in place - Existing trees
58738	Tree ID#	343	Tree Protection Fencing in place - Existing trees
58739	Tree ID#	344	Tree Protection Fencing in place - Existing trees
58740	Tree ID#	345	Tree Protection Fencing in place - Existing trees
58741	Tree ID#	346	Tree Protection Fencing in place - Existing trees
58742	Tree ID#	347	Tree Protection Fencing in place - Existing trees
58743	Tree ID#	348	Tree Protection Fencing in place - Existing trees
58744	Tree ID#	349	Tree Protection Fencing in place - Existing trees
58745	Tree ID#	350	Tree Protection Fencing in place - Existing trees
58746	Tree ID#	351	Tree Protection Fencing in place - Existing trees
58747	Tree ID#	352	Tree Protection Fencing in place - Existing trees
58748	Tree ID#	353	Tree Protection Fencing in place - Existing trees
58749	Tree ID#	354	Tree Protection Fencing in place - Existing trees
58750	Tree ID#	355	Tree Protection Fencing in place - Existing trees
58751	Tree ID#	356	Tree Protection Fencing in place - Existing trees
58752	Tree ID#	357	Tree Protection Fencing in place - Existing trees
58753	Tree ID#	358	Tree Protection Fencing in place - Existing trees
58754	Tree ID#	359	Tree Protection Fencing in place - Existing trees
58755	Tree ID#	360	Tree Protection Fencing in place - Existing trees
58756	Tree ID#	361	Tree Protection Fencing in place - Existing trees
58757	Tree ID#	362	Tree Protection Fencing in place - Existing trees
58758	Tree ID#	363	Tree Protection Fencing in place - Existing trees
58759	Tree ID#	364	Tree Protection Fencing in place - Existing trees
58760	Tree ID#	365	Tree Protection Fencing in place - Existing trees
58761	Tree ID#	366	Tree Protection Fencing in place - Existing trees
58762	Tree ID#	367	Tree Protection Fencing in place - Existing trees
58763	Tree ID#	368	Tree Protection Fencing in place - Existing trees
58764	Tree ID#	369	Tree Protection Fencing in place - Existing trees
58765	Tree ID#	370	Tree Protection Fencing in place - Existing trees
58766	Tree ID#	371	Tree Protection Fencing in place - Existing trees
58767	Tree ID#	372	Tree Protection Fencing in place - Existing trees
58768	Tree ID#	373	Tree Protection Fencing in place - Existing trees
58769	Tree ID#	374	Tree Protection Fencing in place - Existing trees
58770	Tree ID#	375	Tree Protection Fencing in place - Existing trees
58771	Tree ID#	376	Tree Protection Fencing in place - Existing trees
58772	Tree ID#	377	Tree Protection Fencing in place - Existing trees
58773	Tree ID#	378	Tree Protection Fencing in place - Existing trees
58774	Tree ID#	379	Tree Protection Fencing in place - Existing trees
58775	Tree ID#	380	Tree Protection Fencing in place - Existing trees
58776	Tree ID#	381	Tree Protection Fencing in place - Existing trees
58777	Tree ID#	382	Tree Protection Fencing in place - Existing trees
58778	Tree ID#	383	Tree Protection Fencing in place - Existing trees
58779	Tree ID#	384	Tree Protection Fencing in place - Existing trees
58780	Tree ID#	385	Tree Protection Fencing in place - Existing trees
58781	Tree ID#	386	Tree Protection Fencing in place - Existing trees
58782	Tree ID#	387	Tree Protection Fencing in place - Existing trees
58783	Tree ID#	388	Tree Protection Fencing in place - Existing trees
58784	Tree ID#	389	Tree Protection Fencing in place - Existing trees
58785	Tree ID#	390	Tree Protection Fencing in place - Existing trees
58786	Tree ID#	391	Tree Protection Fencing in place - Existing trees
58787	Tree ID#	392	Tree Protection Fencing in place - Existing trees
58788	Tree ID#	393	Tree Protection Fencing in place - Existing trees
58789	Tree ID#	394	Tree Protection Fencing in place - Existing trees
58790	Tree ID#	395	Tree Protection Fencing in place - Existing trees
58791	Tree ID#	396	Tree Protection Fencing in place - Existing trees
58792	Tree ID#	397	Tree Protection Fencing in place - Existing trees
58793	Tree ID#	398	Tree Protection Fencing in place - Existing trees
58794	Tree ID#	399	Tree Protection Fencing in place - Existing trees
58795	Tree ID#	400	Tree Protection Fencing in place - Existing trees
58796	Tree ID#	401	Tree Protection Fencing in place - Existing trees
58797	Tree ID#	402	Tree Protection Fencing in place - Existing trees
58798	Tree ID#	403	Tree Protection Fencing in place - Existing trees
58799	Tree ID#	404	Tree Protection Fencing in place - Existing trees
58800	Tree ID#	405	Tree Protection Fencing in place - Existing trees
58801	Tree ID#	406	Tree Protection Fencing in place - Existing trees
58802	Tree ID#	407	Tree Protection Fencing in place - Existing trees
58803	Tree ID#	408	Tree Protection Fencing in place - Existing trees
58804	Tree ID#	409	Tree Protection Fencing in place - Existing trees
58805	Tree ID#	410	Tree Protection Fencing in place - Existing trees
58806	Tree ID#	411	Tree Protection Fencing in place - Existing trees
58807	Tree ID#	412	Tree Protection Fencing in place - Existing trees
58808	Tree ID#	413	Tree Protection Fencing in place - Existing trees
58809	Tree ID#	414	Tree Protection Fencing in place - Existing trees
58810	Tree ID#	415	Tree Protection Fencing in place - Existing trees
58811	Tree ID#	416	Tree Protection Fencing in place - Existing trees
58812	Tree ID#	417	Tree Protection Fencing in place - Existing trees
58813	Tree ID#	418	Tree Protection Fencing in place - Existing trees
58814	Tree ID#	419	Tree Protection Fencing in place - Existing trees
58815	Tree ID#	420	Tree Protection Fencing in place - Existing trees
58816	Tree ID#	421	Tree Protection Fencing in place - Existing trees
58817	Tree ID#	422	Tree Protection Fencing in place - Existing trees
58818	Tree ID#	423	Tree Protection Fencing in place - Existing trees
58819	Tree ID#	424	Tree Protection Fencing in place - Existing trees
58820	Tree ID#	425	Tree Protection Fencing in place - Existing trees
58821	Tree ID#	426	Tree Protection Fencing in place - Existing trees
58822	Tree ID#	427	Tree Protection Fencing in place - Existing trees
58823	Tree ID#	428	Tree Protection Fencing in place - Existing trees
58824	Tree ID#	429	Tree Protection Fencing in place - Existing trees
58825	Tree ID#	430	Tree Protection Fencing in place - Existing trees
58826	Tree ID#	431	Tree Protection Fencing in place - Existing trees
58827	Tree ID#	432	Tree Protection Fencing in place - Existing trees
58828	Tree ID#	433	Tree Protection Fencing in place - Existing trees
58829	Tree ID#	434	Tree Protection Fencing in place - Existing trees
58830	Tree ID#	435	Tree Protection Fencing in place - Existing trees
58831	Tree ID#	436	Tree Protection Fencing in place - Existing trees
58832	Tree ID#	437	Tree Protection Fencing in place - Existing trees
58833	Tree ID#	438	Tree Protection Fencing in place - Existing trees
58834	Tree ID#	439	Tree Protection Fencing in place - Existing trees
58835	Tree ID#	440	Tree Protection Fencing in place - Existing trees
58836	Tree ID#	441	Tree Protection Fencing in place - Existing trees
58837	Tree ID#	442	Tree Protection Fencing in place - Existing trees
58838	Tree ID#	443	Tree Protection Fencing in place - Existing trees
58839	Tree ID#	444	Tree Protection Fencing in place - Existing trees
58840	Tree ID#	445	Tree Protection Fencing in place - Existing trees
58841	Tree ID#	446	Tree Protection Fencing in place - Existing trees
58842	Tree ID#	447	Tree Protection Fencing in place - Existing trees
58843	Tree ID#	448	Tree Protection Fencing in place - Existing trees
58844	Tree ID#	449	Tree Protection Fencing in place - Existing trees
58845	Tree ID#	450	Tree Protection Fencing in place - Existing trees
58846	Tree ID#	451	Tree Protection Fencing in place - Existing trees
58847	Tree ID#	452	Tree Protection Fencing in place - Existing trees
58848	Tree ID#	453	Tree Protection Fencing in place - Existing trees
58849	Tree ID#	454	Tree Protection Fencing in place - Existing trees
58850	Tree ID#	455	Tree Protection Fencing in place - Existing trees
58851	Tree ID#	456	Tree Protection Fencing in place - Existing trees
58852	Tree ID#	457	Tree Protection Fencing in place - Existing trees
58853	Tree ID#	458	Tree Protection Fencing in place - Existing trees
58854	Tree ID#	459	Tree Protection Fencing in place - Existing trees
58855	Tree ID#	460	Tree Protection Fencing in place - Existing trees
58856	Tree ID#	461	Tree Protection Fencing in place - Existing trees
58857	Tree ID#	462	Tree Protection Fencing in place - Existing trees
58858	Tree ID#	463	Tree Protection Fencing in place - Existing trees
58859	Tree ID#	464	Tree Protection Fencing in place - Existing trees
58860	Tree ID#	465	Tree Protection Fencing in place - Existing trees
58861	Tree ID#	466	Tree Protection Fencing in place - Existing trees
58862	Tree ID#	467	Tree Protection Fencing in place - Existing trees
58863	Tree ID#	468	Tree Protection Fencing in place - Existing trees
58864	Tree ID#	469	Tree Protection Fencing in place - Existing trees
58865	Tree ID#	470	Tree Protection Fencing in place - Existing trees
58866	Tree ID#	471	Tree Protection Fencing in place - Existing trees
58867	Tree ID#	472	Tree Protection Fencing in place - Existing trees
58868	Tree ID#	473	Tree Protection Fencing in place - Existing trees
58869	Tree ID#	474	Tree Protection Fencing in place - Existing trees
58870	Tree ID#	475	Tree Protection Fencing in place - Existing trees
58871	Tree ID#	476	Tree Protection Fencing in place - Existing trees
58872	Tree ID#	477	Tree Protection Fencing in place - Existing trees
58873	Tree ID#	478	Tree Protection Fencing in place - Existing trees
58874	Tree ID#	479	Tree Protection Fencing in place - Existing trees
58875	Tree ID#	480	Tree Protection Fencing in place - Existing trees
58876	Tree ID#	481	Tree Protection Fencing in place - Existing trees
58877	Tree ID#	482	Tree Protection Fencing in place - Existing trees
58878	Tree ID#	483	Tree Protection Fencing in place - Existing trees
58879	Tree ID#	484	Tree Protection Fencing in place - Existing trees
58880	Tree ID#	485</	





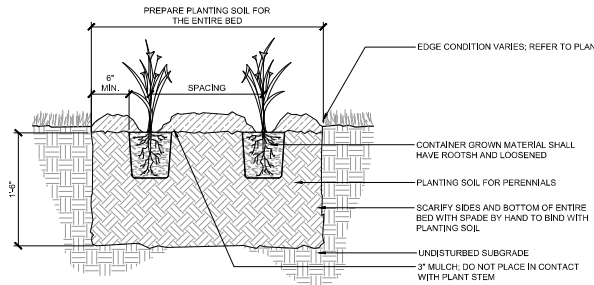
6 BIKE RACK, SURFACE MOUNT

DF-RE-06



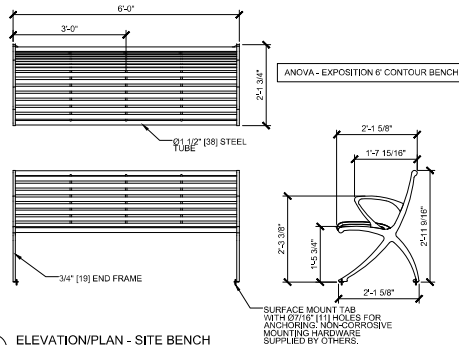
5 DETAIL - STEEL EDGER

DF-RE-09



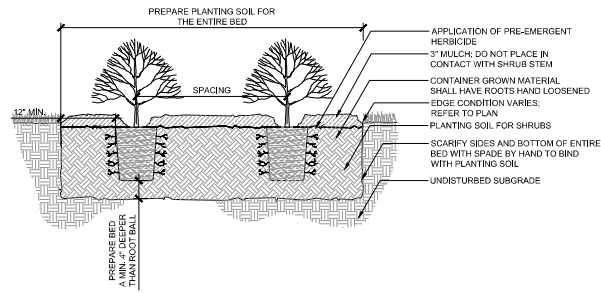
4 DETAIL - PERENNIAL PLANTING

DF-RE-04



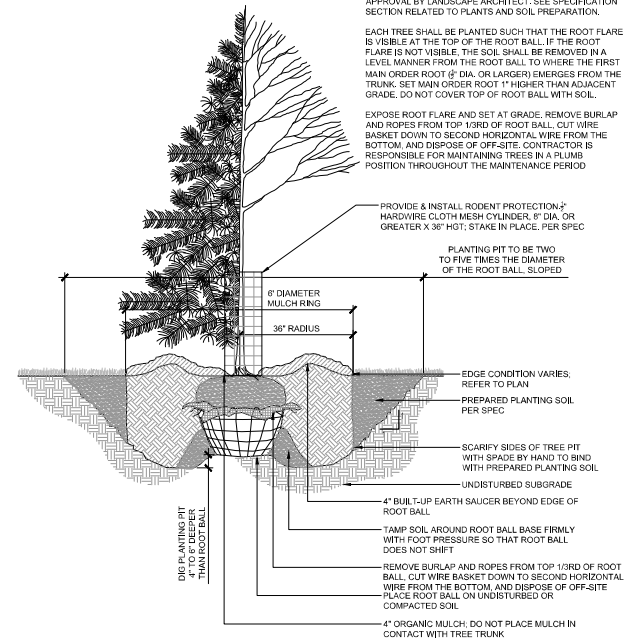
7 ELEVATION/PLAN - SITE BENCH

DF-RE-08



3 DETAIL - SHRUB PLANTING

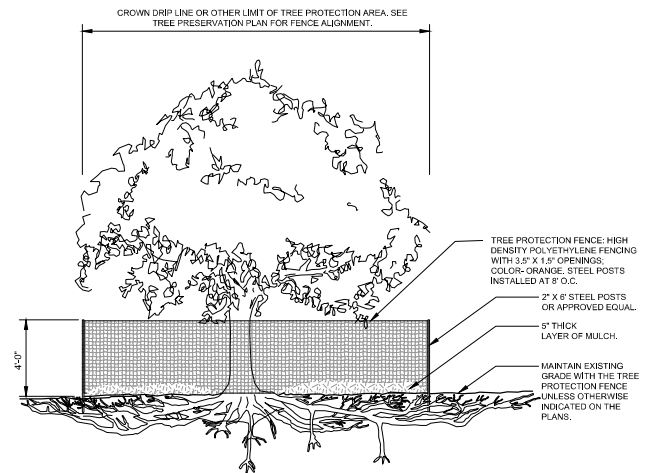
DF-RE-03



2 DETAIL - TREE PLANTING

DF-RE-01

- NOTES:
- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 - NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.



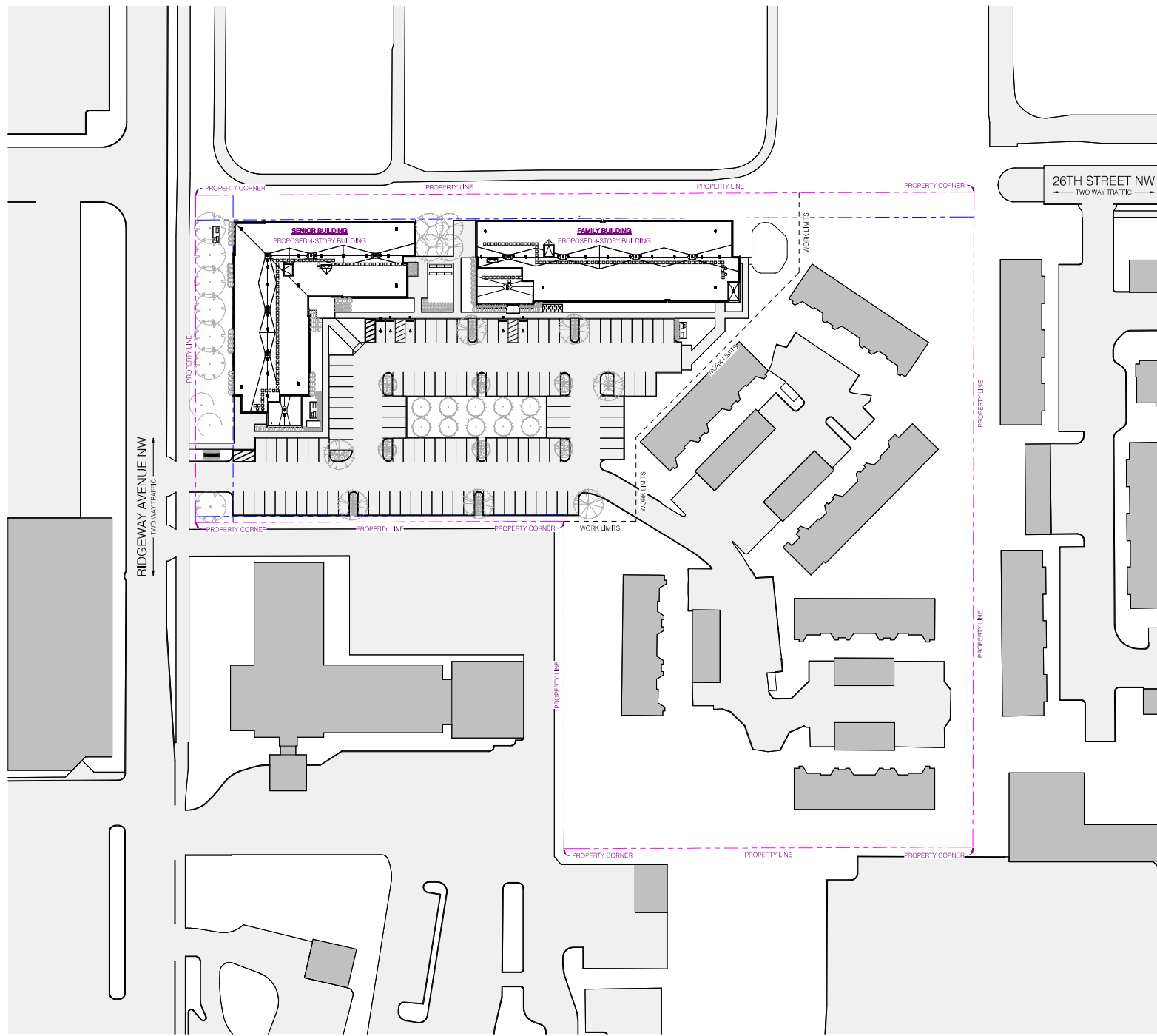
1 TREE PROTECTION FENCING

DF-RE-07

NOTE:
CONTRACTOR TO WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.

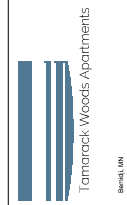
EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. IF THE ROOT FLARE IS NOT VISIBLE, THE SOIL SHALL BE REMOVED IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE FIRST MAIN ORDER ROOT (2\"/>

10/30/2025 11:43:59 AM C:\Users\ghanson\Documents\25-0498-ASD-Corrig_Corrigon@urbanworks.net



1 OVERALL ARCHITECTURAL SITE PLAN
AL100 1" = 300'

- GENERAL SITE NOTES**
1. DIMENSIONS ARE TO COLUMN GRIDS UNLESS OTHERWISE NOTED
 2. SITE NOTES AND FEATURES ARE SHOWN FOR REFERENCE ONLY. REFER TO ONE AND LANDSCAPE FOR MORE INFORMATION.

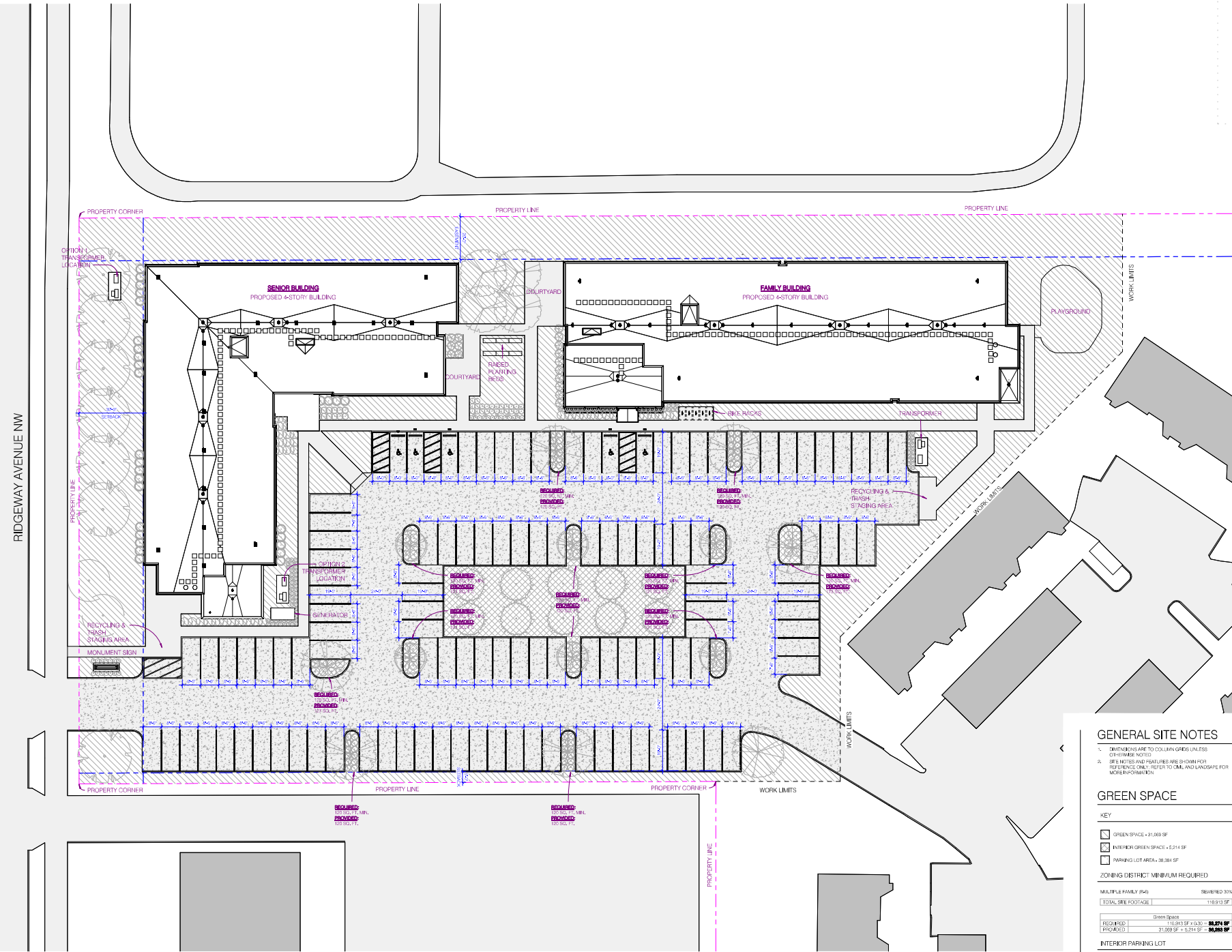


URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2025
300 EARTH TRAIL STREET, SUITE 100, BEND, OR 97701

CONSULTANT	
PRELIMINARY NOT FOR CONSTRUCTION	
CONDITIONAL USE PERMIT 10.31.2025	
REVISIONS	
KEYPLAN	
DATE PROJECT # PHASE DRAWN BY CHECKED BY	10/10/2025 25-018 CLIP GJG/SB SB
OVERALL ARCHITECTURAL SITE PLAN	
AL100	

10/30/2025 11:53 PM C:\Users\ghen\Documents\240184 ASE Comm\CLJohnson@urbanworks.com



1 ENLARGED ARCHITECTURAL SITE PLAN
AL101 1/16" = 1'0"

- GENERAL SITE NOTES**
1. DIMENSIONS ARE TO COLUMN GRIDS UNLESS OTHERWISE NOTED
 2. SITE NOTES AND FEATURES ARE SHOWN FOR REFERENCE ONLY. REFER TO CML AND LANDSCAPE FOR MORE INFORMATION

GREEN SPACE

KEY	
	GREEN SPACE = 31,069 SF
	INTERIOR GREEN SPACE = 5,214 SF
	PARKING LOT AREA = 38,384 SF
ZONING DISTRICT MINIMUM REQUIRED	
MULTIPLE FAMILY (M4) SEVERED 30%	
TOTAL SITE FOOTAGE	
110,913 SF	
Green Space	
REQUIRED	110,913 SF x 0.30 = 33,274 SF
PROVIDED	31,069 SF + 5,214 SF = 36,283 SF
INTERIOR PARKING LOT	
Total Number of Parking Spots	
174	
Required Interior Green Space	
174	
Green Space	
REQUIRED	38,384 SF x 0.20 = 7,677 SF
PROVIDED	6,814 SF

URBANWORKS

PRELIMINARY
NOT FOR CONSTRUCTION

CONSULTANT

CONDITIONAL USE PERMIT
1031-5575

REVISIONS

KEYPLAN

DATE: 10/10/2025
PROJECT #: 240184
PHASE: CLJP
DRAWN BY: JLB
CHECKED BY: JLB

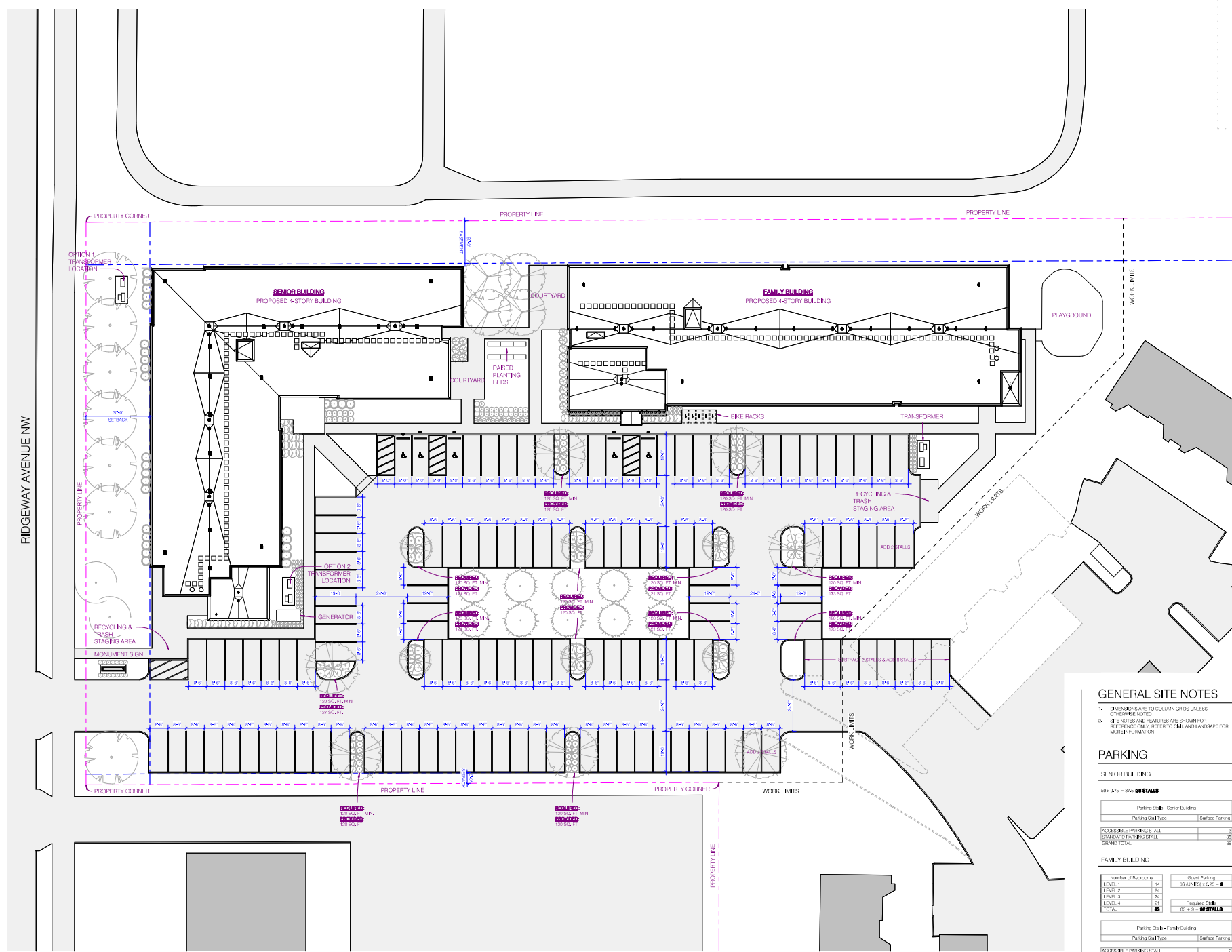
ENLARGED ARCHITECTURAL PLAN

AL101

Tamarack Woods Apartments

Barab, WI

© URBANWORKS ARCHITECTURE LLC 2025
507 EARTH TRAIL STREET, SUITE 100, WATKINS, WI 54981



GENERAL SITE NOTES

1. DIMENSIONS ARE TO COLUMN GRIDS UNLESS OTHERWISE NOTED
2. SITE NOTES AND FEATURES ARE SHOWN FOR REFERENCE ONLY. REFER TO O&M AND LANDSCAPE FOR MORE INFORMATION

PARKING

SENIOR BUILDING

50 x 0.75 = 37.5 **38 STALLS**

Parking Stall Type	Surface Parking
ACCESSIBLE PARKING STALL	3
STANDARD PARKING STALL	35
GRAND TOTAL	38

FAMILY BUILDING

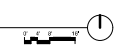
Number of Bedrooms	Guest Parking
LEVEL 1 142	56 (142 x 0.4) = 63
LEVEL 2 251	
LEVEL 3 251	
LEVEL 4 251	
TOTAL 695	63 + 9 = 72 STALLS

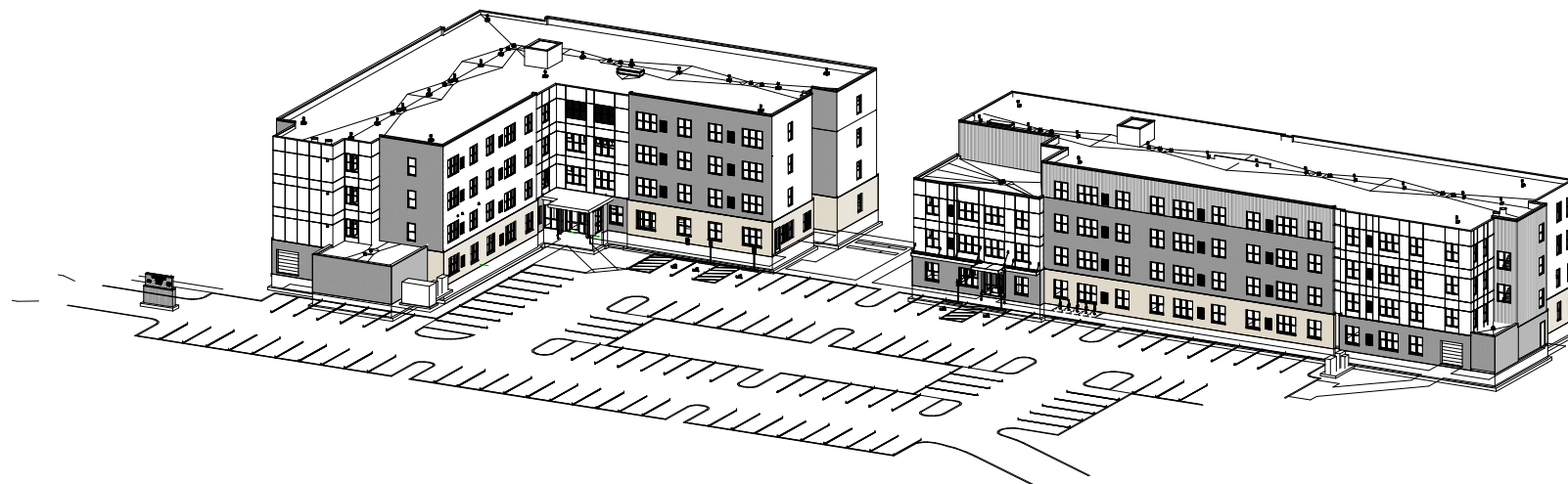
Parking Stall Type	Surface Parking
ACCESSIBLE PARKING STALL	3
STANDARD PARKING STALL	69
GRAND TOTAL	72

Number of Bedrooms	Guest Parking
LEVEL 1 142	56 (142 x 0.4) = 63
LEVEL 2 251	
LEVEL 3 251	
LEVEL 4 251	
TOTAL 695	63 + 9 = 72 STALLS

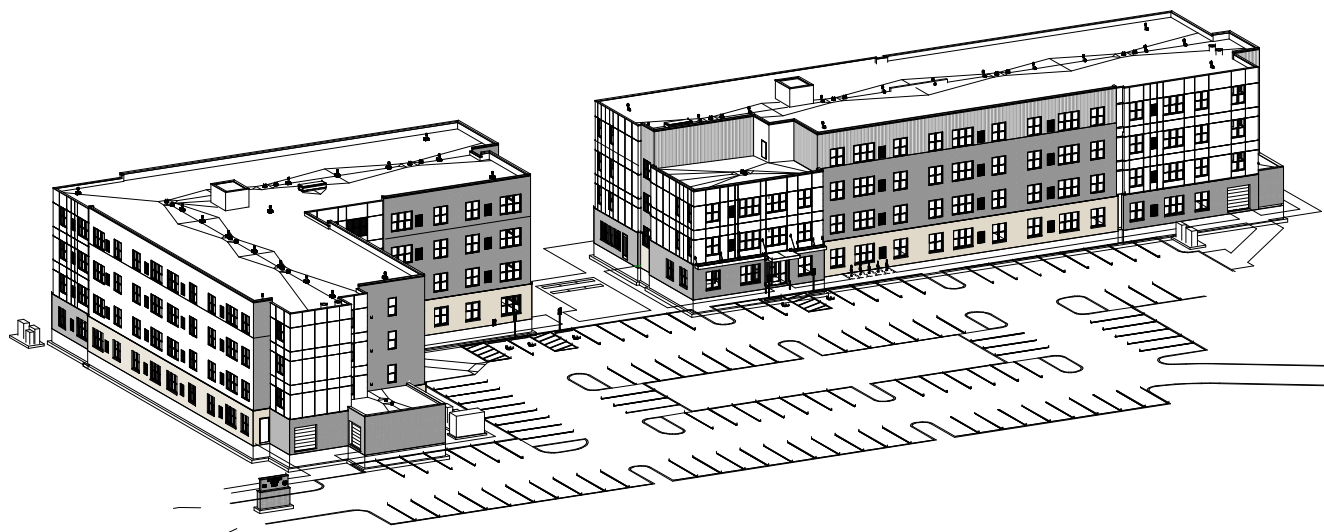
Parking Stall Type	Surface Parking
ACCESSIBLE PARKING STALL	3
STANDARD PARKING STALL	69
GRAND TOTAL	72

1 ENLARGED ARCHITECTURAL SITE PLAN
AL102 1/16" = 1'0"

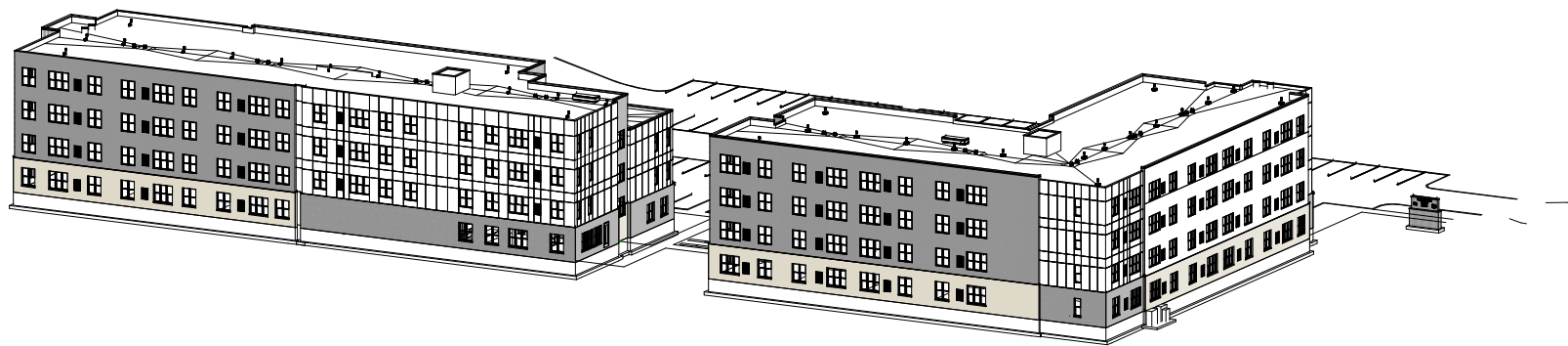




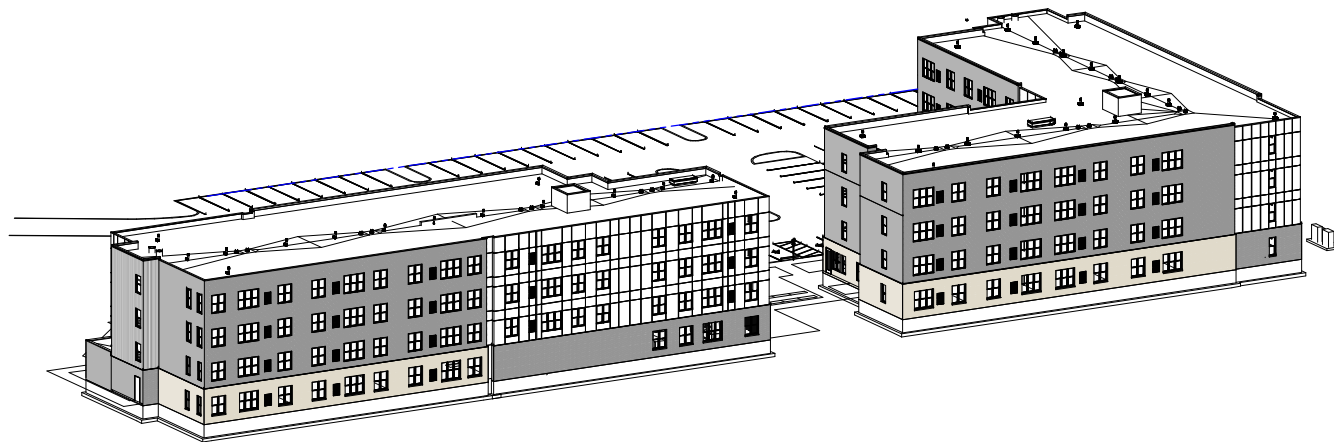
2 SOUTHEAST AXON - OVERALL
A351



1 SOUTHWEST AXON - OVERALL
A351



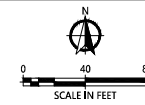
2 NORTHWEST AXON - OVERALL
A352



1 NORTHEAST AXON - OVERALL
A352

ALTA / NSPS LAND TITLE SURVEY

PART OF THE SW1/4 OF THE NE 1/4,
SECTION 5, TOWNSHIP 146, RANGE 33,
BELTRAMI COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE
BELTRAMI COUNTY COORDINATE DATUM NAD83

ELEVATIONS BASED ON NAVD88 VERTICAL DATUM
BENCHMARK TOP NUT HYDRANT NEAR NW CORNER
OF THE PROPERTY. ELEVATION = 1378.86 FEET

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG
IRON PIPE SET AND MARKED BY RLS #60122
- TREE - CONIFER
- TREE - DECIDUOUS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CURB & GUTTER
- FENCE POST
- ✕ MAILBOX
- SIGN - SINGLE
- CURB STOP
- WATER MAIN VALVE
- STORM SEWER MANHOLE
- WATER MAIN PIPE
- FENCE - CHAINLINK
- TELECOM PEDESTAL
- FOC — UNDERGROUND FIBER OPTIC CABLE
- ★ LIGHT POLE
- TRANSFORMER
- UGE — UNDERGROUND ELECTRIC WIRE
- NATURAL GAS METER
- GAS — NATURAL GAS MAIN PIPE
- CLEANOUT
- SANITARY SEWER MANHOLE
- FM — FORCE MAIN PIPE
- GRAVITY MAIN PIPE
- GRAVITY MAIN PIPE

SURVEYOR'S TABLE A NOTES:

- MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN.
- THE ADDRESS FOR THE SUBJECT PROPERTY ACCORDING TO THE
BELTRAMI COUNTY INTERACTIVE MAPPING IS 2590 RIDGEWAY AVE
NW BEMIDJI, MINNESOTA 56601.
- ACCORDING TO THE FEMA COMMUNITY STATUS BOOK REPORT, THE
CITY OF BEMIDJI CURRENTLY FALLS WITHIN NO SPECIAL FLOOD
HAZARD AREA (ZONE C NSHA).
- THE SUBJECT PROPERTY AREA = 5,802 ACRES.
- VERTICAL RELIEF CONTOURS ARE SHOWN, VERTICAL DATUM AND
BENCHMARK LISTED IN THE LEGEND.
- THERE WAS NO ZONING REPORT OR LETTER PROVIDED AT THE TIME
OF THE SURVEY, ACCORDING TO THE CITY OF BEMIDJI ZONING MAP
THE SUBJECT PROPERTY IS CURRENTLY LOCATED IN THE MULTIPLE
FAMILY (RM) ZONING DISTRICT. SETBACKS ACCORDING TO THE CITY
OF BEMIDJI ASSISTANT PLANNER ARE AS FOLLOWS:
FRONT = 30 FEET
SIDE = 7.5 FEET (PLUS 1 FOOT FOR EVERY FOOT A BUILDING IS
TALLER THAN 40 FEET IN HEIGHT)
MAX BUILDING HEIGHT = 50 FEET
- PARTIAL EXTERIOR DIMENSIONS OF ALL BUILDINGS AT
GROUND LEVEL ARE AS SHOWN. SEE BUILDING PLANS FOR
GREATER DETAIL.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF
CONDUCTING THE FIELD SURVEY ARE AS SHOWN.
- PARKING STRIPES ARE AS SHOWN. HANDICAP PARKING SPACES = 3
- THERE WERE NO KNOWN DIVISION OR PARTY WALLS
OBSERVED DURING THE PROCESS OF THIS SURVEY.
- UNDERGROUND UTILITIES ACCORDING TO Gopher State One
Call LOCATE NO. 252191064, TOGETHER WITH CITY OF BEMIDJI
PUBLIC UTILITY MAPPING AND GIS APPLICATIONS AND WAGNER
PLUMBING UTILITY SKETCHES PROVIDED. FURTHER INSPECTION
VERIFICATION IS RECOMMENDED PRIOR TO ANY EXCAVATION OR
CONSTRUCTION.
- THERE WERE NO PLOTTABLE OFFSITE (APPURTENANT)
EASEMENTS OBSERVED IN DOCUMENTS PROVIDED TO OR
OBTAINED BY THE SURVEYOR.

SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company and Red Pine Estates II, LLLP, a Minnesota Limited Liability partnership:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021
Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA
and NSPS, and includes items 1-6, 7(a), 8-11, and 18 of table "A" thereof. The field work was completed August 13,
2025.

Date of plat or Map: October 25, 2025

Tyler Pogrebe
Tyler J Pogrebe, Minnesota License No. 60122

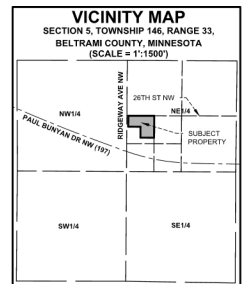
Chicago Title Insurance Company's Commitment No. CP73889, Effective Date July 25, 2025 as listed was relied
upon for matters of record. Other easements or exceptions may exist that were not shown in this commitment and are
not shown on this survey.

DATE	AMENDMENT DESCRIPTION	PREPARED FOR:

SURVEYOR'S SCHEDULE B TITLE RESPONSES:

ACCORDING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CP73889
Effective Date: July 25, 2025:

- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: THERE WERE NO ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR
ADVERSE CIRCUMSTANCES AFFECT THE TITLE OBSERVED BY THE
SURVEYOR DURING THE PROCESS OF THIS SURVEY.
- RESPONSE: EASEMENTS SHOWN ARE ACCORDING TO CHICAGO TITLE INSURANCE
COMPANY COMMITMENT NO. CP73889.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: NOT A PLOTTABLE MATTER OF SURVEY.
- RESPONSE: ELECTRIC RIGHT OF WAY EASEMENT DOC. NO. 484943 IS DESCRIBED
EAST OF THE SUBJECT PROPERTY AND THEREFORE DOES NOT AFFECT THE SUBJECT
PROPERTY.
- RESPONSE: UTILITY RIGHT OF WAY EASEMENT DOC. NO. 103327 IS AS SHOWN.
- RESPONSE: WATER MAIN EASEMENT DOC. NO. 284424 IS AS SHOWN.
- RESPONSE: UTILITY RIGHT OF WAY EASEMENT DOC. NO. 364464 IS AS SHOWN.
- RESPONSE: THE PERMANENT EASEMENT LOCATION OF THE SANITARY EASEMENT
DOC. NO. 262902 LIES WESTERLY IN A PORTION OF LAND THAT IS
EXCEPTED FROM THE SUBJECT PROPERTY AND THEREFORE DOES NOT
AFFECT THE SUBJECT PROPERTY.
- RESPONSE: GAS LINE EASEMENT DOC. NO. A0065288 IS AS SHOWN.
- RESPONSE: BEMIDJI REGIONAL AIRPORT ZONING ORDINANCE DOC. NO.
A00624755, DOES NOT HAVE ANY PLOTTABLE MATTERS OF SURVEY FOR PROPERTIES LYING
WITHIN AIRPORT ZONE 3 OVERLAY.



LEGAL DESCRIPTION: ACCORDING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CP73889, Effective Date: JULY 25, 2025:

- Tract A:
The North 132 feet of the West Half of the West Half of the Southwest Quarter of the Northeast Quarter, Section 5, Township 146 North, Range 33 West, except the West 33.00 feet thereof.
- Tract B:
The South 132 feet of the North 264 feet of the West Half of the West Half of the Southwest Quarter of the Northeast Quarter, Section 5, Township 146 North, Range 33 West, except the West 33.00 feet thereof.
- Tract C:
The North 200 feet of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter, Section 5, Township 146, Range 33, which lies North of State Trunk Highway No. 2.
- Tract D:
The South 328 feet of the North 628 feet of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter, Section 5, Township 146, Range 33.

SURVEYOR'S NOTES:

THE PIN FOR THE SUBJECT PROPERTY IS 800008300.

FOR THE PURPOSES OF THIS SURVEY A WETLAND DELINEATION WAS NEITHER
REQUESTED NOR PERFORMED.



DRAWN BY:
TJP
CHECKED BY:
CMC

PREPARED FOR:

RED PINE ESTATES II, LLLP

PROJECT #: 2025-11239

Tamarack Woods Apartments

Project Description:

The proposed project, located at 2590 Ridgeway Ave. NW on the site of the former Red Pine Estates, consists of two new construction buildings to replace the apartment buildings and townhomes currently located on the site. The first building is a 50-unit senior housing building including a community room, library, fitness, individual storage units, and outdoor patio space. The units are a mix of 1 and 2 bedrooms, and include universal design features which provide a higher level of accessibility.

The second building on the site is a 36-unit family housing building with a combination of 2 and 3 bedrooms to accommodate families. This building also includes a community room, individual storage units, and office space for management and supportive housing staff.

The site design includes surface parking stalls and allows for the completion of the new construction buildings prior to the demolition of the townhomes, allowing residents to move to the new buildings. In addition, a new playground, shared outdoor patio, and stormwater management system are planned for the new construction.

The project is following the Green Communities design standards as amended by MN Housing, which focus on practical sustainable design strategies that both address energy efficiency, occupant comfort, and long-term operational costs that benefit owner, resident, and the community. Some of the strategies include a focus on a tight building envelope and unit-to-unit air testing, increased efficiency of unit mechanical units, and low-VOC finishes throughout the building.

Construction is anticipated to begin in Spring of 2026 and be complete the following year in the summer of 2027.



Planning and Zoning Department City of Bemidji

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

November 5, 2025

SUP-2025-0012: - Greg Johnson representing Tamarack Woods Apartments is requesting a Conditional Use Permit (CUP) for greater than 29 units of high density residential along with removing high quality significant trees beyond the base minimum landscape standard. The subject property is located at 2590 Ridgeway Ave NW (PIN 800008300) in the City of Bemidji. This property is zoned R-6 Multiple Family District.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, November 20th, 2025, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall and 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, November 14th, 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-2025-0012**.

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

November 7th, 2025

Dear Property Owner:

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

SUP-2025-0012: - Greg Johnson representing Tamarack Woods Apartments is requesting a Conditional Use Permit (CUP) for greater than 29 units of high density residential along with removing high quality significant trees beyond the base minimum landscape standard. The subject property is located at 2590 Ridgeway Ave NW (PIN 800008300) in the City of Bemidji. This property is zoned R-6 Multiple Family District.

This public hearing will be held on **Thursday, November 20th, 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 and 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 November 14th, 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 SGAdmin@ci.bemidji.mn.us.

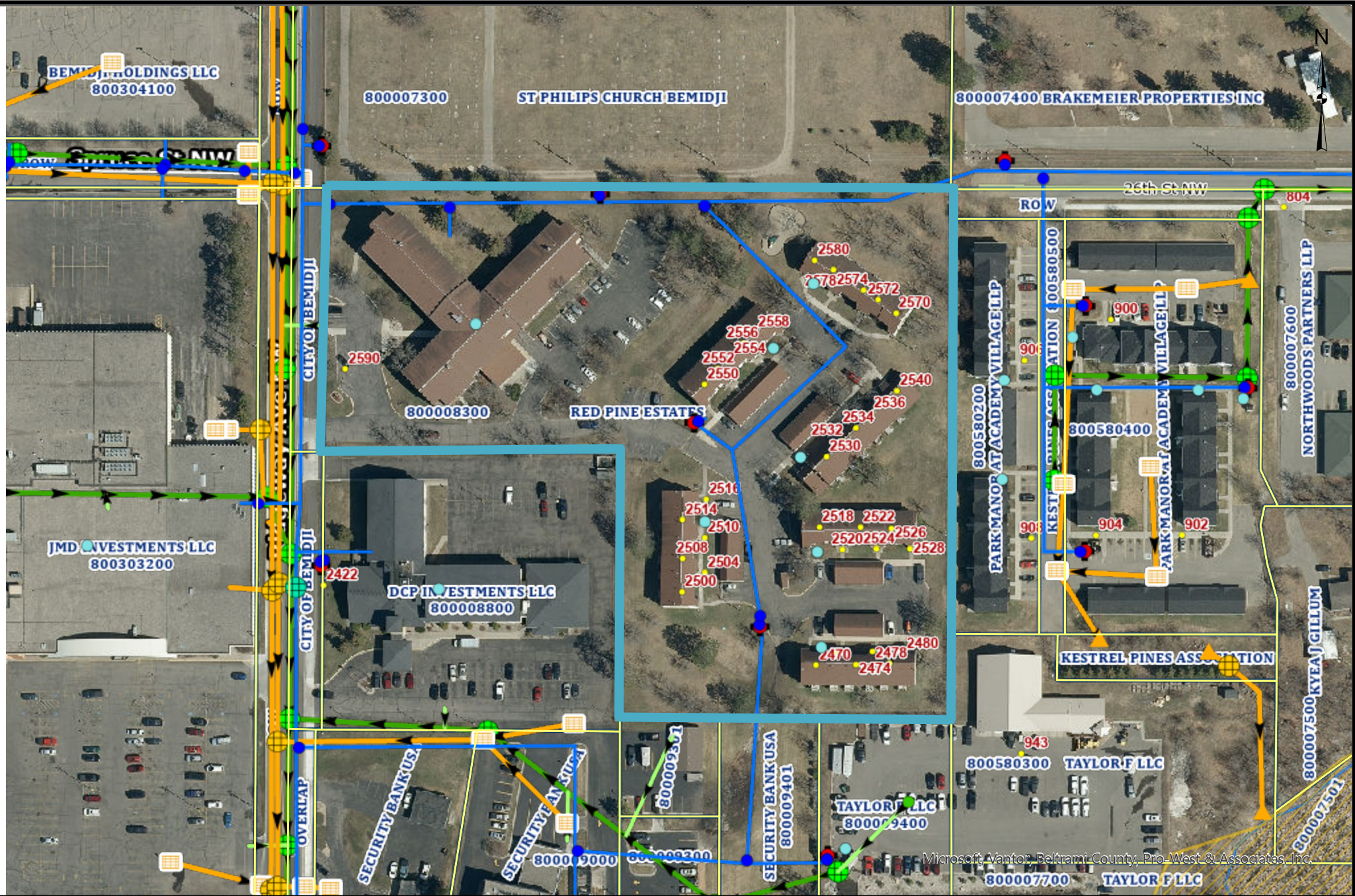
Respectfully,

Planning and Zoning Staff

Packet Distribution List

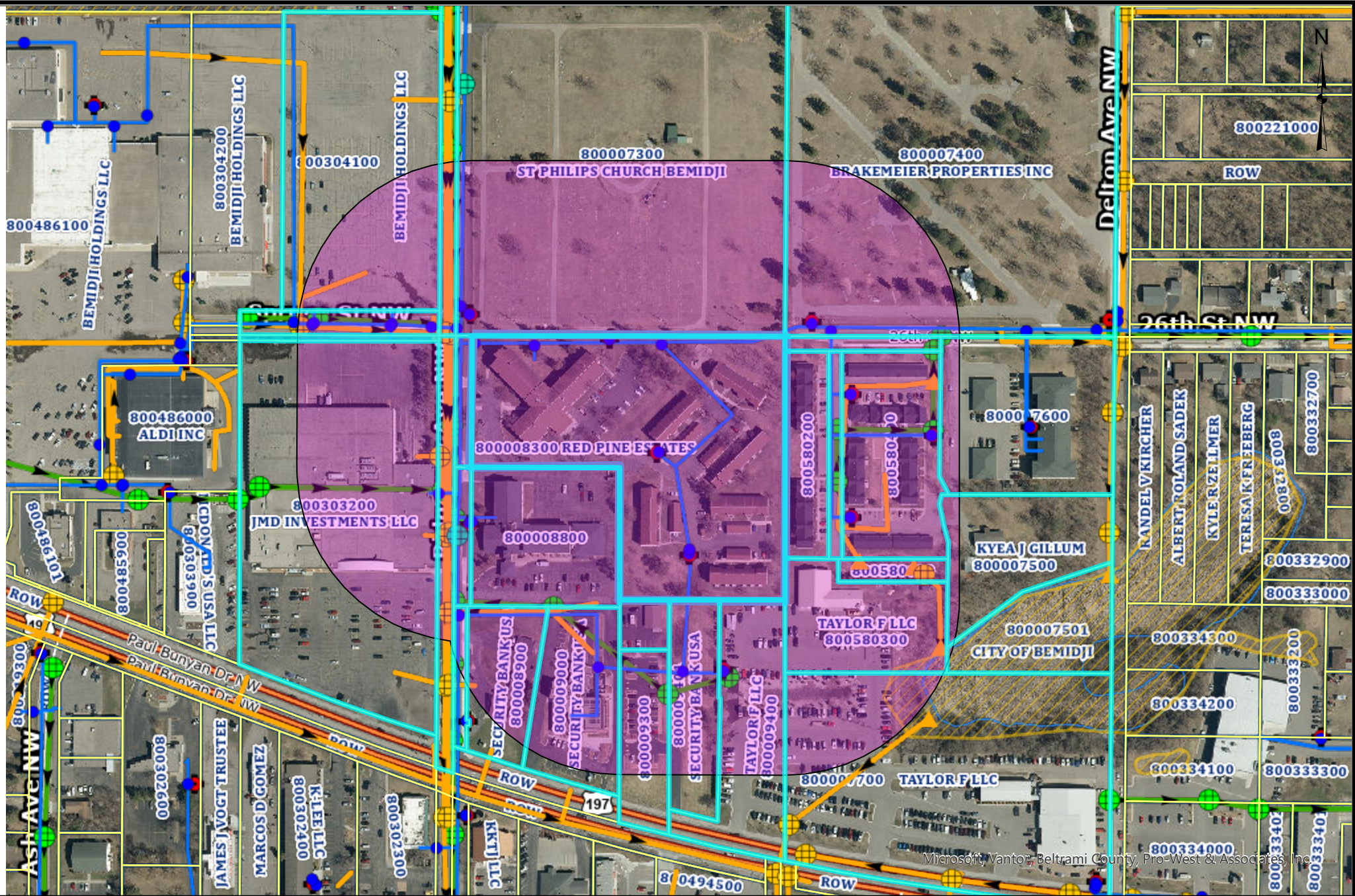
SUP-2025-0012 – Tamarack Woods Apartments

	<u>Contact</u>	<u>E-MAILED</u>	<u>US Mailed</u>
☒	Applicant / Representative	11/5/25	_____
☒	City Building Department	11/5/25	_____
☒	City Attorney (Planning)	11/5/25	_____
☒	City Engineer	11/5/25	_____
☒	City Manager	11/5/25	_____
☐	City Community Development	_____	_____
☒	City GIS Department	11/5/25	_____
☒	City Police Department	11/5/25	_____
☒	City Fire Department	11/5/25	_____
☐	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	_____	_____
☐	MnDNR District	_____	_____
☐	MnDOT	_____	_____
☐	Airport	_____	_____
☒	Bemidji School District	11/5/25	_____
☐	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	11/5/25	_____
☐	Other:	_____	_____



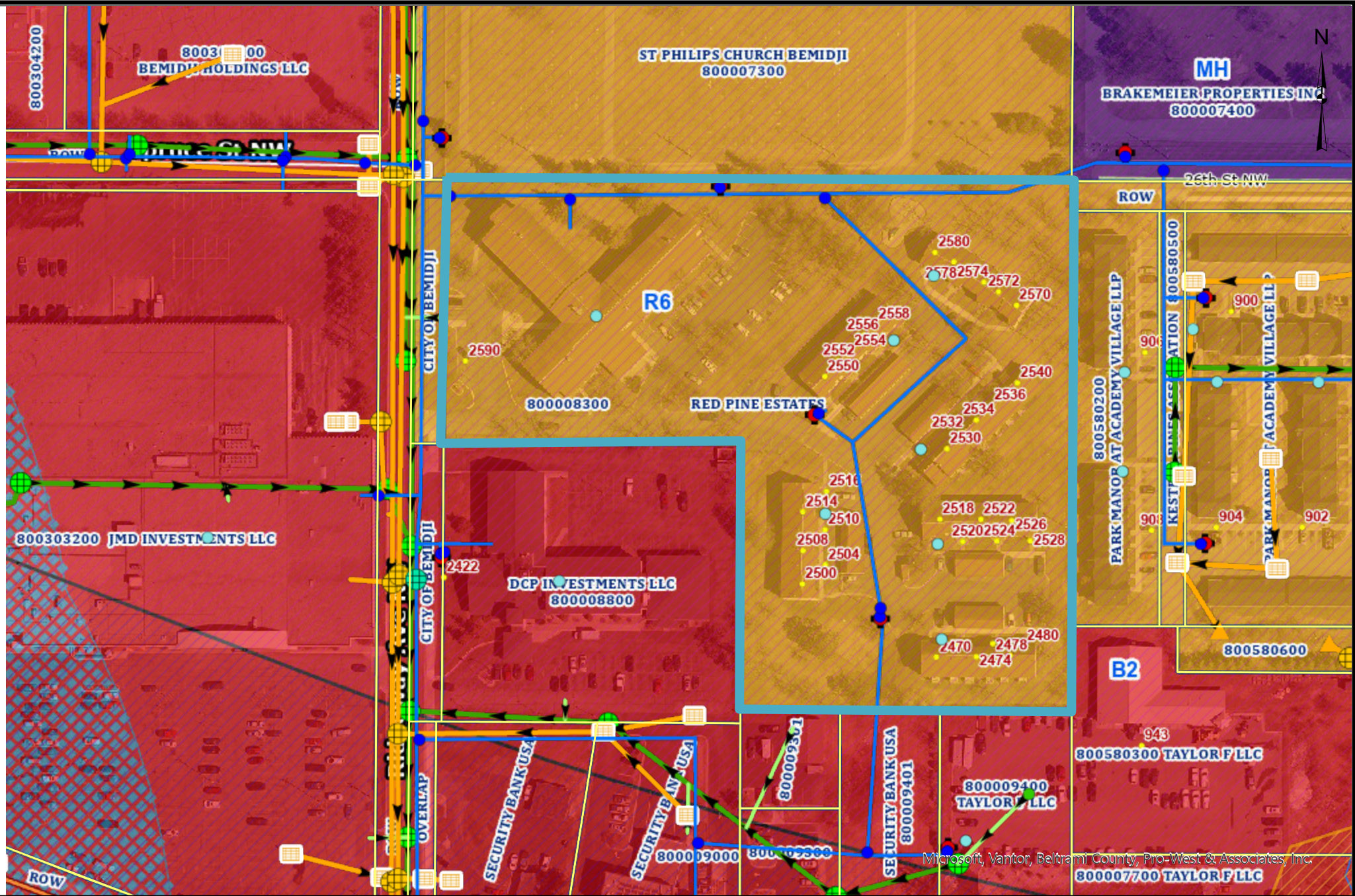
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Aerial Map	
1:2,257	Date: 11/5/2025
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.

Buffer Map	
1:4,514	Date: 11/5/2025
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: 11/5/2025

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



NORTHWOODS PARTNERS LLP
5490 51ST AVE
FARGO, ND 58104

SECURITY STATE BANCSHARES
OF BEMIDJI INC
PO BOX 1630
BEMIDJI, MN 56619

BEMIDJI HOLDINGS LLC
ATTN: GABRIEL JEIDEL
2361 NOSTRAND AVE STE 602
BROOKLYN, NY 11210

JMD INVESTMENTS LLC
15668 SLEEPY OAK RD
CHINO HILLS, CA 91709

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

KYEA J GILLUM
804 26TH ST NW
BEMIDJI, MN 56601

TAYLOR F LLC
755 PAUL BUYNAN DR NW
BEMIDJI, MN 56601

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

DCP INVESTMENTS LLC
1580 REDWOOD LANE SW
ROCHESTER, MN 55902

PARK MANOR AT ACADEMY VILLAGE LLP
1600 UNIVERSITY AVE W STE 212
SAINT PAUL, MN 55104

RED PINE ESTATES
MINNESOTA LMT PARTNERSHIP
2516 RIDGEWAY AVE NW
BEMIDJI, MN 56601

KESTREL PINES ASSOCIATION
15734 FOLIAGE AVE
APPLE VALLEY, MN 55124

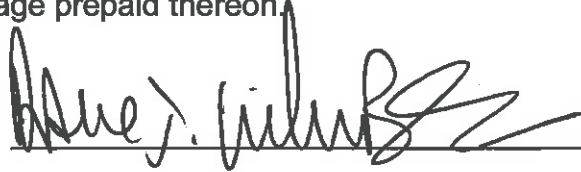
BRAKEMEIER PROPERTIES INC
300 EHLERS AVE
CHASKA, MN 55318

ST PHILIPS CHURCH BEMIDJI
702 BELTRAMI AVE NW
BEMIDJI, MN 56601

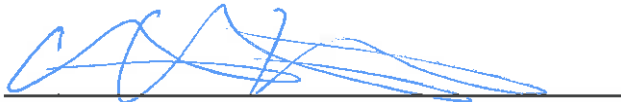
AFFIDAVIT OF SERVICE BY MAIL

STATE OF MINNESOTA)
) SS
COUNTY OF BELTRAMI)

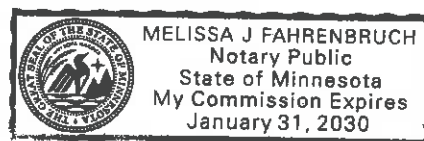
David Wielenberg, being first duly sworn, on oath deposes and states that on the 7th of November, 2025, he/she served the attached Hearing Notice upon each of the following parties on the attached list by depositing in the U.S. Mail, envelopes properly sealed with postage prepaid thereon.



Subscribed and sworn to before me
this 7 day of November 2025.



Notary Public



Planning Case: Conditional Use Permit Request for 80.00083.00 - SUP-2025-0012



AFFIDAVIT OF PUBLICATION

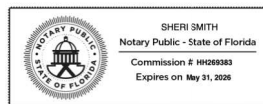
State of Florida, County of Broward, ss:

Anjana Bhadoriya, 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, November 8, 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.

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 11/10/2025

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, November 20, 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):

Conditional Use Permit Request: Ben Kerr representing Kodiak Builders, LLC requesting a Conditional Use Permit (CUP) to operate a Contractor's Shop and Storage Facility for their Construction business and Mixed Use (Commercial & Residential) for a rental house on the property. The subject property is located at 628 Paul Bunyan Dr SE (PIN 800376100) in the City of Bemidji and is in the B-2 General Commercial Zoning District.

Conditional Use Permit Request: Greg Johnson representing Tamarack Woods Apartments is requesting a Conditional Use Permit (CUP) for greater than 29 units of high density residential along with removing high quality significant trees beyond the base minimum landscape standard. The subject property is located at 2590 Ridgeway Ave NW (PIN 80008300) in the City of Bemidji. This property is zoned R-6 Multiple Family District.

Interim Use Permit Request: Julie Canty representing First City Cannabis is requesting an Interim Use Permit (IUP) for operating a Cannabis Retail Business in a leased building. The subject property is located at 920 Washington Ave S (PIN 800420400) in the City of Bemidji and is in the B-2 General Commercial Zoning District within the Highway 197 Overlay and Cannabis (Day Care Center) overlay.

Rezoning and Conditional Use Permit Request: Andrew Erholtz representing Vision Properties of Bemidji is requesting a Land Use Map Amendment (Rezoning) from R-4 Moderate Density Residential to B-2 General Commercial for the parcel and a Conditional Use Permit (CUP) for Mixed Use (Commercial & Residential) to rent the house on the property. The subject property is located at 506 and 616 6th St SE (PIN 80.03760.00) in the City of Bemidji.

Ordinance Text Amendment – City of Bemidji is requesting to amend the text of Chapter 28 of the Bemidji City Code Entitled "Development Code". Specifically amending Article X Performance Standards, Section 28-429 Cannabis Zoning and Land Use.

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 SCAdmin@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, November 14, 2025**, so they may be incorporated into the staff report to the Planning Commission.
(Nov. 8, 2025)

THE CITY OF BEMIDJI PLANNING BOARD

PLANNING CASE: SUP-2025-0013	PC MEETING DATE: November 20 th , 2025
APPLICANT: Julie Canty representing First City Cannabis	60-DAY RULE DATE: December 29 th , 2025
PROCEEDING: Interim Use Permit (IUP) to Operate a Retail Cannabis Business	ZONING DISTRICT: B-2 General Commercial & Hwy 197 Overlay
PREPARED BY: Jamin Carlson Planning Director	EXHIBITS: Zoning Map, Aerial Map, Application, Site Plan, Supporting Documentation

PLANNING REPORT

SUMMARY OF REQUEST

SUP-2025-0013: - Julie Canty representing First City Cannabis is requesting an Interim Use Permit (IUP) for operating a Cannabis Retail Business in a leased building. The subject property is located at 920 Washington Ave S (PIN 80.04204.00) in the City of Bemidji and is in the B-2 General Commercial Zoning District within the Highway 197 Overlay.

BACKGROUND

Julie Canty (Applicant) met with planning staff numerous times over the past year to discuss processes and looked at several possible locations for a retail cannabis business. The proposed business will be leased space by the Applicant from a new owner and operated with the required interim use permit. The property was the previous site of Wausau Homes that operated out of the building for quite some time. The site contains an existing building with a garage and parking lot with access directly off Washington Ave S (Hwy 197).

Planning Considerations

All Interim Use Permits must follow the general requirements including process, criteria, and findings. An interim use permit runs with the owner/lease holder and terminates when the property changes hands or after a set amount of time.

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 Sec. 28-524 of this development code.

Type of Business

Cannabis Business has the meaning given the term in Minnesota Statutes, Section 342.01, subdivision 14 and includes all business listed thereunder. The term also includes hemp manufacturers and hemp retailers.

Cannabis Retailer means a cannabis business regulated by Minnesota Statutes, Section 342.27. The term includes any cannabis business with a license or endorsement authorizing the retail sale of cannabis flower or cannabis products including, but not limited to, a cannabis microbusiness and a cannabis mezzo business. The term also includes any hemp retailer.

Zoning Districts

(1) Zoning Districts. Specific types of cannabis businesses are only allowed to operate in the zoning districts as indicated below, and then only upon issuance of an interim use permit and are prohibited from operating in any other zoning districts.

f. Cannabis Retailer: B-1, B-2, LC, LD, OM, and UR.

Buffers

(7) Buffer Zones. No cannabis business shall be located or operate within:

a. 750 feet of a school;

Definition: School means a building or space that is principally used as a place where twenty-five (25) or more persons from any grade from head start through the 12th grade receive a full course of educational instruction. Any post-secondary or post high school educational building, including any college or other vocational technical college, shall not be deemed a school for purposes of adult sexually oriented business distance restrictions under this development code.

b. 500 feet of a residential treatment facility or residential treatment center;

Definition: Residential treatment facility or residential treatment center means a residential treatment facility or center, sometimes called a rehab, is a live-in health care facility providing therapy for substance abuse, mental illness, or other behavioral

problems. Residential treatment may be considered the "last-ditch" approach to treating abnormal psychology or psychopathology.

c. 500 feet of a daycare facility (Licensed Commercial Child Care).

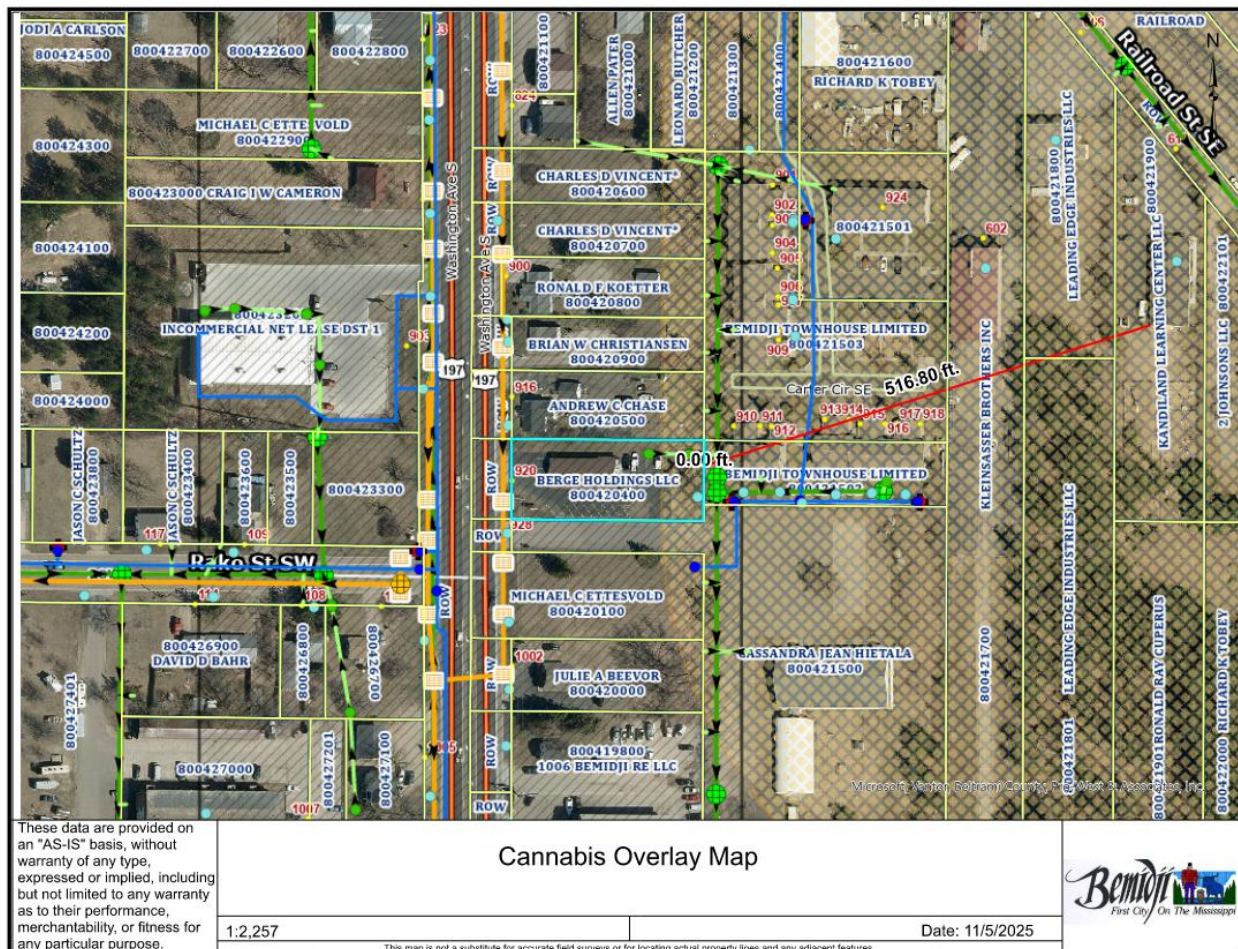
Definition: Daycare Facility (Licensed Commercial Child Care): A state of Minnesota licensed facility with the primary use of caring for children less than twenty-four (24) hours a day regularly providing one or more dependents with care, training, supervision, or developmental guidance.

d. 500 feet of an attraction within a public park that is regularly used by minors including, but not limited to, playgrounds and athletic fields.

Definition: Public Park, athletic fields and active outdoor recreation means an athletic field, park, playground, beach, or recreation or community center in the community owned, leased, or used wholly or in part by the city, county, state, school district, or federal government for recreational purposes.

Location

The proposed cannabis retail business is not located within any of the above listed buffers. The proposed location lies within the commercial corridor of Washington Ave S. off State Hwy 197 and is zoned B-2 General Commercial.



Hours of Operation

(6) Hours of Operation. No cannabis business shall sell cannabis, cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products from 9:00 p.m. to 10:00 a.m.

Security

b. All cannabis businesses must comply with the operational requirements and prohibitions contained in Minnesota Statutes, Section 342.24, including the need to create, follow, and maintain a security plan. The security plan must, at minimum, contain the following security features:

- i. 24-hour security video surveillance of both the interior and exterior of the building that retains data for at least 30 days; and*
- ii. Provisions on how access will be restricted from restricted areas as required by Minnesota Statutes, Section 342.24, subdivision 3.*

License

No property may be used as a cannabis business without first obtaining a preliminary license approval or a license from the OCM, and if required by Bemidji City Code, an approved registration by the City Council as provided in Minnesota Statutes, Section 342.2

Employees & Customers

The Applicant states they will be employing between 4-10 individuals for the business. They also anticipate 40-80 customers a day.

Parking

The site contains approximately 17 parking spaces for the business and the requirements for retail are below from the Ordinance regarding retail space type uses:

One (1) space for each three hundred (300) square feet of gross floor area used for the sale of goods, plus one (1) space for each employee on max shift.

The Applicant states that they may have up to 10 employees along with the square footage (approximately 2,100 square feet/300 square feet = 7) the total would be 17 spaces.

Development Team:

Public Works

I don't have any major engineering related concerns with this proposal. I would anticipate some increased traffic in and out of this site, but the current access is under the control of MnDOT not the City for this property.

Thank you,

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

MNDOT

No comments received.

Public Comment Input

Please see attached.

Public Notice and Hearing Requirements - Per the Ordinance: Sec. 28-527:

A. In addition to the procedures described in preceding sections of this development code, all conditional use permit requests, variance requests, requests for amendments, and preliminary plat approval shall be reviewed at a public hearing conducted at least ten (10) days following official public notification including publication in the official newspaper of the council and mailed notice to all property owners within the following distances from affected property when such notice is applicable: in the case of variances, conditional use permits and preliminary plats, all property owners within three hundred and fifty (350) feet of the property must be notified; in the case of amendments to official controls which involve changes in district boundaries of five acres or less, all owners of property within three hundred and fifty (350) feet must be notified.

Planning Commission Packet Process

Planning commission packets are available by the end of day the Monday before the planning commission meeting (the next Thursday) for viewing on the City of Bemidji's website at www.ci.bemidji.mn.us and a hard copy is available for viewing at city hall.

Comprehensive Plan References

The location of cannabis retail business in a commercial area is compatible in the B-2 General Commercial Zoning District within the HWY 197 Overlay. The City of Bemidji Comprehensive Plan shows this area as Commercial land use.

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

Providing opportunity for commercial and industrial redevelopment is imperative to reduce urban sprawl and increase land use densities where appropriate. Land use planning can preserve existing developed areas and ensure land is available as well as compatible for increased development.

Objective 4.3: Promote Land Use Decisions that Protect the Natural Environment through Smart Growth and Sustainable Practices

- 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.*

4. Support a reduction of off-street parking requirements for appropriate land uses to allow for increased interior green space. Maximize the potential for green space with all development or redevelopment of sites, when possible, as well as for reduced heat island effects of increased temperatures within the high-density urban area of parking lots.

Objective 6.2: Promote and Maintain the Status of an Economic Regional Center

The City of Bemidji has become an economic regional center for northern Minnesota. The community will continue to provide the amenities for shopping, recreation, and entertainment that keep jobs and people coming to the area.

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

Zoning Ordinance References

Section 28-9 – Definitions

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

Section 28-82 – Land Use Matrix

Section 28-122 – Lot Size and Bulk Regulations by Zoning Districts

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

Section 28-402 - Exterior Storage and Outdoor Display of Merchandise

Section 28-406 – Landscaping Requirements

Section 28-408 – Lighting Standards

Section 28-409 – Parking Standards

Section 28-429 - Cannabis Zoning and Land Use

Section 28-524 – Conditional Use or Interim Use Permits

RECOMMENDATION & FINDINGS

Conclusion based on the Ordinance and the Comprehensive Plan.

The Planning Commission must decide whether the findings are sufficient for approval of an interim use permit (IUP) for a Retail Cannabis Business on parcel 80.04204.00, located at 920 Washington Ave S within the City of Bemidji with the following conditions and findings of fact:

Conditions

1. A security plan shall be submitted and approved complying with Section 28-429 of the Ordinance.
2. All exterior lighting on-site (Section 28-409), any trash enclosures (Section 28-402), and landscaping requirements (Section 28-406) shall comply with the Ordinance.

3. All necessary permits, licenses, and registrations shall be obtained by the Applicant.
4. A sign permit shall be obtained prior to installation of any new signage complying with Section 28-252 of the Ordinance.
5. The IUP shall terminate upon a change in use, a change in the owner/operator (leaseholder), or a change in the lease space as may be determined by the Planning Staff.
6. 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

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

Cannabis Retail conforms to the zoning regulations as a permitted IUP use in the (B-2) General Commercial Zoning District & 197 Overlay. The proposed use is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding commercial areas.

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

Increases in traffic or other negative impacts are not anticipated for these proposed businesses. The site has adequate off-street parking and developed ingress and egress location from a state highway.

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

Adverse impacts upon the surrounding area are not anticipated with this proposal as cannabis retail business are within the zoning regulations. Any future changes shall be reviewed in accordance with all zoning requirements.

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

The proposed use is consistent with the goals and policies of the City of Bemidji Comprehensive Plan as well as the City Code through an approved IUP.

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

The property has adequate infrastructure and is served by City services.



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-2025-0013

**CONDITIONAL OR INTERIM USE
PERMIT**

SITE ADDRESS: 920 WASHINGTON AVE S BEMIDJI

PRIMARY PARCEL: 800420400

PROJECT NAME: FIRST CITY CANNABIS RETAIL
21 PLUS

ISSUED:

EXPIRES:

APPLICANT: Canty, Julie
122 26th Street NW
Bemidji, MN 56601
2184077550

OWNER: BERGE HOLDINGS LLC
51344 WHIPPORWILL RD
BEMIDJI, MN 56601

OTHER: Lavoy, Anthony
PO Box 1004
Bemidji, MN 56219
218-261-1137

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?

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

State Licensed Cannabis Retail

Vacant / Commercial

No

Yes

I anticipate 40-80 customers daily

No

4-10 employees / 40-80 customers
daily / 0 residents

No

No

contracted waste service

No

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/>

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

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

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

Preliminary Business Plan

Applicant Name	Julie Anne Canty
Applicant Business Name	Sails L.L.C.

Document attachment area in Accela Citizen Portal:

After reaching **Step 3: Documents** in the application, select **Add** to upload each required attachment relevant to your application.

Expected size of the business:

Expected size of the business, including metrics which may include but are not limited to anticipated revenue, sales, number of employees or any other metric identified by the applicant. Applicants should provide three (3) metrics demonstrating projected business size.

Character limit: 4,000 for each metric

Metric 1:

Anticipated Revenue

Operations will commence as a micro business immediately upon receiving our license from the OCM. The initial phase will include the development of 1,600 square feet dedicated to flowering cultivation canopy and 400 square feet for vegetative growth. Following this 1000 square feet will be allocated for manufacturing, focusing on solventless extraction and the production of cannabis concentrates and consumer products. Offerings will include rosin, water hash, pre-rolls, edibles, and additional products based on market demand. By the first quarter of 2025, a retail location will be secured, either through leasing or purchase, and remodeled to meet security and operational requirements necessary for a successful dispensary. The majority of products cultivated and processed in-house will be sold at this retail location, while the remainder will be distributed through wholesale channels, establishing two revenue streams. Once retail operations are fully underway, cultivation capacity will be expanded to 4,800 square feet of flowering canopy and 1,000 square feet of vegetative space.

The focus will be on producing premium-quality cannabis, leveraging years of experience from California's Emerald Triangle. The cultivation facility will incorporate insulated wall panels, LED lighting, and hydroponic systems, ensuring maximum efficiency while minimizing resource consumption, such as electricity and water. This environmentally conscious approach will enhance cost-effectiveness, providing financial stability in the fluctuating cannabis market. Extraction methods will rely on agitated water extraction, a non-volatile and eco-friendly process. Some extracted products will be further refined into rosin, a highly sought-after concentrate that will provide a competitive advantage within the market. By utilizing cannabis license pre-approval to initiate early cultivation, a full lineup of products will be ready for sale as soon as dispensaries are permitted to open. Revenue projections have been carefully calculated using industry data and extensive market modeling. In the first full month of adult-use recreational sales, anticipated revenue is \$305,000 from retail and \$142,000 from wholesale, totaling \$446,000. As brand awareness grows and the market expands, retail revenue is expected to surpass \$335,000 by month nine and exceed \$385,000 by month twelve. While wholesale revenue will decrease as in-house products are increasingly sold through retail, total projected revenue for month twelve stands at \$525,000.

First-year median revenue is estimated at \$4,099,000 from retail and \$1,752,000 from wholesale, resulting in a total revenue projection of \$5,852,000. Estimated first-year revenue by product category includes \$3,511,000 from flower, \$585,000 from pre-rolls, \$819,000 from vaporizers, \$585,000 from edibles, \$293,000 from concentrates, and \$59,000 from beverages.

*All revenue figures are rounded to the nearest thousand for clarity.

Metric 2:

Our focus will be on six primary product categories: flower, pre-rolls, vaporizers, edibles, concentrates, and beverages. All in-house products will be sold under our own brand, while retail shelves will be supplemented with wholesale products from other licensed Minnesota cannabis businesses. Flower will be the foundation of our business, projected to account for approximately 60% of total sales revenue in the first year. Based on market research, we anticipate producing 75% of the flower sold in our own cultivation facility. The growing space will consist of two flowering rooms with 800-square-foot of canopy, allowing for monthly harvests, yielding an average of 8,580 individual 3.5-gram containers of flower. Each month, up to 10 distinct strains will be harvested, packaged in full compliance with OCM regulations, and stored in childproof containers. As retail sales increase, wholesale distribution will decrease over the first two years, prompting an expansion of flowering space 18 months after retail operations begin. In the first month, flower sales are projected at \$247,000, equating to approximately 7,000 3.5-gram packages, or an average of 18 packages sold per hour. First-year flower sales are expected to total 79,000 units across both wholesale and retail.

Pre-rolled cannabis is the fastest-growing category in both the U.S. and Canada, and we will prioritize offering high-quality pre-rolls to Minnesota consumers. This category is expected to contribute 10% of first-year revenue, with production reaching approximately 5,000 half-gram pre-rolls per month, totaling 56,000 for the year. These will be available in five-packs, three-packs, and single units, with select varieties infused with our solventless hash. Utilizing smaller, less visually appealing flower to produce premium pre-rolls enhances the overall marketability of our cultivated flower.

Vaporizers represent the second-largest product category nationally, expected to generate 14% of retail revenue, translating to approximately 19,000 units sold in the first year. Due to the cost and complexity of producing high-quality vaporizers, we will initially source these products from third-party suppliers rather than manufacture them in-house.

Edibles are projected to account for 10% of retail sales revenue, with in-house production covering 25% of our edible sales. Having our own edible line allows for greater control over product variety, ensuring we meet consumer demand.

High-end concentrates, particularly rosin, will be a cornerstone of our business, expected to contribute 5% of total sales revenue in the first year. Producing premium rosin and selling it directly through our dispensary will provide a distinct competitive edge. Monthly production is projected at 500 grams of rosin, all of which will be sold through our retail location. Additionally, we anticipate selling another 700 grams of rosin from other producers each month.

While cannabis beverages are a popular product in Minnesota, they are expected to account for only 1% of sales revenue. Due to the high startup costs associated with canning equipment, we will not manufacture our own beverages in the first year.

Metric 3:

Number of Employees

The success of our business will rely heavily on hiring professional, knowledgeable, and well-trained employees. While quality staff is essential in any industry, it is especially critical in cannabis, where expertise, compliance, and customer service play key roles. Our goal is to recruit top-tier candidates, offer competitive wages, and retain employees for the long term. Providing sustainable, well-paying jobs is a fundamental principle of our company. We will be an equal-opportunity employer, adhering to all federal, state, and local regulations. Additionally, we will enter into a labor peace agreement with a local union once we reach ten full-time employees.

The company will be structured around three core management positions. The cultivation manager will oversee all aspects of plant growth, from cloning through vegetative and flowering stages to harvest and trimming. This role is essential, as a well-run cultivation operation is the foundation of the entire business. The manufacturing manager will be responsible for all post-production processes, including pre-rolls, edibles, and concentrates. The retail store manager will handle every aspect of the dispensary, from inventory management and compliance to security, sales, and ensuring strict adherence to protocols preventing sales to individuals under 21.

Another key role will be the compliance and quality control officer, responsible for ensuring the business meets all regulatory requirements. This individual will be trained in all relevant computer systems to maintain accurate records, oversee inventory, verify transfers and manifests, and ensure seamless point-of-sale operations. They will also collaborate closely with the bookkeeper to maintain accurate financial records and ensure timely payment of all applicable taxes and fees.

In the first year, the cultivation team will consist of the cultivation manager and up to 2 additional cultivation employees. Since all premium-grade flower will be hand-trimmed, we anticipate the need for 2 full-time trimmers. 1 full-time employee will handle packaging for both trimmed flower and other consumer products, including pre-rolls and edibles. Production of pre-rolls, edibles, and concentrates will be managed by the manufacturing manager with the support of 1 full-time manufacturing employees. On the retail side, the team will include a retail store manager, 4 full-time and 5 part-time budtenders. These employees will be highly trained cannabis specialists, equipped to guide customers in selecting products tailored to their needs. Additionally, the front desk will be staffed by 1 full-time and 1 part-time receptionist. If security services are required, they will be provided by a private contractor.

Anticipated growth:

Anticipated growth of the business including metrics which may include but are not limited to anticipated revenue, sales, number of employees or any other metric identified by the applicant. Applicants should provide three (3) metrics demonstrating projected business size.

Character Limit: 4,000 for each metric

Metric 1:

Anticipated Revenue Growth

The first year in an emerging cannabis market may present challenges, but securing a license early will provide a key advantage, allowing us to establish an early presence. From the outset of retail operations, we expect retail sales to be our primary revenue driver. Our projections indicate that retail will account for 68% of revenue in the first month, increasing to 73% by the twelfth month. This growth will be fueled by an increase in retail sales from \$305,000 in the first month to \$385,000 by month twelve. Strong initial demand from Minnesotans eager for legalized cannabis will contribute to substantial early sales, while ongoing advertising, market expansion, and a broader product selection will drive sustained growth throughout the year. We anticipate a monthly revenue increase of approximately 126% from the first to the twelfth month.

Beyond the first year, we expect revenue growth to stabilize within an annual range of 15% to 20%. By the eighteenth month, we plan to complete our flowering canopy expansion, with the first harvest from this expansion occurring by the twenty-first month. This will significantly increase our wholesale capacity, allowing us to generate additional revenue streams. For the second year, we project retail revenue of \$4,816,000 and wholesale revenue of \$2,060,000, bringing total revenue to \$6,876,000. With only 1,600 square feet of flowering space in the first year, retail will continue to dominate, accounting for 70% of total revenue.

By the third year, retail revenue is expected to reach \$5,659,000, while wholesale revenue will grow substantially to \$3,450,000 due to the expanded cultivation space. This will bring total projected revenue to \$9,109,000, with wholesale contributing 38% of total earnings. This shift will create a balanced revenue model, with approximately 60% derived from retail and 40% from wholesale.

Once our cultivation expansion is complete and the business reaches stability in the third year, we will continue to enhance our product offerings, including the introduction of vaporizer cartridges. Expanding our product lineup will support further revenue growth in both retail and wholesale markets.

Metric 2:

Sales Growth

Based on data from other emerging state markets, we anticipate nearly 2,800 retail transactions in the first month, generating approximately \$305,000 in revenue. As market awareness and demand grow, we expect retail transactions to increase steadily, reaching over 5,000 by the twelfth month. Industry trends suggest that while total sales and transaction volume typically rise, the average transaction value tends to decline slightly over time. This is due to both the natural price adjustments that occur as the market matures and the diminishing "new-to-market customer" effect. However, this is not a significant concern for our business, as our commitment to quality products and strategic advertising will continue to attract new customers. The steady increase in sales volume will ensure that nearly all of our in-house products will be sold directly through our retail location.

A key driver of growth in the first three years will be the expansion of our flowering canopy from 1,600 to 4,800 square feet. This increase in cultivation capacity will allow us to produce approximately 3 times more flower while also scaling up the production of pre-rolls, concentrates, and other cannabis products. Once fully operational, this expansion will raise the monthly output of individually packaged 3.5-gram flower units from 7,000 to nearly 21,000. Monthly pre-roll production will grow from 5,000 to over 14,000 half-gram units, while rosin production will expand from 500 to nearly 1,500 grams per month. This will significantly enhance our wholesale distribution, providing more opportunities to place our products in other retail locations, increasing brand awareness across the market.

With the expanded cultivation space, we also anticipate increasing our unique strain offerings from 10 to 28 per month. The availability of a wider range of high-quality flower and cannabis products at other dispensaries will further establish our presence in the industry. Following the successful implementation of this cultivation expansion, we plan to enhance our processing capabilities to introduce new product categories, including in-house production of edibles and vaporizers.

Metric 3:

Employee Growth

As the business expands, additional staff will be required at various stages to support operations. The initial hiring phase will begin with the cultivation manager and team, followed by the manufacturing manager, manufacturing staff, trimmers, and packaging employees. Retail operations will be staffed progressively, starting with a retail store manager and 2 employees one month before opening, expanding to a team of 12 by the end of the first year. The compliance and quality control officer will also be brought on alongside the cultivation staff. By the close of the first year, we anticipate employing a total of 21 team members.

The next major growth phase is expected to begin in month 18 with the expansion of cultivation operations. At this stage, 2 additional employees will be added to the cultivation team. As the first expanded cultivation cycle nears completion, additional trimmers and packaging staff will be hired between months 21 and 23, increasing the trimming crew from 2 to 7 employees and the packaging team from 1 to 5 employees. The manufacturing team will also grow by 1 additional staff members. On the retail side, as sales continue to increase into the second year, we plan to add 2 full-time and 2 part-time employees, bringing the total workforce to over 35 as we enter the third year.

With the introduction of new consumer products in year three, the production team will expand by three to four employees, allowing existing staff to focus on established products while the new team specializes in items such as vaporizer cartridges. As wholesale cannabis and product distribution grow, a dedicated sales team and warehouse manager may be added. Depending on market conditions and the overall trajectory of the business, the workforce could potentially reach 45 employees by the end of year five.

Methods of recordkeeping:

Methods of recordkeeping including but not limited to (i) physical record keeping or electronic record keeping.

Character limit: 4,000

We are committed to maintaining meticulous record-keeping practices and will foster a culture that prioritizes accurate documentation. We will encourage and reward employees for adhering to record-keeping rules, Standard Operating Procedures (SOPs), and best practices. To ensure proper record-keeping, we will implement a variety of cannabis-specific software tools, complemented by physical backups as deemed necessary by management or as required by the Office of Cannabis Management (OCM). Additionally, we will create detailed SOPs for record-keeping processes, ensuring we document all plants, cannabis products, transfers, sales, security measures, and any other information mandated by the OCM or any applicable federal, state, or local authority.

For each batch of cannabis plants and cannabis flower, we will prepare a cultivation record in the format required by the office, maintaining these records for a minimum of five years. These records will include details such as the quantity and timing of each pesticide, fertilizer, soil amendment, or plant amendment used, along with any other information required by regulations. Upon request, we will provide these cultivation records to the OCM, the Commissioner of Agriculture, or the Commissioner of Health.

We will adopt an automated data inventory and compliance system to streamline record-keeping, ensuring both accuracy and efficiency in our compliance efforts. This system will track every plant and product, providing real-time inventory updates and supporting quick and accurate inventory checks. In the event that the OCM selects Metric as their statewide monitoring system, our program will generate Metric reports and allow us to track which employee completed each record-keeping task, ensuring full accountability. The use of RFID tags and scanners will simplify plant tracking and reporting to Metric.

Additionally, our inventory system will integrate with the statewide monitoring system to track all cannabis plants, flower, products, and hemp-derived consumer goods from their possession through disposal, transfer, or sale. To manage transfers, we will utilize a program to maintain accurate, real-time records of all incoming and outgoing transfers. The system will enable us to verify each transfer, whether it is leaving our cultivation facility or entering our retail facility.

At the retail level, we will use an advanced cannabis-specific point-of-sale (POS) system which will help us accurately track each sale and customer. This will ensure we maintain precise records and verify that all sales are made to individuals aged 21 and over.

We will also maintain and track detailed security logs, recording every employee, contractor, or guest who enters or exits any part of our facility other than the retail sales floor. Our security system will track and document actions such as when the system is armed or disarmed and when restricted zones like the vault are accessed. In addition to these, we will maintain accurate personnel, financial, and any other records required by law.

Our record-keeping system will be supported by rigorous SOPs and comprehensive training programs for all employees. These SOPs will cover all aspects of record-keeping, including documentation for plants, products, transfers, sales, security, and the use of both software and hardware systems. We will ensure that our record-keeping practices comply with all regulations and include backup systems for both physical and digital records as required by the OCM or any other relevant authority.

Knowledge and experience of key individuals:

The knowledge and experience of the applicant and all officers, directors, managers, and general partners of the business. *This should include all individuals listed on the applicant's Disclosure of Ownership and Control worksheet and capitalization table, including the applicant.*

Character limit: 4,000

Julie Canty (Sole Owner)

I founded my company in 2012. Over the past 12 plus years of owning and managing this business I have gained tremendous experience. As of today my company has three physical brick and mortar locations, two located in Bemidji and one in Baxter. Additionally I operate on many online platforms including upthriftshop.com (my company's website) Ebay, Facebook and Mercari. I've been the sole owner and manager of my stores. Through this I've gained vast knowledge and experience in many facets of operating a small business including state, federal and local tax filings, business permitting, business regulatory compliance, accounting, management, retail, customer service, information technology and marketing. During my over a decade of experience owning and managing my business I have overcome a host of challenges and managed to become more knowledgeable, stronger and more resilient through this experience. Currently I employ and manage seven people.

I began selling hemp products after the passage of federal and state legislation clearly defined their legality. During this time I have closely followed all federal state and local regulations regarding hemp. I maintain meticulous compliance to rigorous SOPs for the verification of purchasers age and the packaging and potency requirements. Through my diligence in enforcing all regulations and the development of compliance operations and procedures throughout my years in regulated hemp sales I have gained knowledge and experience in the highly regulated hemp industry.

I have lived in Bemidji, MN (Beltrami County) for over 17+years. Beltrami County is the second poorest county in MN our bordering community Mahnomen County is recognized as the poorest. I am a wife and mother of 4. I've been an active and engaged member of my community for over a decade. I deeply care about the people of Bemidji and the surrounding communities. My knowledge and experience in owning managing and founding a business along with my knowledge and experience in operating in the regulated hemp industry have given me the skills to operate a compliant state licensed cannabis business.

Environmental plan:

Environmental plan that includes at least three (3) examples of plans to address environmental concerns. Plans may include, but are not limited to, water usage, energy consumption, solid waste disposal, or other environmental concerns identified by the applicant.

Character limit: 4,000 for each example

Example 1:

Water Usage:

Water conservation is a core priority for our business. While we will employ various water-saving techniques, the most critical factor will be our cultivation method. We will strictly adhere to all state and federal water usage regulations, including those developed by the OCM in collaboration with the Commissioner of the Pollution Control Agency, to ensure compliance with appropriate water standards for cannabis businesses. Additionally, we will follow the rules set by the OCM, in consultation with the Commissioner of Agriculture, ensuring compliance with chapters 18B, 18C, 18D, and any other laws and regulations concerning the use of pesticides, fertilizers, soil amendments, plant amendments, and other inputs necessary for cannabis cultivation. We are committed to not applying pesticides when pollinators are present and ensuring that no pesticides drift onto flowering plants that are attractive to pollinators. Our decision to grow hydroponically will play a significant role in reducing water usage. We will adopt one of the most water-efficient hydroponic systems available in agriculture, which will provide substantial savings compared to other cultivation methods. Using precision drippers in rockwool, alongside advanced substrate and environmental monitoring sensors, will allow us to apply water only when needed and in precise amounts. This approach ensures that we use the absolute minimum water necessary for plant growth.

Additionally, we plan to incorporate a recirculating water extraction machine in our manufacturing process, which will allow us to process multiple batches of ice water hash while reusing the same water. This system is 6 to 10 times more water-efficient than traditional run-to-waste ice water hash processing, further reducing our water consumption.

Beyond our cultivation and manufacturing areas, we will implement additional water-saving practices throughout the facility. These will include low-flow toilets, water-saving faucets, and other water-efficient systems. We will also prioritize the use of eco-friendly cleaning supplies whenever possible. To ensure the entire team is on board with these efforts, we will provide training to staff on water conservation best practices, fostering a collective commitment to sustainability across the business.

Example 2:

Energy Consumption:

Energy consumption is a significant consideration in cannabis cultivation, particularly in Minnesota, where the outdoor environment is not ideal for growing cannabis year-round. Due to frequent thunderstorms and high humidity levels in the summer, achieving high-quality cannabis without controlled environments such as greenhouses equipped with HVAC systems and dehumidification is challenging. For these reasons, we have chosen to cultivate our cannabis indoors, where we can maintain a more consistent and controlled environment. Cannabis efficiency experts have identified several key areas where energy conservation can make a substantial impact, and they recommend implementing these measures during the design and construction of new facilities. The primary energy consumers in cannabis cultivation are HVAC systems, dehumidification, and lighting. We will adhere to all relevant energy consumption regulations, including those developed by the OCM in consultation with the Commissioner of Commerce, to establish appropriate energy standards for cannabis businesses. One of the first major steps we will take to conserve energy is the use of LED lighting throughout all stages of plant growth. LED grow lights are up to twice as efficient as traditional agricultural lighting options like ceramic metal halide and high-pressure sodium lights. By utilizing LED lighting, we will provide our plants with the necessary light to produce high-quality cannabis while using significantly less electricity, leading to considerable energy savings. Furthermore, LED lights generate much less heat compared to traditional lighting systems. Since heat must be removed from the growing environment by air conditioning, using LED lights will reduce the overall demand on our HVAC systems, providing additional savings in energy consumption.

HVAC systems and dehumidifiers also account for a significant portion of electricity usage in cannabis cultivation. To increase the energy efficiency of our HVAC and dehumidification systems, we will employ several strategies. First, we will use insulated panel wall construction, incorporating foam-cored panels that offer superior insulation. This will greatly reduce the need for air conditioning and heating in both our cultivation and manufacturing spaces. We will also invest in energy-efficient air conditioning and dehumidifiers to further improve our energy savings. With well-insulated rooms and the heat generated by our lighting and dehumidification systems, we do not anticipate needing supplemental heating in our cultivation spaces, even during the winter months. Advanced environmental sensors and controllers will allow us to operate our dehumidification and air conditioning systems in the most precise and efficient way possible, optimizing energy use.

Beyond the cultivation area, we will continue our energy conservation efforts in our retail and office spaces. These areas will also be equipped with highly efficient LED lighting, and we will install motion-activated lighting where possible, provided it does not interfere with security requirements. Additionally, we will use energy-efficient heating and cooling systems throughout the facility. All of our buildings will be properly insulated to enhance energy efficiency. Furthermore, we will develop training programs and SOPs for our staff, promoting environmentally friendly and energy-efficient practices across all areas of the business.

Example 3:

Solid Waste Disposal,

Having a solid waste disposal program is a crucial component of our environmental strategy. Proper disposal of cannabis plants and products is essential to ensure they are rendered unusable in accordance with industry standards and OCM policies. We will adhere to all regulations set forth by the OCM in consultation with the Commissioner of the Pollution Control Agency regarding the disposal of cannabis flower, products, packaging, recyclable materials, and other solid waste. This includes meeting the minimum requirements for recyclable materials and complying with all applicable laws and rules from any governing body.

We will properly dispose of cannabis plants, cannabis flower, cannabis products, artificially derived cannabinoids, lower-potency hemp edibles, and hemp-derived consumer products that are damaged, have broken seals, are contaminated, or have passed their expiration date. Disposal will be done in a manner approved by the OCM, and any cannabis products that need to be tracked in the statewide monitoring system will be documented accordingly.

To ensure proper waste management, our business will contract with a certified garbage and recycling hauler. We will prioritize recycling and ensure that all recyclable materials are disposed of correctly, following a strict recycling policy that will have a positive impact on the environment.

Cannabis waste will be rendered unusable using industry-standard techniques or other methods as required by the OCM. If allowed by the OCM, we will destroy cannabis plants and products using the following procedures. Living cannabis plants that need to be destroyed, as well as dead plants, non-viable clones, pruned vegetative matter, unused or damaged cannabis flower, solid concentrates, or edibles, will be shredded, ground, or cut into pieces no longer than 3 inches. The shredded cannabis material will be mixed with at least 51% debris, such as yard waste, wood chips, sawdust, soil, rockwool, garbage, and other acceptable waste. The final mixture will then be disposed of by our solid waste disposal company as regular garbage or, if permitted by the OCM, as green waste.

Another method for destroying organic cannabis waste, such as plants or unused flower, is composting. If allowed by the OCM, cannabis waste will be composted in bins located within a secured area under 24-hour video surveillance until the composting process is complete. Composting cannabis waste and utilizing the city or county's green waste program are both environmentally friendly options, as they allow the used cannabis material to break down into reusable products.

We do not anticipate using harsh chemicals that would generate hazardous waste. However, should such chemicals be necessary, they will be disposed of in accordance with industry best practices and legal guidelines. We will comply with chapters 18B, 18C, 18D, and any other pesticide, fertilizer, soil amendment, and plant amendment laws enforced by the Commissioner of Agriculture. An OSHA safety data sheet for any applicable substances will be available, and we will develop appropriate training and SOPs before any such substances enter our facility.

Date:

8/15/25

Parcel Pic



FENCE - X

PILE-ON - O

TREE - 



Planning & Zoning Dept. • 317 4th Street NW
Bemidji, Minnesota 56601
Phone 218-759-3579 • Fax 218-759-3590
www.ci.bemidji.mn.us

Authorized Agent / Contact Consent Form

Section A: Authorized Agent / Contact Information

Note:

1. THIS FORM IS FOR USE ALONGSIDE CERTAIN PLANNING REQUESTS. IT CANNOT BE USED FOR OBTAINING CITY BUILDING PERMITS.
2. Form must be legible and completed in ink.
3. Check appropriate box(es). Write any specific restrictions for the checked item(s) in the space provided (e.g. "valid only for permit applications submitted between 06/01/2025 and 08/01/2025") or attach a separate sheet titled "Attachment: Restrictions" and write "see attached" below. If you want your agent to represent you on a plat, interim use permit, conditional use permit or variance application and also be authorized to obtain the related land-use permit, be sure to complete the "application" section as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature, or until City staff receive written notification from the property owner(s) stating otherwise, or the property ownership changes.

I (we), Matthew P Berge hereby authorize Anthony LaVoy to act
(Landowner, print) (Agent, print)

as my (our) agent on the following item(s): *complete the appropriate item(s)*

Application: ☒ Land Use ☐ Fence ☐ Sign ☐ Environmental Alteration ☐ Short-Term Rental

☐ Lot Combination/Division/Realignment ☐ Other: _____

(Write in restrictions): _____

☐ Plat application: _____

☒ Interim/Conditional Use Permit application: _____

☐ Variance application: _____

☐ Development Agreement: _____

on my (our) property located at:

Tax Parcel Number(s): 800420400

Physical Site Address: 920 Washington Ave S.

Agent / Contact Information

Agent address: Po Box 1004 Bemidji MN 56619
Street City State Zip Code

Agent Name(s): Anthony LaVoy

Agent phone #: 218-261-1077 Agent email address: anthony@MNRealtyExpert.com

Revised 5/7/2025

Section B: Short-Term Rentals; Contact Consent Form

Note: This section only applies to short-term rental licenses

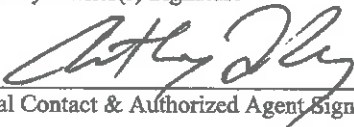
Local Contact & Authorized Agent Consent

As the Authorized Agent and Local Contact, you agree to the following terms as stated in the short-term rental ordinance.

- Authorize the City of Bemidji to contact you and release your contact information to the property owners within the required notification range of the above short-term rental property.
- Consent to be the contact for complaints from said property owners, local government staff, and local law enforcement 24 hours a day.
- Understand that you shall record, report, and rectify the complaints for this short-term rental.
- The property owner and Local Contact & Authorized Agent of the short-term rental must notify City staff within ten (10) days of a change in Local Contact and a new Authorized Agent form must be signed.
- Must reside within 30 minutes of the short-term rental.
- Consent to following and maintaining the short-term rental in accordance with all conditions placed on the license.

This form runs with the length of the short-term rental license and expires on December 31st of that year. Reauthorization must be filed within 30 days before end of term.

Section C: Signatures for all sections

Authenticsign <u>Matthew P Berge</u> Property Owner(s) Signature	<u>Matthew P Berge</u> Property Owner Printed Name	<u>10/29/25</u> Date
<u></u> Local Contact & Authorized Agent Signature	<u>Anthony LaVoy</u> Contact Printed Name	<u>10/2/25</u> Date

Revised 5/7/2025

Authorized Agent / Contact Consent Form

Section A: Authorized Agent / Contact Information

Note:

1. THIS FORM IS FOR USE ALONGSIDE CERTAIN PLANNING REQUESTS. IT CANNOT BE USED FOR OBTAINING CITY BUILDING PERMITS.
2. Form must be legible and completed in ink.
3. Check appropriate box(es). Write any specific restrictions for the checked item(s) in the space provided (e.g. "valid only for permit applications submitted between 06/01/2025 and 08/01/2025") or attach a separate sheet titled "Attachment: Restrictions" and write "see attached" below. If you want your agent to represent you on a plat, interim use permit, conditional use permit or variance application and also be authorized to obtain the related land-use permit, be sure to complete the "application" section as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature, or until City staff receive written notification from the property owner(s) stating otherwise, or the property ownership changes.

I (we), Anthony Lavoy hereby authorize ANTHONY LAVOY to act
(Landowner, print) (Agent, print)

as my (our) agent on the following item(s): *complete the appropriate item(s)*

Application: ☐ Land Use ☐ Fence ☐ Sign ☐ Environmental Alteration ☐ Short-Term Rental
☐ Lot Combination/Division/Realignment ☐ Other: _____

(Write in restrictions): _____

☐ Plat application: _____
☒ Interim/Conditional Use Permit application: JULIE CANTY
☐ Variance application: _____
☐ Development Agreement: _____

on my (our) property located at:

Tax Parcel Number(s): 800420400

Physical Site Address: 920 Washington Ave S.

Agent / Contact Information

Agent address: PO Box 1004 Bemidji MN 56619
Street City State Zip Code

Agent Name(s): ANTHONY LAVOY

Agent phone #: 218 261 1137 Agent email address: ANTHONY@MNREALTYEXPERT.COM

Section B: Short-Term Rentals; Contact Consent Form

Note: This section only applies to short-term rental licenses

Local Contact & Authorized Agent Consent.

As the Authorized Agent and Local Contact, you agree to the following terms as stated in the short-term rental ordinance.

- Authorize the City of Bemidji to contact you and release your contact information to the property owners within the required notification range of the above short-term rental property.
- Consent to be the contact for complaints from said property owners, local government staff, and local law enforcement 24 hours a day.
- Understand that you shall record, report, and rectify the complaints for this short-term rental.
- The property owner and Local Contact & Authorized Agent of the short-term rental must notify City staff within ten (10) days of a change in Local Contact and a new Authorized Agent form must be signed.
- Must reside within 30 minutes of the short-term rental.
- Consent to following and maintaining the short-term rental in accordance with all conditions placed on the license.

This form runs with the length of the short-term rental license and expires on December 31st of that year. Reauthorization must be filed within 30 days before end of term.

Section C: Signatures for all sections



Property Owner(s) Signature

Anthony LaVoy

Property Owner Printed Name

10/30/2025

Date

Property Owner(s) Signature

Property Owner Printed Name

Date



Local Contact & Authorized Agent Signature

J. CANTY

Contact Printed Name

10/31/2025

Date



Planning and Zoning Department
City of Bemidji

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

November 5, 2025

SUP-2025-0013: - Julie Canty representing First City Cannabis is requesting an Interim Use Permit (IUP) for operating a Cannabis Retail Business in a leased building. The subject property is located at 920 Washington Ave S (PIN 800420400) in the City of Bemidji and is in the B-2 General Commercial Zoning District within the Highway 197 Overlay and Cannabis (Day Care Center) overlay.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, November 20, 2025, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall and 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, Melissa Fahrenbruch'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, November 14, 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](http://CityofBemidji.com/Boards%20Commissions%20and%20Committees/Planning%20Commission)) 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-2025-0013**.

Respectfully,

Melissa Fahrenbruch
Assistant Planner
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

November 7, 2025

Dear Property Owner:

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

SUP-2025-0013: - Julie Canty representing First City Cannabis is requesting an Interim Use Permit (IUP) for operating a Cannabis Retail Business in a leased building. The subject property is located at 920 Washington Ave S (PIN 800420400) in the City of Bemidji and is in the B-2 General Commercial Zoning District within the Highway 197 Overlay and Cannabis (Day Care Center) overlay.

This public hearing will be held on **Thursday, November 20, 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 and 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, November 14, 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 **SGAdmin@ci.bemidji.mn.us**.

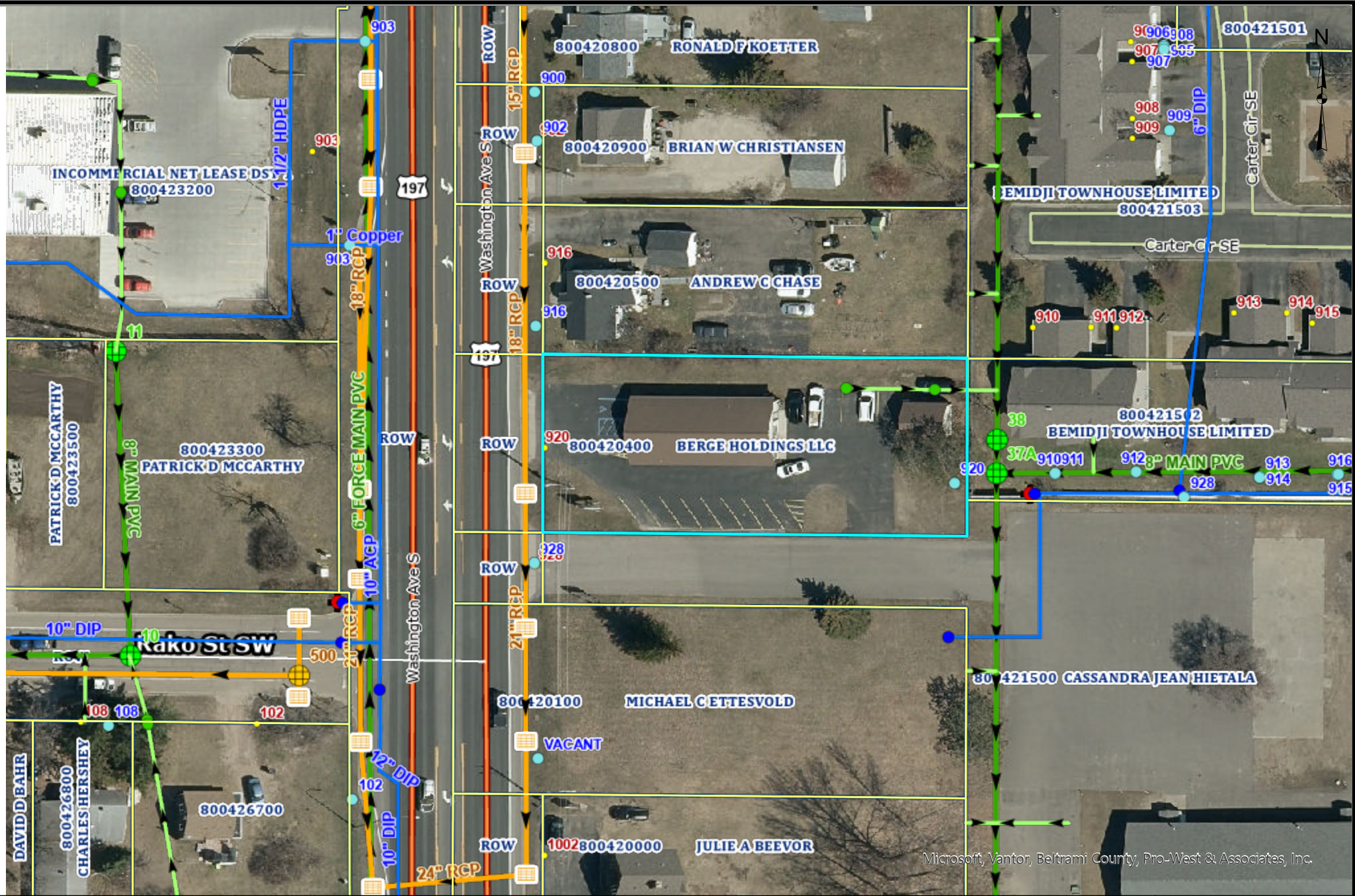
Respectfully,

Planning and Zoning Staff

Packet Distribution List

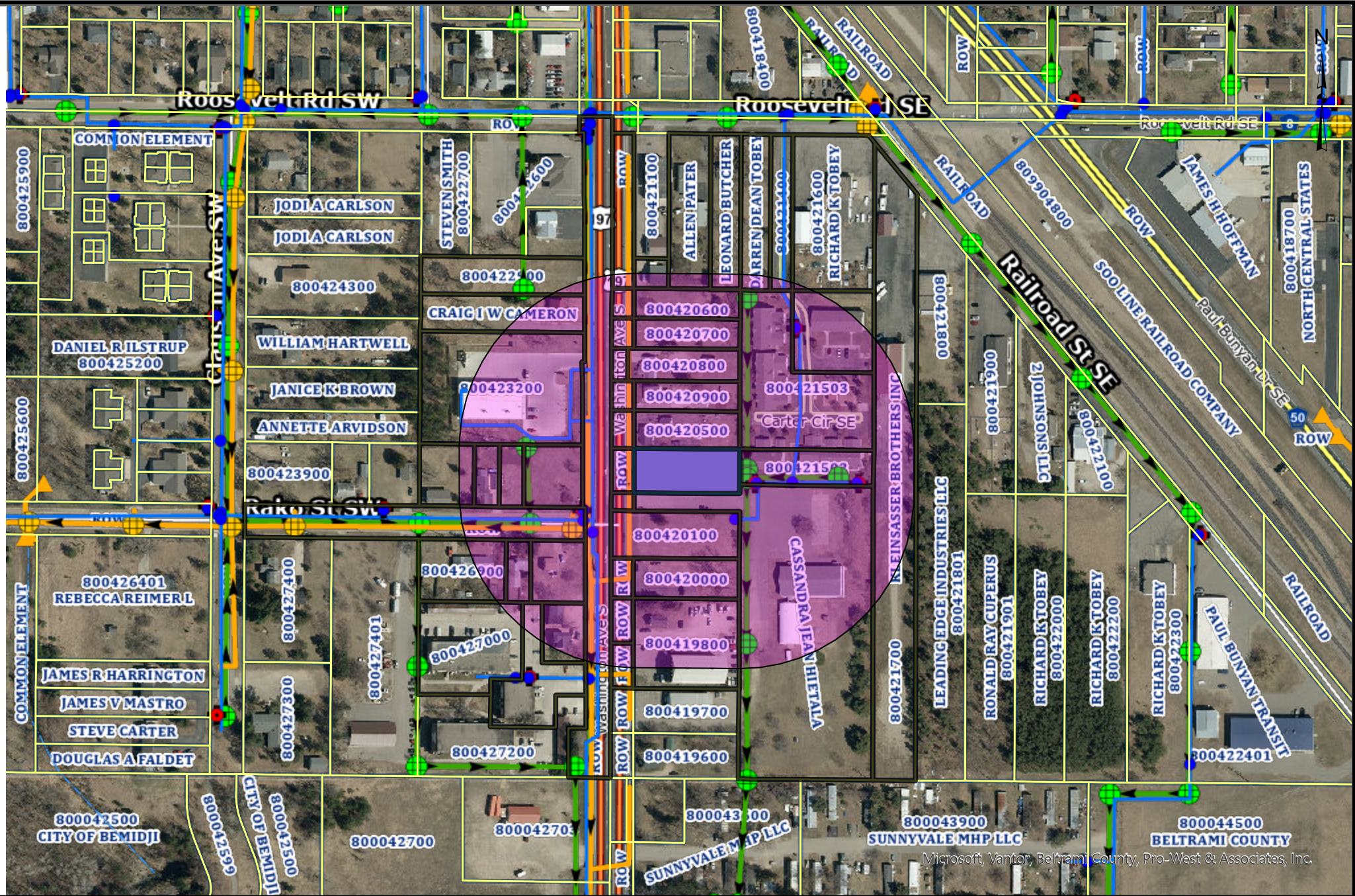
SUP-2025-0013- First City Cannabis

	<u>Contact</u>	<u>E-MAILED</u>	<u>US Mailed</u>
☒	Applicant / Representative	11/5/25	_____
☒	City Building Department	11/5/25	_____
☒	City Attorney (Planning)	11/5/25	_____
☒	City Engineer	11/5/25	_____
☒	City Manager	11/5/25	_____
☐	City Community Development	_____	_____
☒	City GIS Department	11/5/25	_____
☒	City Police Department	11/5/25	_____
☒	City Fire Department	11/5/25	_____
☐	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	_____	_____
☐	MnDNR District	_____	_____
☒	MnDOT	11/5/25	_____
☐	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	11/5/25	_____
☐	Other:	_____	_____



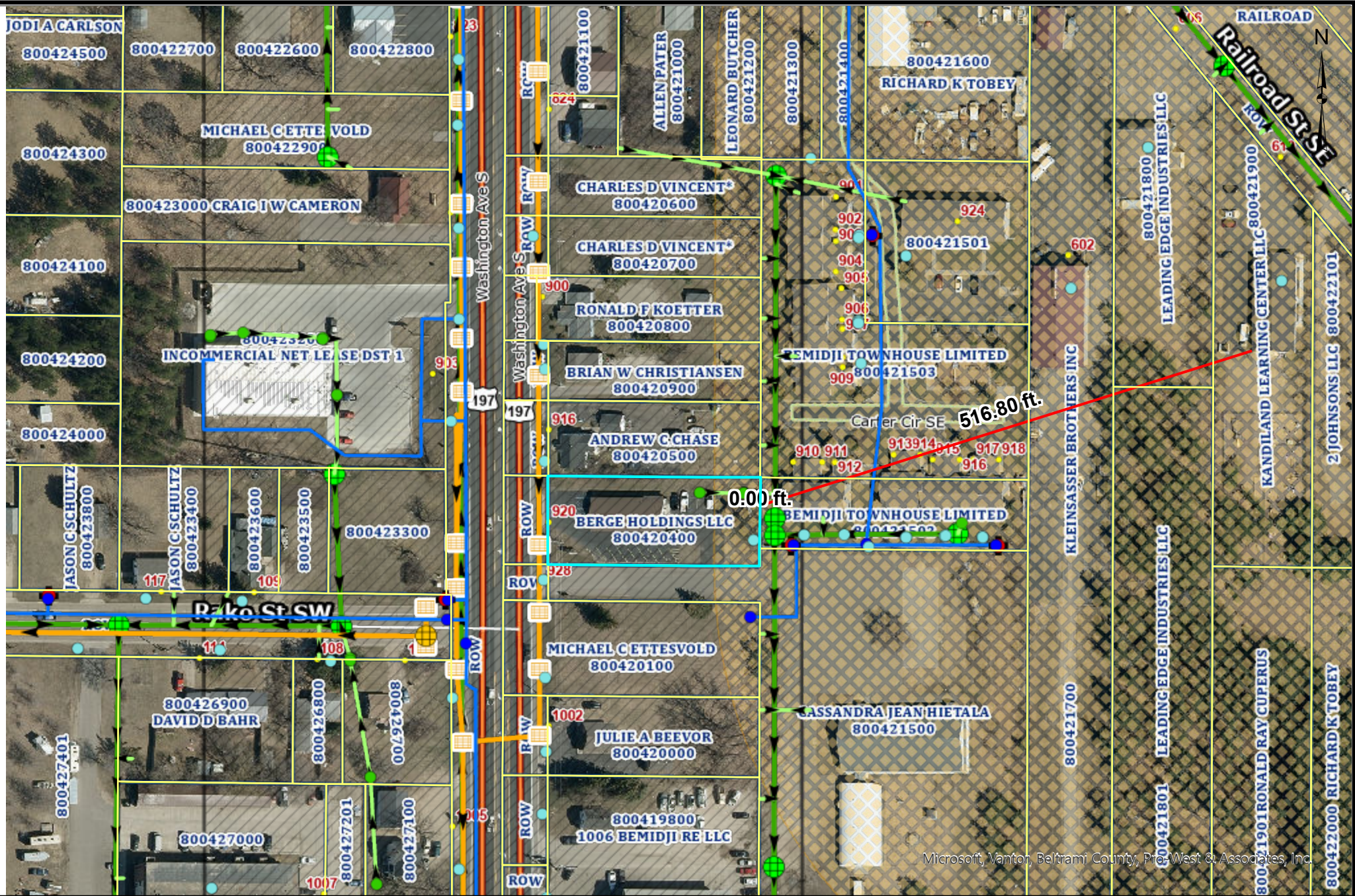
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Aerial Map	
1:1,128	Date: 11/5/2025
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.

Buffer Map	
1:4,514	Date: 11/5/2025
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.

Cannabis Overlay Map

1:2,257

Date: 11/5/2025

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



BEMIDJI TOWNHOUSE LIMITED
PARTNERSHIP
609 9TH ST N
SARTELL, MN 56377

ANDREW C CHASE
DONNELLE M WASHINGTON
916 WASHINGTON AVE S
BEMIDJI, MN 56601

PATRICK D MCCARTHY
HELEN MCCARTHY
215 PAUL BUNYAN DR NW
BEMIDJI, MN 56601

LEONARD BUTCHER
412 ROOSEVELT RD SE
BEMIDJI, MN 56601

KLEINSASSER BROTHERS INC
602 RAILROAD ST SE
BEMIDJI, MN 56601

RONALD F KOETTER
5200 SHERMAN DR NE
BEMIDJI, MN 56601

BERGE HOLDINGS LLC
51344 WHIPPORWILL RD
BEMIDJI, MN 56601

BRIAN W CHRISTIANSEN
SHELLY M CHRISTIANSEN
2607 N PLANTAGENET RD SW
BEMIDJI, MN 56601

CHARLES D VINCENT*
LINDA L VINCENT
3758 COUNTRY FIELD LN SW
BEMIDJI, MN 56601

R & W PARTNERS LTD PARTNERSHIP
609 9TH ST N
SARTELL, MN 56377

CASSANDRA JEAN HIETALA
928 WASHINGTON AVE S
BEMIDJI, MN 56601

1006 BEMIDJI RE LLC
PO BOX 7455
SAINT CLOUD, MN 56302

VISION PROPERTIES OF BMDJI LLC
9862 S GULL LAKE RD NE
TENSTRIKE, MN 56683

CRAIG I W CAMERON
MARY E ANDERSON
3319 HIGHLAND DR NE
BEMIDJI, MN 56601

DAVID D BAHR
STACEY G BAHR
114 RAKO ST SW
BEMIDJI, MN 56601

MICHAEL C ETTESVOLD
LINDA A ETTESVOLD
406 RAKO ST SW
BEMIDJI, MN 56601

RICHARD K TOBEY
2412 LAKE AVE NE
BEMIDJI, MN 56601

CENTURY APARTMENTS OF BEMIDJI
LLC
PO BOX 902
MOORHEAD, MN 56561

INCOMMERCIAL NET LEASE DST 1
117 N JEFFERSON ST
CHICAGO, IL 60661

IRVIN S REEVES
8333 BRIAN CT NE
BEMIDJI, MN 56601

ALLEN PATER
402 ROOSEVELT RD SE
BEMIDJI, MN 56601

CHARLES HERSHEY
108 RAKO ST SW
BEMIDJI, MN 56601

DARREN DEAN TOBEY
424 ROOSEVELT RD SE
BEMIDJI, MN 56601

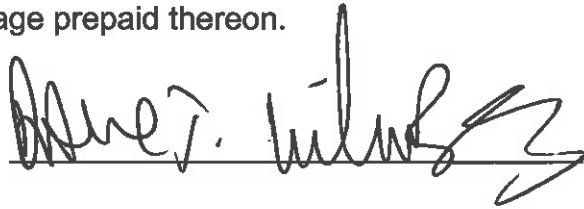
JULIE A BEEVOR
JOSEPH A BEEVOR
50896 VINEWOOD RD
BEMIDJI, MN 56601

JASON C SCHULTZ
117 RAKO ST SW
BEMIDJI, MN 56601

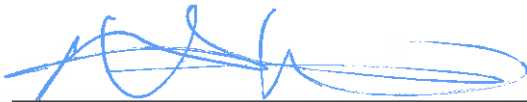
AFFIDAVIT OF SERVICE BY MAIL

STATE OF MINNESOTA)
) SS
COUNTY OF BELTRAMI)

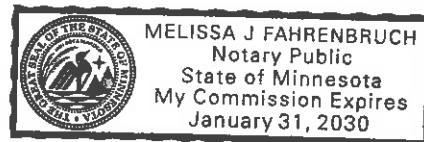
David Wielenberg , being first duly sworn, on oath deposes and states that on the 7th of November 2025, he/she served the attached Hearing Notice upon each of the following parties on the attached list by depositing in the U.S. Mail, envelopes properly sealed with postage prepaid thereon.



Subscribed and sworn to before me
this 7th day of November 2025.



Notary Public



Planning Case: Conditional Use Permit Request for 80.04204.00 – SUP-2025-0013



AFFIDAVIT OF PUBLICATION

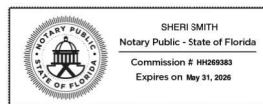
State of Florida, County of Broward, ss:

Anjana Bhadoriya, 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, November 8, 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.

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 11/10/2025

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, November 20, 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):

Conditional Use Permit Request: Ben Kerr representing Kodiak Builders, LLC requesting a Conditional Use Permit (CUP) to operate a Contractor's Shop and Storage Facility for their Construction business and Mixed Use (Commercial & Residential) for a rental house on the property. The subject property is located at 628 Paul Bunyan Dr SE (PIN 800376100) in the City of Bemidji and is in the B-2 General Commercial Zoning District.

Conditional Use Permit Request: Greg Johnson representing Tamarack Woods Apartments is requesting a Conditional Use Permit (CUP) for greater than 29 units of high density residential along with removing high quality significant trees beyond the base minimum landscape standard. The subject property is located at 2590 Ridgeway Ave NW (PIN 80008300) in the City of Bemidji. This property is zoned R-6 Multiple Family District.

Interim Use Permit Request: Julie Canty representing First City Cannabis is requesting an Interim Use Permit (IUP) for operating a Cannabis Retail Business in a leased building. The subject property is located at 920 Washington Ave S (PIN 800420400) in the City of Bemidji and is in the B-2 General Commercial Zoning District within the Highway 197 Overlay and Cannabis (Day Care Center) overlay.

Rezoning and Conditional Use Permit Request: Andrew Erholtz representing Vision Properties of Bemidji is requesting a Land Use Map Amendment (Rezoning) from R-4 Moderate Density Residential to B-2 General Commercial for the parcel and a Conditional Use Permit (CUP) for Mixed Use (Commercial & Residential) to rent the house on the property. The subject property is located at 506 and 616 6th St SE (PIN 80.03760.00) in the City of Bemidji.

Ordinance Text Amendment – City of Bemidji is requesting to amend the text of Chapter 28 of the Bemidji City Code Entitled "Development Code". Specifically amending Article X Performance Standards, Section 28-429 Cannabis Zoning and Land Use.

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 SCAdmin@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, November 14, 2025**, so they may be incorporated into the staff report to the Planning Commission.
(Nov. 8, 2025)

Jamin Carlson

From: Cassandra Hietala <gymbincassandra@gmail.com>
Sent: Thursday, November 13, 2025 9:53 PM
To: SGAdmin
Subject: Opposition to Proposed Cannabis Retail Business Adjacent to The Gym Bin

[EXTERNAL]

To:
The City of Bemidji Planning and Zoning Commission

Subject: Opposition to Proposed Cannabis Retail Business Adjacent to The Gym Bin

Dear Members of the Planning and Zoning Department,

As the owner of The Gym Bin, I am writing to strongly oppose the proposed Cannabis Retail Business that would be located immediately next to the entrance of The Gym Bin at 928 Washington Ave S, Bemidji.

For almost 40 years, The Gym Bin has been serving the community of Bemidji by providing recreational space, classes, and competitive gymnastics, for youth ages 1 through 18. Our mission is to provide a safe, healthy, and encouraging environment where children of all genders, races, and socioeconomic statuses, can build strength, confidence, and discipline in a positive atmosphere.

At The Gym Bin, we welcome over 400 youth every week. During week days, you may see anywhere from 60 to 140 students entering our doors for daily classes. Throughout the year, we host approximately 120 birthday parties, each averaging 10 or more children. The Gym Bin is a popular field trip location for several surrounding daycares and elementary schools, hosting about 40 school field trips a year, drawing in roughly 50 students per visit. In addition, we offer regular open gym opportunities two mornings a week and one to two Saturdays each month, essentially acting as an indoor park for the community. These programs run throughout the entire school year, with slightly adjusted schedules over the summer months, ensuring that our doors are open to children and families nearly every week of the year. In short, our facility is a year-round facility that hundreds of children and families rely on for safe recreation, physical activity, and socialization for our youth.

The proposed cannabis retail business would directly border The Gym Bin's property. This is not a case of being across the street or down the block—our properties physically touch. The cannabis retail business would be located immediately beside our only driveway, which every family must use to enter and exit our facility. That means each day, dozens of young children and teens would be exposed to this business as part of their normal routine.

Our city's ordinance establishes buffer zones intended to protect children by prohibiting cannabis businesses within certain distances of schools, daycare centers, and public park attractions used by minors. The intent of this ordinance is clear: to prevent marijuana-related establishments from operating near spaces where children gather, play, or learn.

As a facility that directly serves children ages 1 through 18, how could we not be included in those same protections? We are not only comparable to the spaces listed in the ordinance—we actively fulfill the same role in our community. We not only provide space for recreation, but teach, mentor, and care for daycare and school aged children, many of whom are dropped off and entrusted to our supervision for extended periods.

Our connection to the Bemidji High School community further underscores this point. The Gym Bin serves as the official practice and competition facility for the Bemidji Lumberjack Gymnastics Team, which is a part of

the Minnesota State High School League. We regularly host all practices, and MSHL sanctioned meets, meaning our facility operates as a functional extension of the school itself.

Beyond the legal and ethical issues, this proposed location raises serious safety concerns. Our gymnasts, along with staff, many of whom are minors, frequently leave practice after dark—sometimes as late as 8:30 p.m.—to walk to their own cars if they are of driving age, or to their parents' cars in the parking lot. Increased traffic, unfamiliar visitors, and adult clientele from a cannabis retail business next door would create an unsafe environment for these minors at night.

This proposed cannabis retail business location conflicts with both the spirit and purpose of our city's cannabis buffer zone ordinance and undermines the community's responsibility to protect its youth. I respectfully urge the Commission to deny approval for this location and uphold the intent of the ordinance—to safeguard children and preserve the integrity of child-centered spaces in Bemidji.

Thank you for your time, your consideration, and your dedication to the well-being of Bemidji's children and families.

Respectfully,
Cassandra Hietala
Owner, The Gym Bin
gymbincassandra@gmail.com

Jennifer Thomas
2715 Beltrami Ave NW
Bemidji, MN 56601
Jennifer.72@outlook.com
218-434-0335

11/17/2025

To Whom It May Concern,

I am writing to express my concern regarding the proposed lease of a cannabis distribution business near the Gym Bin, 928 Washington Ave S, a gymnastics club that serves children and young families. While I respect the legality of cannabis-related businesses and understand their role in the community, I believe the placement of this particular operation raises significant issues that deserve careful reconsideration.

The gymnastics facility next to the proposed site is frequented daily by minors of all ages. Parents, guardians, and coaches rely on this space to provide a safe, healthy, and family-centered environment. Introducing a cannabis distributor immediately next door has a potential to create confusion, discomfort, and concern for families who may be apprehensive about increased traffic, unfamiliar visitors, product transportation, or the overall perception of safety around the facility.

My concerns include, but are not limited to:

- The appropriateness of situating an adult focused business in direct proximity to a children's athletic field.
- Concern for the High School Gymnastics team as they practice daily during season and host home meets at the Gym Bin.
- Potential increases in vehicle traffic or parking congestion during peak drop-off and pick-up times. Including many youthful drivers trying to get to and from practice.
- The possibility of odor, advertising, or signage that may be inappropriate near a youth centered environment.
- Parental concern and the potential loss of trust in the area as a safe place for children's activities.

Again, this is not a statement against cannabis businesses as a whole, but rather a request for thoughtful consideration of location. Placing this type of business beside a facility dedicated to children's physical development and wellbeing feels incompatible and avoidable.

I respectfully ask that you reconsider the proposed lease or explore alternative locations more suitable for this type of operation. The existing Bemidji ordinance and Minnesota state law empower local decision makers precisely to make such judgments. Protecting the integrity and safety of a space designated for children should be a top priority.

Thank you for your time and attention to this matter.

Sincerely,

Jennifer Thomas

(A gymnastics mom for the last 6 years and many years to come. My daughters, Aydah Fultz, on the Bemidji High School gymnastics team and Halle Fultz, a gold level gymnasts/Bemidji Gymnastics Club member.)

COMMENTS RECEIVED AFTER 11/17/2025

Jamin Carlson

From: Jenny Watrud-Smith <jenny7ann@yahoo.com>
Sent: Tuesday, November 18, 2025 10:19 AM
To: Jamin Carlson; Melissa Fahrenbruch; Ainslee Krause; David Wielenberg; Jorge Prince; Gwenia Fiskevold Gould; Josh Peterson; Mark Dickinson; Emelie Rivera; Lynn Eaton; Audrey Thayer
Subject: Proposed lease of Wausau Homes

[EXTERNAL]

To the Bemidji Planning Commission Members,

I am writing to express my concern regarding the proposed leasing of the former Wausau Homes building, located next to the Gym Bin driveway, to a cannabis retail business. While I understand the importance of supporting local economic growth, the specific location of this proposed business raises significant safety and community well-being concerns.

This site is directly adjacent to areas regularly used by children and families, including the High School Gymnastics team's practice and competition space. Placing an adult-focused business in such close proximity to minors creates an environment that may not align with the family-centered nature of our community.

Additionally, the placement of a cannabis retail establishment at this location may lead to:

- Increased vehicle traffic in an already busy area used heavily by students and families.
- Inappropriate advertising or signage in a youth-centered environment.
- Proximity to family housing, which is located directly behind the building.
- Added congestion and safety risks during school practices, meets, and community activities.

I respectfully request that the commission reconsider approving this location for a cannabis retail business and explore alternative sites better suited for adult-oriented

commerce. This decision has the potential to impact not only the daily activities of our youth but the broader safety and comfort of families who rely on these shared community spaces.

Thank you for your time, consideration, and commitment to the well-being of Bemidji residents. I appreciate your attention to this matter and your continued efforts to ensure thoughtful community planning.

Thank you
Jenny Smith

[Sent from Yahoo Mail for iPhone](#)

Jamin Carlson

From: Emelie Rivera
Sent: Tuesday, November 18, 2025 8:01 AM
To: Sandy Hennum; Jamin Carlson; Ainslee Krause
Subject: Re: Cannabis zoning and land use

Hello Sandy,
I am forwarding this to our planning department. I appreciate you taking the time to share your concerns.

Emelie

Get [Outlook for iOS](#)

From: Sandy Hennum <hennumconsulting@gmail.com>
Sent: Monday, November 17, 2025 2:21:21 PM
To: Jorge Prince <Jorge.Prince@ci.bemidji.mn.us>; Gwenia Fiskevold Gould <Gwenia.FiskevoldGould@ci.bemidji.mn.us>; Josh Peterson <Josh.Peterson@ci.bemidji.mn.us>; Mark Dickinson <Mark.Dickinson@ci.bemidji.mn.us>; Emelie Rivera <Emelie.Rivera@ci.bemidji.mn.us>; Lynn Eaton <Lynn.Eaton@ci.bemidji.mn.us>; Audrey Thayer <Audrey.Thayer@ci.bemidji.mn.us>
Subject: Cannabis zoning and land use

[EXTERNAL]

Sandy Hennum
3601 Waville RD NE
Bemidji, MN 56601
hennumconsulting@gmail.com
218-766-4483
Co Head Coach Bemidji Lumberjacks Gymnastic Team

Planning Commission
Bemidji, MN 56601
Re: Cannabis Zoning Restriction Within 750 Feet of a School Zone & District 31 Lease Use

Dear Members of the Planning Commission,

I am writing to formally express concern regarding the proposed cannabis-related zoning and land use at 920 Washington Ave Bemidji, MN. Under current regulations, cannabis zoning and land use are **not permitted within 750 feet of a designated school zone**. This distance restriction exists to protect the safety and well-being of students and the broader community.

It is important to note that **District 31 has held a lease with The Gym Bin since 1993**, with the stated purpose **“to be used by the Tenant for School Activities.”** This long-standing lease establishes The Gym Bin as a location utilized for official school purposes, thereby placing it squarely within the definition of a school zone for regulatory and zoning considerations.

Because the Gym Bin functions as an extension of District 31's educational and activity space, any cannabis-related business or land use within 750 feet would directly conflict with the zoning restrictions intended to safeguard areas utilized by students.

For these reasons, I respectfully request that the Planning Commission uphold the established zoning regulations and deny any cannabis-related zoning or land-use requests within this restricted area.

Thank you for your attention and for your continued commitment to the safety of our community. Please feel free to contact me if further information is needed.

Sincerely,
Sandy Hennum

--



The City of Bemidji Planning Board

PLANNING CASE: ZOA-2025-0004 & SUP-2025-0014	COMMISSION MEETING DATE: November 20 th , 2025
APPLICANT: Andrew Erholtz representing Vision Properties of Bemidji	60-DAY RULE DATE: December 30 th , 2025
PROCEEDING: Rezone from R-4 Moderate to B-2 General Commercial & a Conditional Use Permit (CUP) for mixed-use (residential & commercial)	ZONING DISTRICT: (R-4) Moderate Density Residential
PREPARED BY: Jamin Carlson Planning Director	EXHIBITS: Zoning Map, Future Land Use Map, Aerial Map, Application, Site Plan, Supporting Documentation

PLANNING REPORT

I. **SUMMARY OF REQUEST**

ZOA-2025-0004 & SUP-2025-0014: - Andrew Erholtz representing Vision Properties of Bemidji is requesting a Land Use Map Amendment (Rezone) from R-4 Moderate Density Residential to B-2 General Commercial for the parcel and a Conditional Use Permit (CUP) for Mixed Use (Commercial & Residential) to rent the house on the property. The subject property is located at 506 and 616 6th St SE (PIN 80.03760.00) in the City of Bemidji.

II. **BACKGROUND**

City staff met with Mr. Erholtz (Applicant) to discuss rezoning and a conditional use permit for potential mixed-use along with building code requirements at the property. The current zone would change from R-4 Moderate Density Residential to B-2 General Commercial. The 506 6th St SE property has most recently operated as the New Life United Pentecost Church and is situated between 6th St SE and Paul Bunyan Drive SE. The property has an existing church building, a residential house, and garage.

The Applicant requests a rezoning of the property to B-2 General Commercial to allow for office space in the existing church and a conditional use permit (CUP) for mixed-use (for the existing house for residential). This parcel along with the two vacant parcels had a rezone request denied in spring of 2024 by the planning board. This request is only for the parcel abutting Paul Bunyan Dr. SE.

III. **DISCUSSION/DEVELOPMENT ANALYSIS**

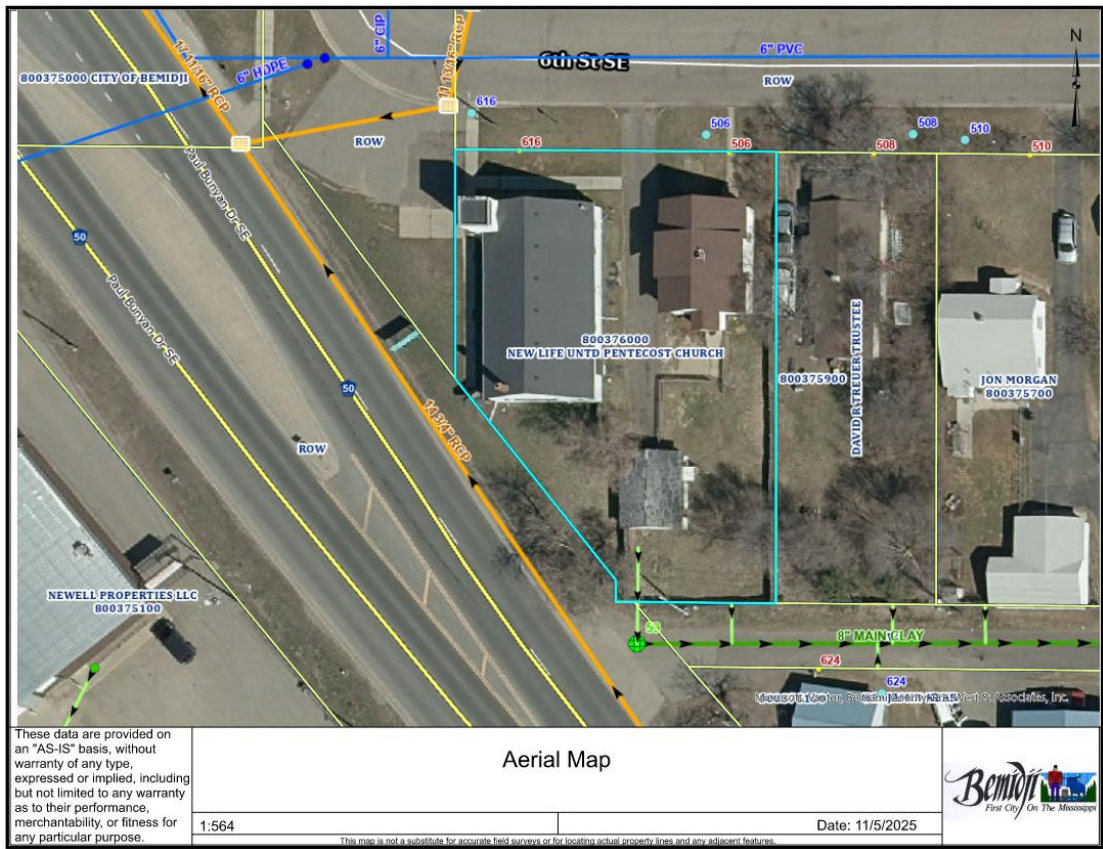
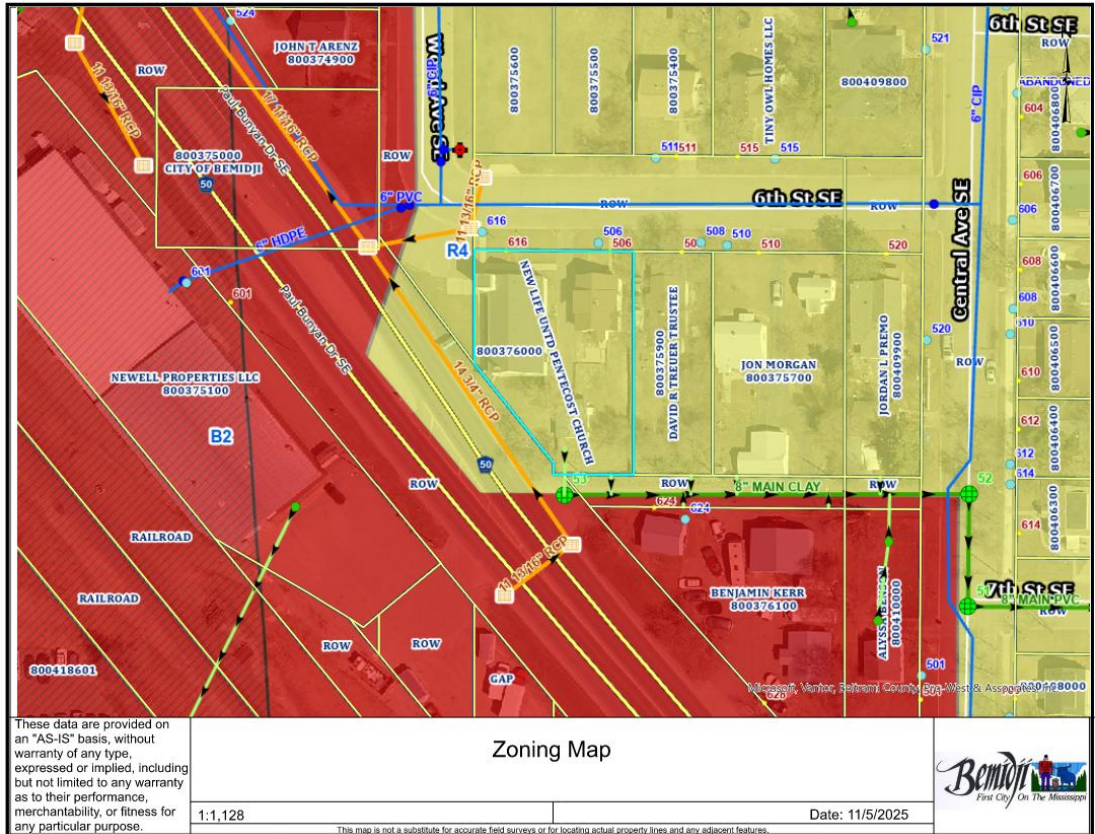
Planning Considerations

When reviewing zoning requests, it is imperative to ensure that “spot zones” are not created. Spot zoning allows for a particular parcel of land to have land uses differing from land uses allowed in adjacent and small regional areas and is likely a deviation from the land use plan.



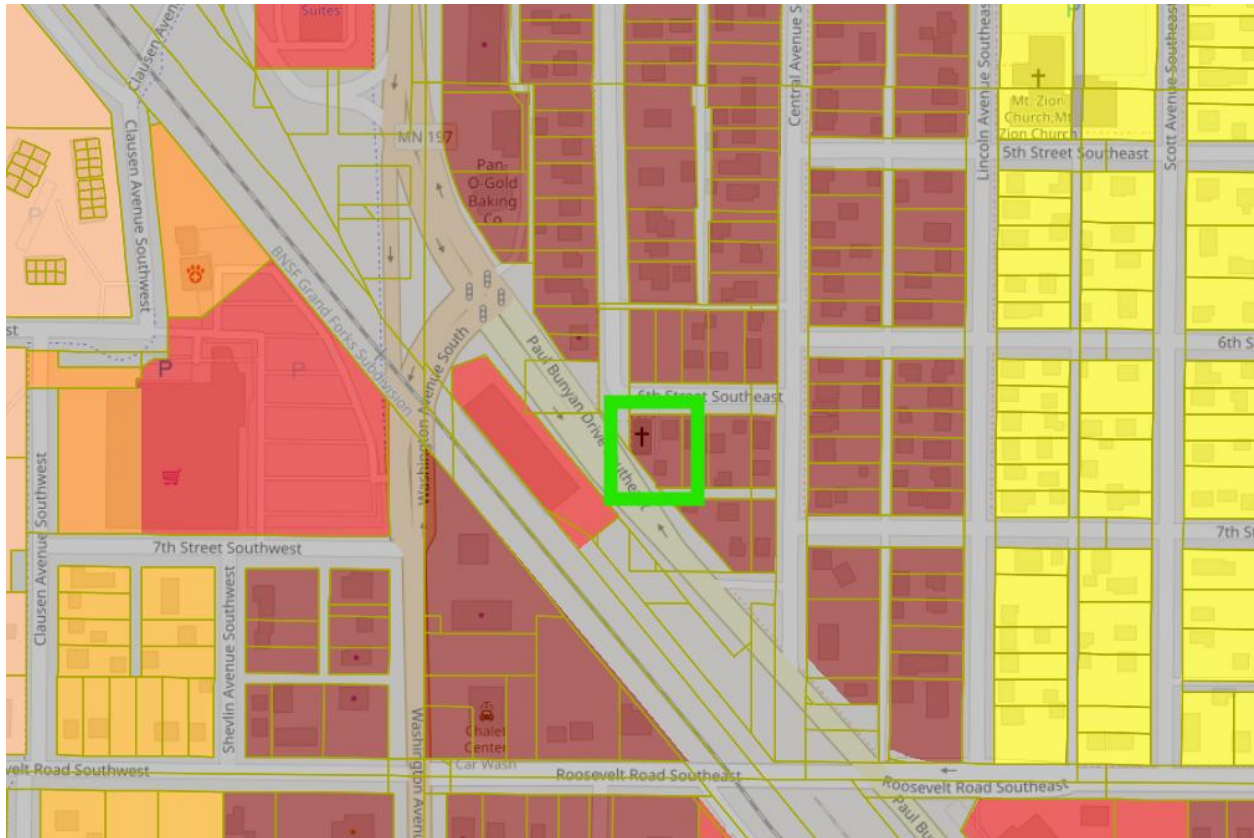
Existing Conditions

The subject property has been used most recently as the New Life United Pentecost Church and is situated between 6th St SE and Paul Bunyan Drive SE. The property contains a church and a residential house and garage.



City's Future Land-Use Map

The future land-use map shows that this area is slated for Mixed Use / High Density Residential to serve as a buffer between commercial zoning to the south and west and moderate density residential to the north and east.



If the subject lot was rezoned to B-2, it would follow the future land-use map, allowing Commercial Use permitted land uses such as: **Businesses providing office, retail trade, or services for individuals or businesses.**

Landscaping (trees)

Road frontage trees will be required per Section 28-406 of the Ordinance along with greenspace. The applicant will need to plant a total of at least four (4) trees in total along the road frontages.

Parking

Business and Professional Offices need the following:

One (1) space for each three hundred (300) square feet of gross floor area, plus one (1) space for each employee on max shift. The applicant states there will be five office spaces for the business. The Applicant will utilize the existing parking space adjacent to the building until they can figure out potential ownership of the parking area.

Development Team Comments

Development plans will be reviewed by all officials for compliance with City of Bemidji regulations.

Sam Anderson, City of Bemidji City Engineer, and Public Works Director, Comments:

Good afternoon,

No major engineering related concerns.

Thanks,

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

Bruce Hasbargen, County Engineer, Comments:

The Beltrami County Highway Division does not have any issues or concerns with this request.

Bruce Hasbargen

County Engineer

Neighborhood Comments

No comments at the time of writing the report.

Comprehensive Plan References

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

Providing opportunity for commercial and industrial redevelopment is imperative to reduce urban sprawl and increase land use densities where appropriate. Land use planning can preserve existing developed areas and ensure land is available as well as compatible for increased development.

- 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 6.2: Promote and Maintain the Status of an Economic Regional Center

The City of Bemidji has become an economic regional center for northern Minnesota. The community will continue to provide the amenities for shopping, recreation, and entertainment that keep jobs and people coming to the area.

- 1. Promote the expansion of diverse industries in the region.*** *The City of Bemidji will allow for a variety of land use types for commercial and industrial uses, ensuring a diverse and stable economy.*

Zoning Ordinance References

Section 28-122 – Lot Size and Bulk Regulations by Zoning Districts

Section 28-526 - Amendments; Text or Zoning District

IV. **RECOMMENDATION & FINDINGS**

The Planning Commission must decide whether the (Rezone) Land Use Map Amendment from R-4 Moderate Density Residential to B-2 General Commercial zoning district for parcels 800376000 meets the ordinance and comprehensive plan, with the following findings of fact:

Findings of Fact - Rezone

1. Whether the change in classification would be consistent with the intent and purpose of this Ordinance.

Yes. The current intent and proposed future land use are consistent with the B-2 General Commercial Zoning District as the Future Land Use Map shows this area as mixed use commercial and high density residential.

2. Whether every use that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

Yes. (B-2) General Commercial Zoning District would create a transitional zone from the Commercial into Residential zoning districts. The proposed rezone follows the City of Bemidji Comprehensive Plan and Future Land Use Map as well.

3. Whether adequate sewer and water facilities, and all other needed public services, exist or can be provided to serve the uses that would be permitted on the property if it were reclassified.

Yes. These parcels are served by City water and sewer.

4. Whether the proposed amendment would correct an error in the application of this Ordinance.

No. This is not a correction. This rezone request would be in line with the Future Land Use Map, Comprehensive Plan, and City Development Code. This proposed amendment would also be in line with the changing needs of the City of Bemidji.

5. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

Yes. These lots are currently zoned R-4 Moderate Density Residential. The conditions of the area have changed as the church is not used as a church any longer and other uses are being sought.

RECOMMENDATION & FINDINGS

Conclusion based on the Ordinance and the Comprehensive Plan.

The Planning Commission must decide whether the conditions are sufficient for approval of a Conditional Use Permit (CUP) for a Mixed Use (Commercial & Residential) for a rental house and office space on the property. The subject property is located at 506 and 616 6th St. SE (PIN 800376000) in the City of Bemidji.

The following are the proposed conditions and findings of fact:

Conditions

1. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
2. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.

3. A landscaping plan meeting Section 28-406 of the Ordinance shall be submitted for review and approval. Trees and landscaping must be planted and maintained within 12 months of approval of the CUP.
4. A parking plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval and work completed within 12 months of approval of the CUP.
5. The CUP 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

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

The proposed use is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding area.

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

This use should not have an impact on the adjacent street and/or land as the parking for the business is currently utilized on the side of building the building. A parking space for the rental is in the current driveway.

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

The proposed use is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding area.

4. **Whether the proposed use is in conformance with the community's Comprehensive Plan or Land Use Plan.**

The proposed use is consistent with the goals and policies of the City of Bemidji Comprehensive Plan as well as the City Code through an approved CUP.

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

The property has adequate infrastructure and is served by City services.



Application

ZOA-2025-0004

REZONING/ZONING ORDINANCE
AMENDMENT

SITE ADDRESS: 506 6TH ST SE BEMIDJI

PRIMARY PARCEL: 800376000

PROJECT NAME: VISION PROPERTIES OF BEMIDJI - RE-ZONE

ISSUED:

EXPIRES:

APPLICANT: Erholtz, Andrew
1421 Bemidji Ave N #3
Bemidji, MN 56601
2185567795

OWNER: NEW LIFE UNTD PENTECOST CHURCH
506 6TH ST SE
BEMIDJI, MN 56601

Detail Name	Detail Value
Select the type of amendment request from the list	Zoning District Change
Zoning District Change: Please indicate the current district and indicate the district you are requesting a change to.(If this does not apply, enter N/A)	Current district- R4 Change to B2
Zoning Text Change: Please describe the proposed text amendment.(If this does not apply, enter N/A)	N/A
Zoning District Change: Describe the proposed use of your property after the amendment.	Office space for the church building. Residential rental for house
Zoning District Change: Describe the existing use of your property.	Vacant- not used. Was a church and parsonage.
Zoning District Change: Describe what changes you feel have led to the request being sought.	Church building needs to be used. Has been vacant for four years.
Zoning District Change: How will the change affect the use of the property?	Will be occupied and maintained.
Describe how the change will benefit the surrounding area and the City of Bemidji over time.	We will be paying taxes and using the building in the community.
Zoning District Change: What are the zoning districts of the properties (adjacent/included) by this request?	Properties to the north and east are residential. Other properties along Paul Bunyan Drive are Commercial.
Zoning District Change: Are there any easements that may be impacted by this zoning change?	Yes
Zoning District Change: Do adequate sewer and water facilities exist or can they be provided for the proposed changes that may occur should this amendment be approved?	Yes
Zoning Text Change: If the proposed amendment will correct an error in the application of the Zoning Ordinance, describe that error (or "N/A")	N/A
Zoning Text Change: Are there any other considerations, not addressed above, that would help the City of Bemidji Planning & Zoning Board determine whether the amendment should be made? Please describe (or "N/A")	See attached Narrative document



City of Bemidji, MN

City of Bemidji

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

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

Escrow Payer Name (Who should the check for the escrow funds be made out to when the project is complete?) Vision Properties of Bemidji

Escrow Payer Mailing Address 422 4th St SE Suite A

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.

FEES:	<u>Paid</u>	<u>Due</u>
Zoning Map/Text Amendment Fee	\$600.00	\$0.00
Planning Escrow Deposit	\$500.00	\$0.00
Totals :	\$1,100.00	\$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

SUP-2025-0014

CONDITIONAL OR INTERIM USE PERMIT

SITE ADDRESS: 506 6TH ST SE BEMIDJI

PRIMARY PARCEL: 800376000

PROJECT NAME: VISION PROPERTIES OF BEMIDJI CUP FOR MIXED
USE

ISSUED:

EXPIRES:

APPLICANT: Erholtz, Andrew
1421 Bemidji Ave N #3
Bemidji, MN 56601
2185567795

OWNER: NEW LIFE UNTD PENTECOST CHURCH
506 6TH ST SE
BEMIDJI, MN 56601

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?

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?

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)

Escrow Payer Name (Who should the check for the escrow funds be made out to
when the project is complete?)

Escrow Payer Mailing Address

Detail Value

Conditional Use

Residential and office space in two
buildings

Vacant church and parsonage

No

No

No

employees- 4-5, customers- 7
throughout the day (one at a time)

No

No

City of Bemidji garbage pickup

No

N/A

Vision Properties of Bemidji

422 4th St SE, Suite A, Bemidji MN
56601



City of Bemidji, MN

City of Bemidji

317 4th Street NW
Bemidji, MN 56601

218-759-3560

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

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

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

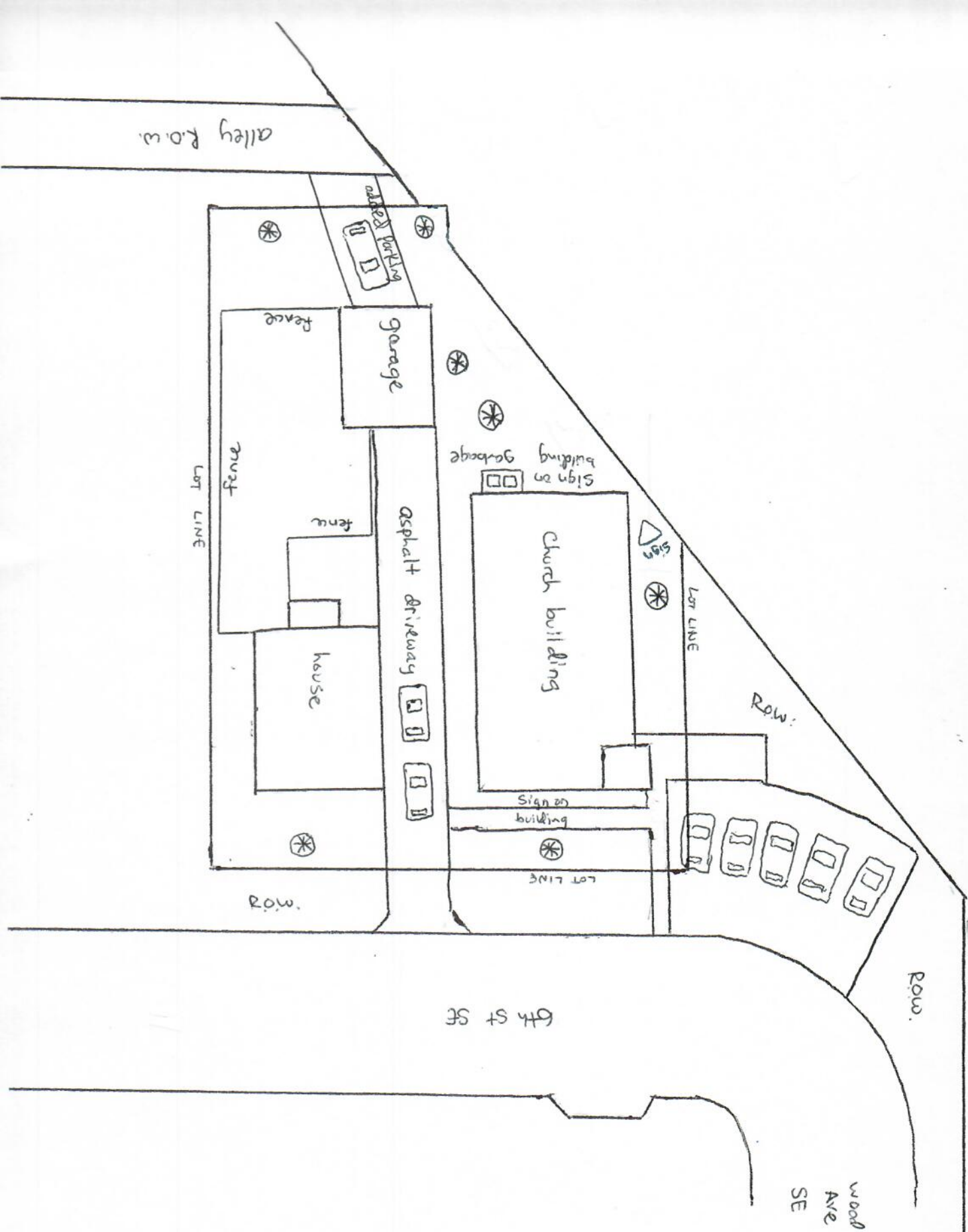
The information on this map is provided on an "as-is" basis without warranty of any type, expressed or implied, including but not limited to any warranty as to its accuracy, currency, suitability, or reliability for any purpose.

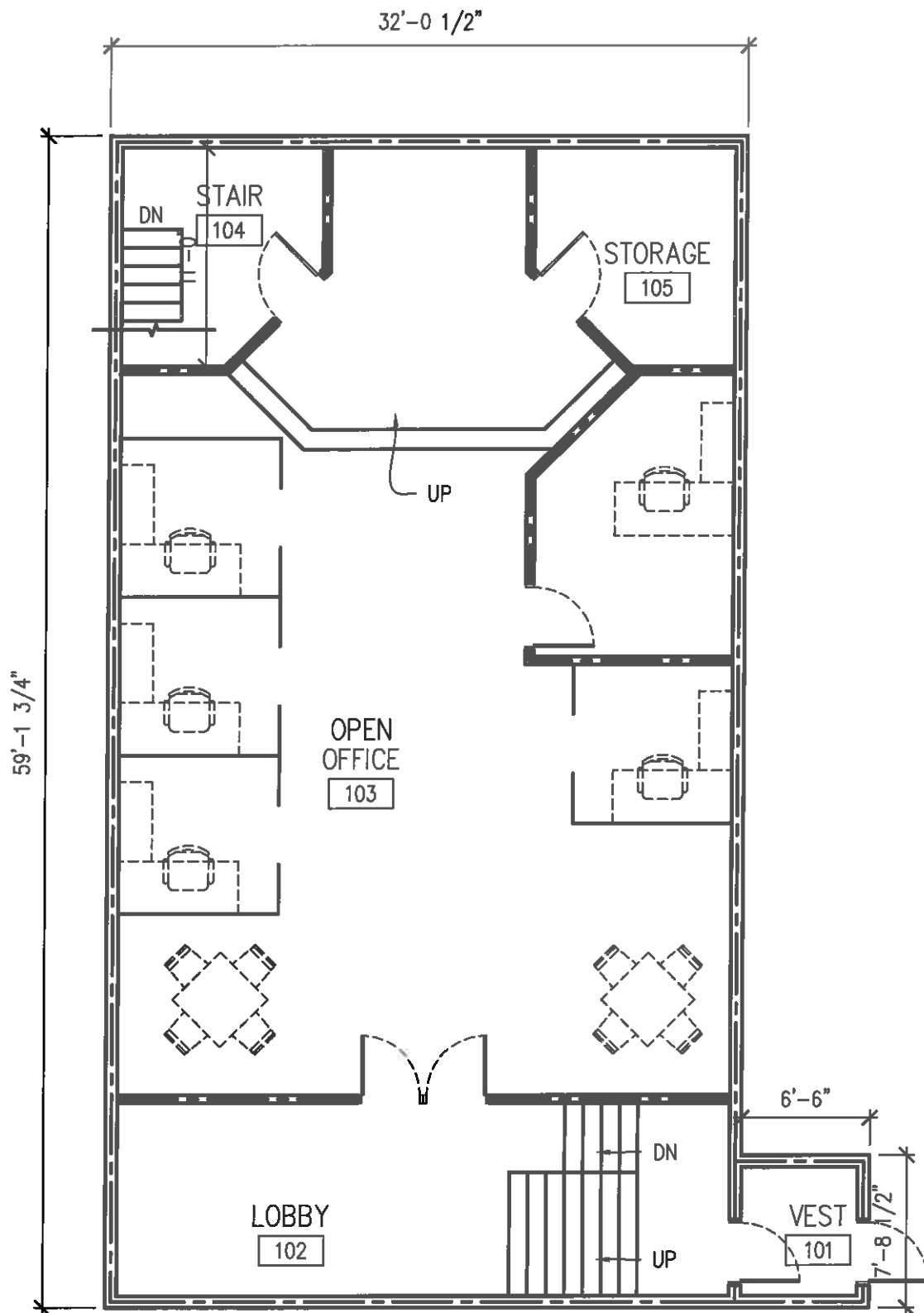
Scale 1:575

Date: 10/31/2025

This map is not a substitute for a land survey and should not be used for locating property lines or other boundaries. Lines on this map are approximate.



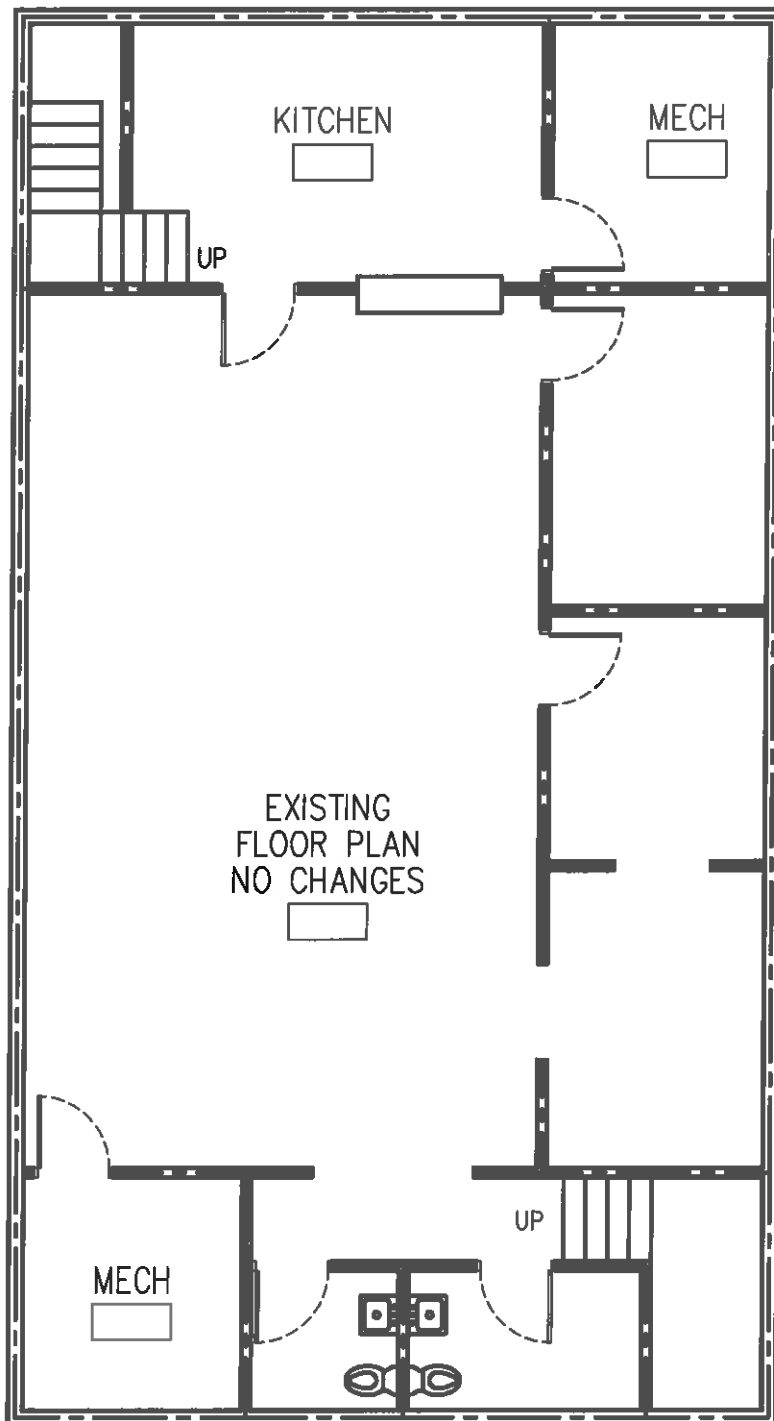




1
A201

FIRST FLOOR PLAN

1/8" = 1'-0"



1
A200

BASEMENT FLOOR PLAN

1/8" = 1'-0"

Narrative for 506 6th St SE

Vision Properties Management Company started in my wife's Red Umbrella office at 422 4th Street Southeast in 2012 when I got my real estate license. We moved to our current location at 1421 Bemidji Avenue so we could have a professional space of our own in 2016.

Last year, we purchased and started to renovate some run-down property at 1916 and 2002 Roosevelt for the maintenance company.

Now the opportunity to have our headquarters back in this neighborhood has presented itself. I plan to continue operating my management company long into the future. I have an excellent team of four people in the office. I am wanting a conditional use permit, which would allow us to have office space for up to seven people.

We operate during business hours from 9 to 4 Monday to Friday. Not all of us are in the office all the time. Often some of us are gone for showings, inspections, or working from home.

We would manage the house next to the church as a very nice residential rental.

The lots across 6th street would be excellent for two additional homes in the neighborhood. I do not have any specific plans for those lots at this time. Each one could be sold to someone wanting to build a new house.

Off street parking is not a problem for the office, as long as we can use the parking at the south end of the Right Of Way on Wood Avenue. We currently have an average of 2-4 employee vehicles at the office during the day.

We plan to bring the office building and house up to the standards needed for licensing. We need to be zoned for commercial property with a conditional use permit, as both commercial office and residential rental buildings will be on the same parcel.

This property will be put on the tax roll for the first time in decades to help support the city services in the area.



Planning and Zoning Department City of Bemidji

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

November 5, 2025

ZOA-2025-0004 & SUP-2025-0014: - Andrew Erholtz representing Vision Properties of Bemidji is requesting a Land Use Map Amendment (Rezone) from R-4 Moderate Density Residential to B-2 General Commercial for the parcel and a Conditional Use Permit (CUP) for Mixed Use (Commercial & Residential) to rent the house on the property. The subject property is located at 506 and 616 6th St SE (PIN 80.03760.00) in the City of Bemidji.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, November 20, 2025, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall and 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, November 14, 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 of the case (see email address above). City departments may access through SmartGov application **ZOA-2025-0004 & SUP-2025-0014**.

Respectfully,

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

November 7, 2025

Dear Property Owner:

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

ZOA-2025-0004 & SUP-2025-0014: - Andrew Erholtz representing Vision Properties of Bemidji is requesting a Land Use Map Amendment (Rezone) from R-4 Moderate Density Residential to B-2 General Commercial for the parcel and a Conditional Use Permit (CUP) for Mixed Use (Commercial & Residential) to rent the house on the property. The subject property is located at 506 and 616 6th St SE (PIN 80.03760.00) in the City of Bemidji.

This public hearing will be held on **Thursday, November 20, 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 and 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, November 14, 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 to SGAdmin@ci.bemidji.mn.us.

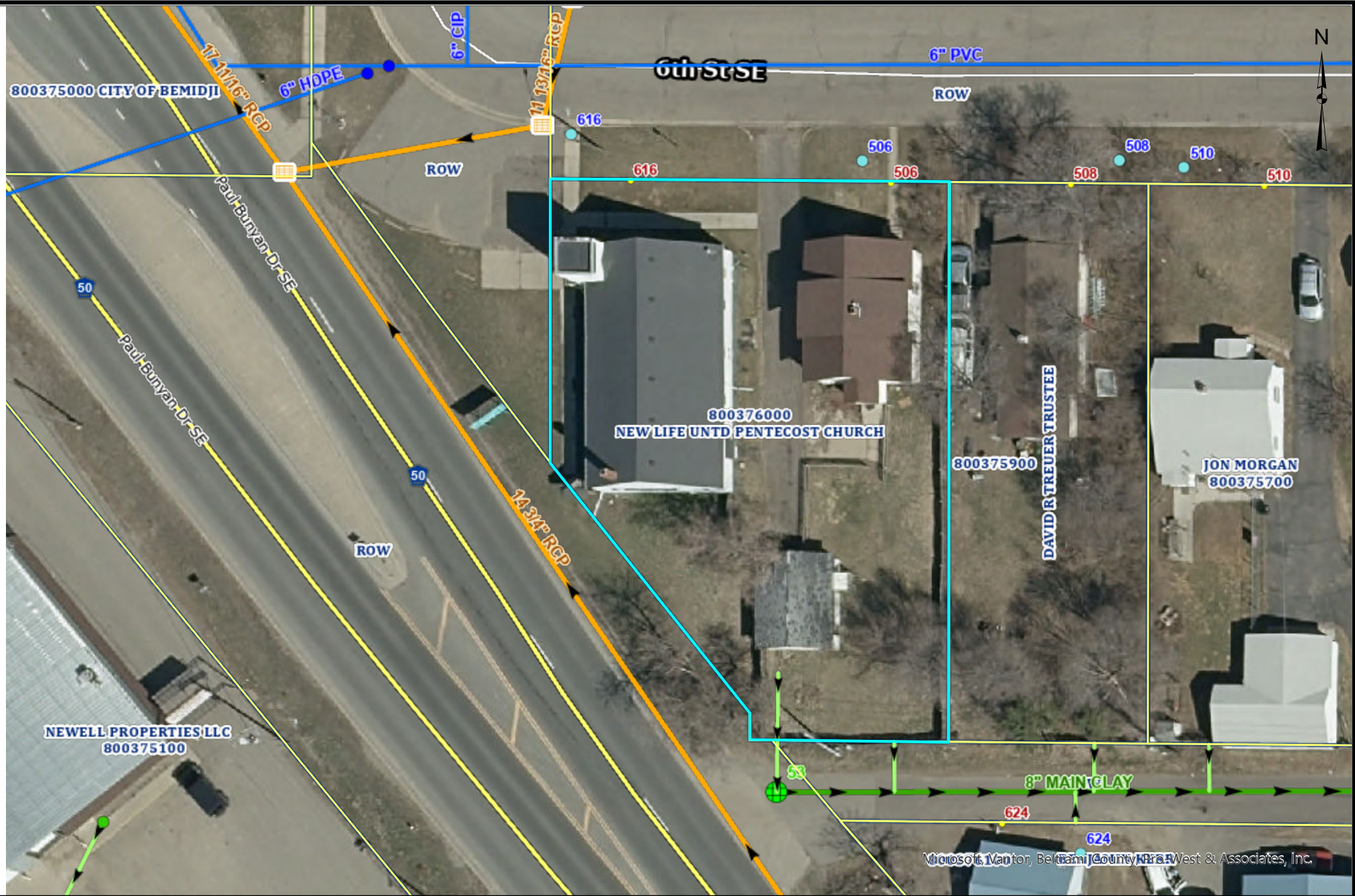
Respectfully,

Planning & Zoning Department

Packet Distribution List

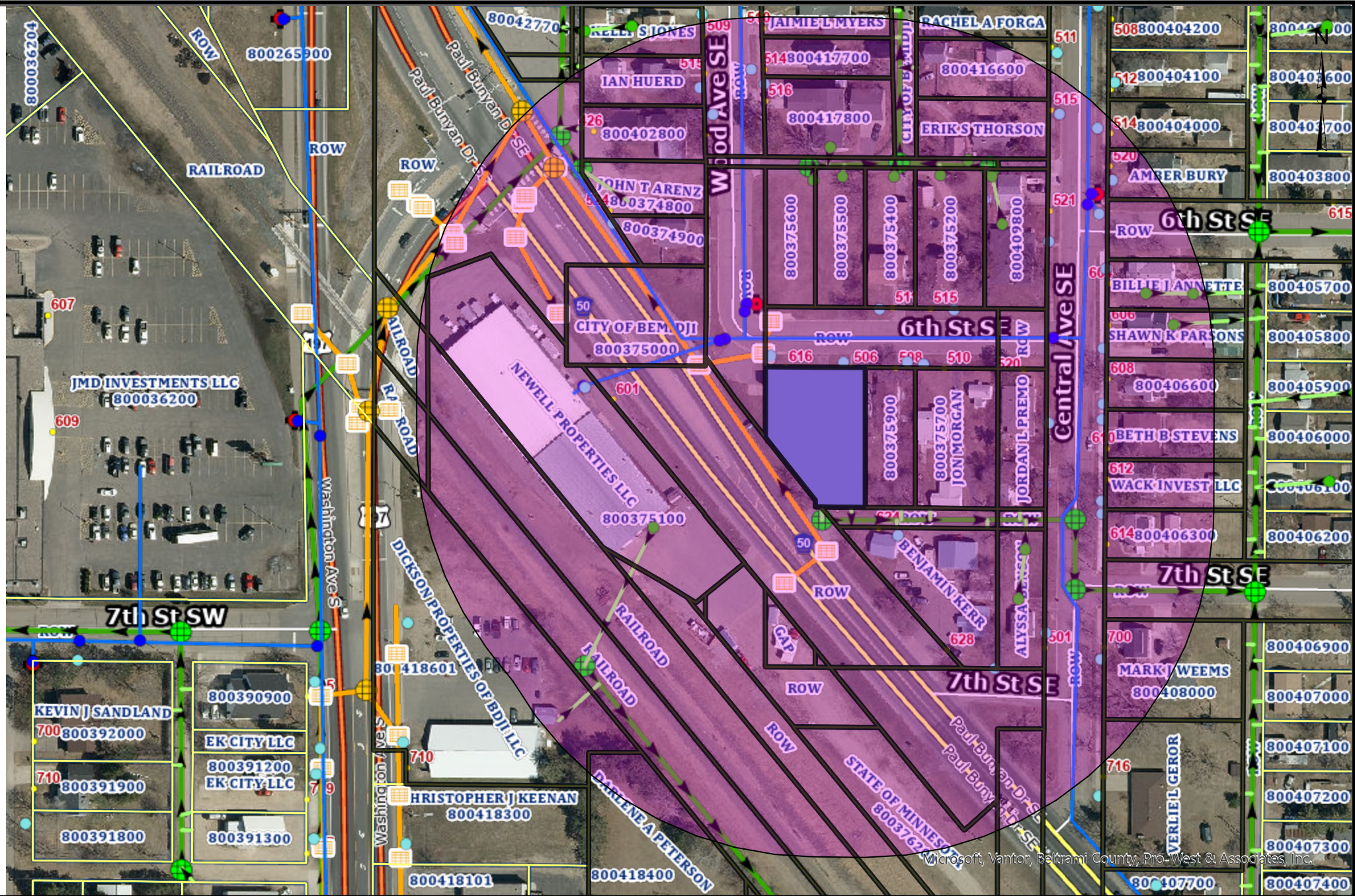
ZOA-2025-0004 & SUP-2025-0014

	<u>Contact</u>	<u>E-MAILED</u>	<u>US Mailed</u>
☒	Applicant / Representative	11/5/25	_____
☒	City Building Department	11/5/25	_____
☒	City Zoning Attorney	11/5/25	_____
☒	City Engineer	11/5/25	_____
☒	City Manager	11/5/25	_____
☐	City Community Development	_____	_____
☒	City GIS Department	11/5/25	_____
☒	City Police Department	11/5/25	_____
☒	City Fire Department	11/5/25	_____
☐	City Parks Department	_____	_____
☐	Beltrami County ESD/SWCD	_____	_____
☐	Beltrami County Recorder	_____	_____
☐	Beltrami County GIS Department	_____	_____
☐	Beltrami County Sheriff	_____	_____
☒	Beltrami County Engineer / Highway	11/5/25	_____
☐	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 Sustainability Commission	11/5/25	_____
☐	Other: _____.	_____	_____



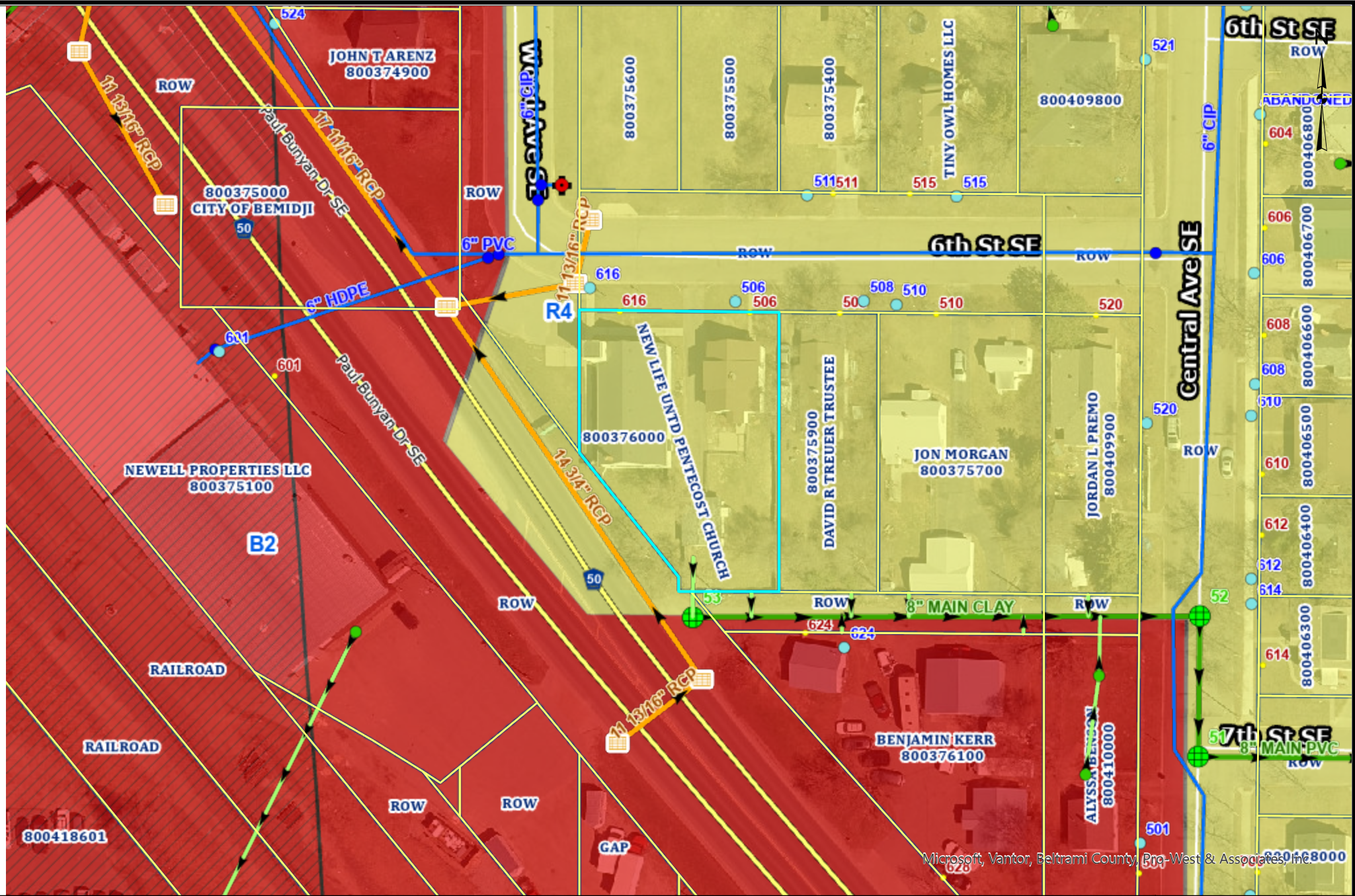
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Aerial Map	
1:564	Date: 11/5/2025
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.

Buffer Map	
1:2,257	Date: 11/5/2025
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	
1:1,128	Date: 11/5/2025
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

KELLY S JONES
509 WOOD AVE SE
BEMIDJI, MN 56601

JACQUELYN HAZEMAN TRUSTEE
HAZEMAN - WHELAN FAMILY LIVING TRUS
6615 JACKPINE RD NW
BEMIDJI, MN 56601

WACK INVEST LLC
507 JEFFERSON AVE NW TRLR 66
BEMIDJI, MN 56601

NEW LIFE UNTD PENTECOST CHURCH
506 6TH ST SE
BEMIDJI, MN 56601

SHAWN K PARSONS
606 CENTRAL AVE SE
BEMIDJI, MN 56601

RACHEL A FORGA
503 CENTRAL AVE SE
BEMIDJI, MN 56601

DAVID R TREUER TRUSTEE
DAVID R TREUER RVC TRUST
1666 ALBANY CT
CLAREMONT, CA 91711

UP NORTH REALTY LLC
2815 BEMIDJI AVE N
BEMIDJI, MN 56601

KATHERINE ROSSMAN
511 CENTRAL AVE SE
BEMIDJI, MN 56601

JOHN T ARENZ
49389 323RD AVE
CASS LAKE, MN 56633

CHRISTOPHER GLENN SKIME
521 6TH ST SE
BEMIDJI, MN 56601

AMBER BURY
520 CENTRAL AVE SE
BEMIDJI, MN 56601

JORDAN L PREMO
520 6TH ST SE
BEMIDJI, MN 56601

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

VERLIE L GEROR
716 CENTRAL AVE SE
BEMIDJI, MN 56601

ASPEN EASTERLING
514 CENTRAL AVE SE
BEMIDJI, MN 56601

IAN HUERD
515 WOOD AVE SE
BEMIDJI, MN 56601

LEROY L F STENSTROM
SANDREA STENSTROM
516 WOOD AVE SE
BEMIDJI, MN 56601

TINY OWL HOMES LLC
263 CRANE LAKE VW NW
BEMIDJI, MN 56601

STATE OF MINNESOTA
500 LAFAYETTE RD
ST PAUL, MN 51155

BENJAMIN KERR
39708 OLD BROOK RD
LAPORTE, MN 56461

WESLEY L MYERS
PO BOX 2096
BEMIDJI, MN 56619

NEW LIFE WORSHIP CENTER
616 WOOD AVE SE
BEMIDJI, MN 56601

ERIK S THORSON
515 CENTRAL AVE SE
BEMIDJI, MN 56601

MN DEPT OF TRANSPORTATION
395 JOHN IRELAND BLVD
ST PAUL, MN 55155

PAN-O-GOLD REALTY CO
PO BOX 848
ST CLOUD, MN 56302

MICHAEL PAUL MAGNAN
14762 TOM JEFFERSON DR NW
SOLWAY, MN 56678

DICKSON PROPERTIES OF BDIJ LLC
3726 BIRCHMONT DR NE
BEMIDJI, MN 56601

BETH B STEVENS
610 CENTRAL AVE SE
BEMIDJI, MN 56601

NEWELL PROPERTIES LLC
3481 LAUREL DR NW # 6
BEMIDJI, MN 56601

DARLENE A PETERSON
423 ROOSEVELT RD SE
BEMIDJI, MN 56601

BILLIE J ANNETTE
604 CENTRAL AVE SE
BEMIDJI, MN 56619

ALYSSA BENSON
501 7TH ST SE
BEMIDJI, MN 56601

JON MORGAN
510 6TH ST SE
BEMIDJI, MN 56601

JAIMIE L MYERS
510 WOOD AVE SE
BEMIDJI, MN 56601

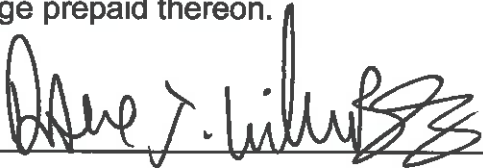
MARK J WEEMS
LAURIE A WEEMS
PO BOX 804
BEMIDJI, MN 56619

HOUSING & REDEVELOPMENT
AUTHORITY OF BEMIDJI
619 AMERICA AVE NW
BEMIDJI, MN 56601

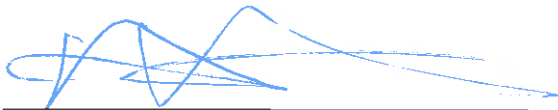
AFFIDAVIT OF SERVICE BY MAIL

STATE OF MINNESOTA)
) SS
COUNTY OF BELTRAMI)

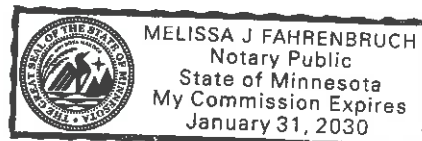
David Wielenberg, being first duly sworn, on oath deposes and states that on the 7th of November, 2025, he/she served the attached Hearing Notice upon each of the following parties on the attached list by depositing in the U.S. Mail, envelopes properly sealed with postage prepaid thereon.



Subscribed and sworn to before me
this 7 day of November 2025.



Notary Public



Planning Case: Zoning Ordinance Ammendment and Conditional Use Permit
Requests for 80.03760.00 -- ZOA-2025-0004 and SUP-2025-0014



AFFIDAVIT OF PUBLICATION

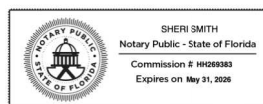
State of Florida, County of Broward, ss:

Anjana Bhadoriya, 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, November 8, 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.

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 11/10/2025

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, November 20, 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):

Conditional Use Permit Request: Ben Kerr representing Kodiak Builders, LLC requesting a Conditional Use Permit (CUP) to operate a Contractor's Shop and Storage Facility for their Construction business and Mixed Use (Commercial & Residential) for a rental house on the property. The subject property is located at 628 Paul Bunyan Dr SE (PIN 800376100) in the City of Bemidji and is in the B-2 General Commercial Zoning District.

Conditional Use Permit Request: Greg Johnson representing Tamarack Woods Apartments is requesting a Conditional Use Permit (CUP) for greater than 29 units of high density residential along with removing high quality significant trees beyond the base minimum landscape standard. The subject property is located at 2590 Ridgeway Ave NW (PIN 80008300) in the City of Bemidji. This property is zoned R-6 Multiple Family District.

Interim Use Permit Request: Julie Canty representing First City Cannabis is requesting an Interim Use Permit (IUP) for operating a Cannabis Retail Business in a leased building. The subject property is located at 920 Washington Ave S (PIN 800420400) in the City of Bemidji and is in the B-2 General Commercial Zoning District within the Highway 197 Overlay and Cannabis (Day Care Center) overlay.

Rezoning and Conditional Use Permit Request: Andrew Erholtz representing Vision Properties of Bemidji is requesting a Land Use Map Amendment (Rezoning) from R-4 Moderate Density Residential to B-2 General Commercial for the parcel and a Conditional Use Permit (CUP) for Mixed Use (Commercial & Residential) to rent the house on the property. The subject property is located at 506 and 616 6th St SE (PIN 80.03760.00) in the City of Bemidji.

Ordinance Text Amendment – City of Bemidji is requesting to amend the text of Chapter 28 of the Bemidji City Code Entitled "Development Code". Specifically amending Article X Performance Standards, Section 28-429 Cannabis Zoning and Land Use.

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 SCAdmin@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, November 14, 2025**, so they may be incorporated into the staff report to the Planning Commission.
(Nov. 8, 2025)



PLANNING COMMISSION

Meeting Date: Thursday, November 20, 2025

Action Requested: Public Hearing and Recommendation to the Planning Board

Prepared By: Melissa Fahrenbruch, Assistant Planner

**Reviewed By: Jamin Carlson, Planning Director & Troy Gilchrist, Attorney
Town & Law Center**

The City of Bemidji approved a new ordinance to Chapter 28, Article X, Section 28-429 for Cannabis Business Zoning and Land Use at the end of 2024. Since then, the State Legislature has updated the state statute, and the Office of Cannabis has updated their guidance, prompting the city of Bemidji to update our ordinance to clarify language on Lower-Potency Hemp Edibles.

Recommendation:

Discuss and hold public hearing on the updates from staff. Provide recommendation to Planning Board.

Sec. 28-429. **Special Provisions for Cannabis Zoning and Land Use.**

- (a) Purpose. The purpose of this section is to protect the public health, safety, welfare of the City residents, and to promote the community's interest in reasonable stability in zoning, by regulating cannabis businesses within the legal boundaries of the City.
- (b) Authority. The City is authorized by Minn. Stat., Section 342.13(c) to adopt reasonable restrictions on the time, place, and manner of the operation of a cannabis business, including the adoption of zoning regulations under Minn. Stat., section 462.357. The City is also authorized to register cannabis businesses under Minn. Stat., Sections 342.22 and to regulate the use of cannabis in public places under 152.0263, subdivision 5. The intent of this section is to comply with the provisions of Minn. Stat., Chapter 342 and the rules promulgated thereunder. References to statutes shall include any amendments made to those sections and includes any successor provisions.
- (c) Definitions. The following words, terms, and phrases, when used in this section, shall have meanings given them in this section. Any term not defined in this section, or in section 28-9, shall have the meaning given the term in Minn. Stat., Section 342.01 or in the rules promulgated by the Minnesota Office of Cannabis Management.

Cannabis business has the meaning given the term in Minn. Stat., Section 342.01, subdivision 14 and includes all business listed thereunder. The term does not include hemp businesses.

Cannabis cultivator means a cannabis business licensed under Minn. Stat., Section 342.30 or a cannabis business endorsed to cultivate cannabis.

Cannabis delivery service means a cannabis business regulated by Minn. Stat., Section 342.41 or that is endorsed to deliver cannabis.

Cannabis Event Organizer means a cannabis business regulated by Minn. Stat., Section 342.39.

Cannabis manufacturer means a cannabis business licensed under Minn. Stat., Section 342.31 or that is endorsed to manufacture cannabis.

Cannabis retailer means a cannabis business regulated by Minn. Stat., Section 342.27. The term includes any cannabis business with a license or endorsement authorizing the retail sale of cannabis flower or cannabis products including, but not limited to, a cannabis microbusiness and a cannabis mezzobusiness.

Cannabis testing facility means a cannabis business regulated by Minn. Stat., Section 342.37.

Cannabis transporter means a cannabis business regulated by Minn. Stat., Section 342.35 or that is endorsed to transport cannabis.

Cannabis wholesaler means a cannabis business regulated by Minn. Stat., Section 342.33 or that is endorsed to sell cannabis at wholesale.

Hemp business means a hemp business regulated by Minn. Stat., Section 342.46. and includes lower potency hemp edible manufacturer; lower-potency hemp edible wholesaler; or lower-potency hemp edible retailer. Hemp business does not include a person or entity licensed under chapter 18K to grow industrial hemp for commercial or research purposes or to process industrial hemp for commercial purposes. A hemp business is not considered a cannabis business for the purposes of this section.

Hemp manufacturer means a lower-potency hemp edible manufacturer licensed under Minn. Stat., Section 342.45 or a business that is endorsed to manufacture lower-potency hemp edibles.

Hemp retailer means a lower-potency hemp edible retailer licensed under Minn. Stat., Section 342.46, or a business endorsed to sell lower-potency hemp edibles at retail.

Low-potency Hemp Edible means any product that is intended to be eaten or consumed as a beverage by humans; contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients; is not a drug; does not contain a cannabinoid derived from cannabis plants or cannabis flower and as defined under Minn. Stat., Subd. 50.

Medical cannabis combination business means a cannabis business regulated by Minn. Stat., Section 342.515 or that is endorsed to engage in any activities authorized under that statute.

Office of Cannabis Management ("OCM") means the Minnesota Office of Cannabis Management.

Preliminary license approval means OCM pre-approval for a cannabis business license for applicants who qualify under Minn. Stat., Section 342.17.

- (d) Requirements. It is unlawful for any person to use property for a cannabis business, or to otherwise operate a cannabis business, in the City except in conformance with the requirements of this section and all other applicable laws, rules, regulations, and ordinances.
- (1) Zoning Districts. Specific types of cannabis and hemp businesses are only allowed to operate in the zoning districts as indicated below and are prohibited from operating in any other zoning districts.
- a. Cannabis Cultivator: C, R-1, B-1, OM, I-1, and I-2.
 - b. Cannabis Manufacturer: I-1 and I-2.
 - c. Hemp Manufacturer: B-1, B-2, I-1, and UR.
 - d. Cannabis Testing Facility: I-1, and I-2.
 - e. Cannabis Wholesaler: B-1, B-2, I-1, I-2.
 - f. Cannabis Retailer: B-1, B-2, LC, LD, OM, and UR.
 - g. Cannabis Event Organizer: B-1, B-2, LC, LD, OM, and UR.
 - h. Cannabis Transporter: I-1 and I-2.
 - i. Cannabis Delivery Service: B-1, B-2, LC, and UR.
 - j. Lower-Potency Hemp Edibles Retail: B-1, B-2, LC, LD, OM, and UR.
 - k. Hemp Wholesaler: B-1, B-2, I-1, and I-2.
- (2) Medical cannabis combination business. A medical cannabis combination business shall be classified as a cannabis cultivator, cannabis manufacturer, and/or a cannabis retailer, depending on the scope of its operations, for the purposes of determining in which zoning districts the particular cannabis business may be located.
- (3) Interim use permit required. No cannabis business may operate within the City until it has applied for and obtained an interim use permit from the City in accordance with section 28-524. A cannabis business shall not begin any operations until the interim use permit has been issued and all other permits, licenses, and registrations have been obtained. A cannabis business shall comply with all conditions placed on the interim use permit. Failure to comply with any of the permit conditions, or with any applicable laws, rules, regulations, or ordinances, may result in the revocation of the interim use permit. A hemp business is not required to obtain an interim use permit.
- (4) Cannabis and Hemp licenses. No property may be used as a cannabis or hemp business without first obtaining a preliminary license approval or a license from the OCM, and if required by Bemidji City Code, an approved registration by the City Council as provided in Minn. Stat., Section 342.22.

-
- (5) Requirements and prohibitions. No cannabis business shall operate in a manner that violates, or fails to comply with, any of the following.
- a. No cannabis business authorized to sell at retail shall sell any cannabis flower or cannabis products in violation of any of the prohibitions in Minn. Stat., Section 342.27, subdivision 12.
 - b. All cannabis businesses must comply with the operational requirements and prohibitions contained in Minn. Stat., Section 342.24, including the need to create, follow, and maintain a security plan. The security plan must, at minimum, contain the following security features:
 - i. 24-hour security video surveillance of both the interior and exterior of the building that retains data for at least 30 days; and
 - ii. Provisions on how access will be restricted from restricted areas as required by Minn. Stat., Section 342.24, subdivision 3.
 - c. All cannabis businesses shall be located in a permanent building and may not be located in a temporary structure, trailer, cargo container, motor vehicle, or other similar nonpermanent enclosure.
- (6) Hours of operation. No cannabis business shall sell cannabis, cannabis flower, cannabis products, from 9:00 p.m. to 10:00 a.m.
- (7) Buffer zones. No cannabis business shall be located or operate within:
- a. 750 feet of a school;
 - b. 500 feet of a residential treatment facility or residential treatment center;
 - c. 500 feet of a daycare facility (Licensed Commercial Child Care); or
 - d. 500 feet of an attraction within a public park that is regularly used by minors including, but not limited to, playgrounds and athletic fields.
- (8) Clean Air Act. Any cannabis and hemp businesses shall comply with the Minnesota Clean Air Act, including maintaining a ventilation and filtration system sufficient to meet the requirements for odor control established by the OCM as required by Minn. Stat., Section 342.24, subdivision 4.
- (9) Building code. All cannabis and hemp businesses shall comply with all applicable building codes and fire codes.
- (10) Cannabis cultivation Additional Requirements. Any cannabis cultivation business shall meet the following requirements:
- a. Prepare, maintain, and follow an operating plan, which must be filed with the City, in accordance with Minn. Stat., Section 342.30. The operating plan shall comply with the City's Wellhead Protection Plan, which has been approved by the Minnesota Department of Health. The operating plan must be approved by the City Public Works Director, which approval will not be unreasonably withheld;
 - b. A cultivation plan, which must be filed with the City, shall be prepared, maintained, and followed in accordance with Minn. Stat., Section 342.25, subdivision 4. The cultivation plan, including any amendments, shall be approved by the Public Works Director prior to implementation, which approval will not be unreasonably withheld;
 - c. Comply with the size limitations as described in Minn. Stat., Section 342.30; and
 - d. Comply with all rules promulgated by the OCM.

-
- (11) Cannabis Manufacture Business Additional Requirements. Any cannabis manufacture business shall meet the following requirements:
- a. The manufacturing of cannabis shall take place in an enclosed locked facility that is used specifically for the manufacturing of cannabis products described in Minn. Stat., Section 342.26, subdivision 2;
 - b. As required under Minn. Stat., Section 342.26, subdivision 3, obtain, and file with the City certifications from an independent third-party industrial hygienist or professional engineer approving:
 - i. All electrical, gas, fire suppression, and exhaust systems; and
 - ii. The plan for safe storage and disposal of hazardous substances.
 - c. Comply with the City's Wellhead Protection Plan, which has been approved by the Minnesota Department of Health;
 - d. Comply with the size limitations established under Minn. Stat., Section 342.31;
 - e. Prepare, maintain, and follow an operating plan, which shall be filed with the City, as required by Minn. Stat., Section 423.31. The operating plan shall also comply with the City's Wellhead Protection Plan, as approved by the Minnesota Department of Health. The operating plan must be approved by the City's Public Works Director, and approval will not be unreasonably withheld; and
 - f. Comply with all rules promulgated by the OCM.
- (12) Cannabis Retail Additional Requirements. Any cannabis retail business shall meet the following requirements:
- a. Not operate a drive thru window;
 - b. Not operate a vending machine for the dispensing of any cannabis products; and
 - c. Prepare, file with the City, maintain, and follow an operating plan as required by Minn. Stat., Section 423.32.
- (13) Cannabis Microbusiness Additional Requirements. Any cannabis microbusiness shall comply with the requirements of Minn. Stat., Section 342.28.
- (14) Cannabis Mezzobusiness Additional Requirements. Any cannabis mezzobusiness shall meet the following requirements:
- a. Follow the size limitations as set out in Minn. Stat., Section 342.29, subdivision 2;
 - b. Prepare, maintain, and follow an operational plan, which shall be filed with the City and approved by the City's Public Works Director, and that includes the following:
 - i. All the information as required by Minn. Stat., Section 423.29 subdivision 3;
 - ii. Compliance with all applicable building and fire codes; and
 - iii. Compliance with the City's Wellhead Protection Plan as approved by the Minnesota Department of Health.

-
- (15) Cannabis Testing Facility Additional Requirements. Any cannabis testing facility shall meet the following requirements:
- a. Prepare, maintain and follow an operating plan as required under Minn. Stat., Section 342.37. The operating plan shall comply with the City's Wellhead Protection Plan, as approved by the Minnesota Department of Health. The operating plan must be approved by the City's Public Works Director, with approval not being unreasonably withheld; and
 - b. Maintain compliance with all applicable building and fire codes.
- (16) Lower-Potency Hemp Edible Manufacturing Additional Requirements. Any lower-potency hemp edible manufacturing business shall comply with the following requirements:
- a. All manufacturing shall take place in a facility and on equipment that meets the applicable health and safety regulations established by the OCM;
 - b. Obtain a certification from an independent third-party industrial hygienist or professional engineer approving all electrical, gas, first suppression, and exhaust systems, and the plan for safe storage and disposal of hazardous substances including, but not limited to, volatile chemicals; and
 - c. Comply with the City's Wellhead Protection Plan as approved by the Minnesota Department of Health, as determined by the City's Public Works Director.
- (17) Lower-Potency Hemp Edible Retail Business Additional Requirements. Any lower-potency hemp edible retail business shall comply with the following requirements:
- a. Cannot allow for dispensing of lower-potency hemp edibles in vending machines;
 - b. May only allow on-site consumption if the retailer also holds an on-site consumption endorsement from the OCM pursuant to Minn. Stat., Section 342.46, subdivision 8; and
 - c. Comply with all applicable building and fire codes.
- (18) Sales within Municipal Liquor Store.
- The sale of low-potency edibles is permitted in a Municipal Liquor Store.
- ~~a. Low potency hemp beverages are permitted in places that meet requirements of this ordinance.~~
 - ~~b. Cannot allow for dispensing of lower-potency hemp edibles or beverages in vending machines.~~
 - ~~c. Comply with all applicable building and fire codes.~~
- (19) Local Government as a Cannabis Retailer. The City of Bemidji may establish, own, and operate one municipal cannabis retail business subject to the restrictions in the ordinance.
- a. The municipal cannabis retail store shall not be included in any limitation of the number of registered cannabis retail businesses under Chapter 12, Article XXVI of the city code.
 - b. The City of Bemidji shall be subject to all same rental license requirements and procedures applicable to all other applicants.
- (20) Additional Provisions. The cannabis businesses shall comply with the requirements of Minnesota Statute Chapter 342 and any Rules promulgated by the OCM, which may be amended from time to time. (Ord. No. 213, 3rd series, § 3, 11-18-2024)

Editor's note(s)—Ord. No. 213, 3rd series, § 3, adopted Nov. 18, 2024, repealed the former § 28-429, and enacted a new § 28-429 as set out herein. The former § 28-429 pertained to special provisions for medical cannabis distribution and production and derived from Ord. No. 199, 3rd series, § 1, adopted Nov. 6, 2023.