

BEMIDJI PLANNING BOARD REGULAR MEETING AGENDA

Monday, January 12, 2026

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



ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF AGENDA

MINUTES

- 1) November 10, 2025 Planning Board Meeting Minutes

CONSENT AGENDA

Items in the Consent Agenda are approved with one motion without discussion/debate. The Chair will ask if any board member wishes to remove an item. If no items are to be removed, the Chair will then ask for a motion to approve the Consent Agenda.

VISITORS WITH BUSINESS BEFORE THIS BOARD – NOT ON AGENDA

Public Comment – Please give your name, address, and state your concern/comment. Visitors may share their concerns with the Planning Board on any issue, which is not already on the agenda. Each person will have 3 minutes to speak. The Chair reserves the right to limit an individual's presentation if it becomes redundant, repetitive, irrelevant, or overly argumentative. The Chair may also limit the number of individual presentations on any issue to accommodate the scheduled agenda items. COMMENTS WILL BE TAKEN UNDER ADVISEMENT BY THE PLANNING BOARD.

ELECTION OF OFFICERS

- 2) Consider the election of Officers — Chair and Vice Chair (New Officers seated at February's meeting).

NEW BUSINESS

- 3) Consider Resolution for Conditional Use Permit Requests for Parcel 80.03761.00 - Kodiak Builders
- 4) Consider Resolution for Conditional Use Permit Requests for Parcel 80.00083.00 - Tamarack Woods Apartments
- 5) Consider Resolution for Interim Use Permit for Parcel 80.04204.00 - First City Cannabis - Postponed
- 6) Consider Ordinance Amending the Zoning Map Adopted in Chapter 28 of the Bemidji City Code and
Consider Resolution for Conditional Use Permit for Parcel 80.03760.00 - Vision Properties of Bemidji
- 7) Final Reading of an Ordinance Text Amendment for Article X, Section 28-429 Cannabis Zoning and Land Use
 - a. Authorization to Publish a Summary of an Ordinance

STAFF REPORTS

8) Director's Report

9) Site Analyst and Enforcement Report

UPCOMING MEETINGS

10) February 9, 2026 Planning Board Meeting

ADJOURN

PLANNING BOARD PROCEEDINGS

BEMIDJI, MINNESOTA

Regular Meeting – Monday, November 10, 2025

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

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

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

Others Present: **Troy Gilchrist, Town Law Center PLLP (via WebEx).**

AMENDMENTS TO AGENDA

Chair Thayer called for any amendments to the agenda. Motion by **Prince**, second by **Peterson**, to approve the agenda. Motion carried by unanimous voice vote.

MINUTES

The following minutes were presented for approval:

Planning Board Meeting: **October 14, 2025**

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

CITIZENS WITH BUSINESS NOT ON AGENDA

- Reed Olson, 711 14th St NW, addressed the board on the state of unhoused people in the City of Bemidji.
- Sherilyn Warren, 708 Maple Ridge Ct NW, manager of the Public Library, addressed the board on the state of unhoused people in the City of Bemidji. Warren requested that the city work with partners such as the Nameless Coalition and noted that Warren sits on the Nameless Coalition board of directors.

NEW BUSINESS

CONSIDER RESOLUTION FOR INTERIM USE PERMIT REQUEST – 80.04492.00 – NORTHWEST TIRE

Fahrenbruch presented the first planning case request: Chad Burchinal representing Northwest Tire 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 and is in the I-1 Industrial Park/Light Industrial Zoning District.

The Planning Commission recommends approval with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Peterson expressed support for the project.
- Prince expressed support for the project and the flexibility given in the conditions.

Motion by **Prince**, second by **Eaton**, to approve **Resolution 2025-24** for an Interim Use Permit (IUP) for operating Heavy Truck, Construction Equipment Service Business for the property located at 840 Industrial Park Dr SE (PIN 800449200), with the findings of fact and conditions as presented. Motion carried by the following voice vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer.** Nays: **None.**

DRAFT

CONSIDER RESOLUTION FOR VARIANCE REQUEST – 80.00537.00 – ERIK THORSON

Carlson presented the second 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:

- a. 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;
- b. 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;

The Planning Commission recommends approval with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Rivera expressed appreciation for the proposal.

Motion by **Eaton**, seconded by **Rivera**, to approve **Resolution 2025-25** for two variances on parcel # 800053700, 2114 Birchmont Dr NE, with the findings of fact and conditions as presented. Motion carried by the following voice vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer**. Nays: **None**.

CONSIDER RESOLUTION FOR CONDITIONAL USE PERMIT REQUEST – 80.06760.00 – PETERSON SHEET METAL

Carlson presented the third planning case request: Jaime Quello representing 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 lies within the Shoreland Overlay.

The Planning Commission recommends approval with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Prince expressed support for the project. Prince and staff discussed protocol for agencies weighing in on planning cases.
- Eaton expressed appreciation for the developer's willingness to work with the county regarding their plan.

Motion by **Fiskevold Gould**, seconded by **Peterson**, to approve **Resolution 2025-26** for a Conditional Use Permit for an existing legal non-conforming Contractor's Shop use to build an additional structure on the property located at 3728 Bemidji Ave N (PIN 800676000), with the findings of fact and conditions as presented. Motion carried by the following voice vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer**. Nays: **None**.

STAFF REPORTS

Director's Report

Carlson presented the Director's Report.

Board members had the following comments:

- Members discussed.
- Prince addressed that the upcoming Tamarack Woods Apartments planning case request is the former Red Pine Estates.

Site Analyst & Enforcement Report

Wielenberg presented the Site Analyst & Enforcement Report.

Board members had the following comments:

- Members discussed.

UPCOMING BOARD MEETINGS

- December 8, 2025 5:30 p.m. Planning Board Meeting

ADJOURN

There being no further business, motion by **Dickinson**, second by **Eaton**, to adjourn the meeting. Motion carried. Meeting adjourned at **6:00 p.m.**

Respectfully submitted,

Ainslee Krause
Planning & Building Administrative Assistant

PB Minutes approved and attested by: _____
Planning Board Representative

CITY OF BEMIDJI PLANNING BOARD

Resolution No. 2026-01

**RESOLUTION APPROVING
A CONDITIONAL USE PERMIT
FOR PARCEL 80.03761.00**

WHEREAS, Ben Kerr representing Kodiak Builders, LLC, (“Applicant”), submitted an application to the City of Bemidji Planning Board on October 29, 2025, requesting approval of a conditional use permit (“CUP operate a Contractor's Shop and Storage Facility for their Construction business and Mixed Use (Commercial & Residential) for a rental house on the property on parcel 80.03761.00 located at 628 Paul Bunyan Dr SE within the City of Bemidji;

WHEREAS, the requested Conditional Use Permit is for parcel 80.03761.00, legally described as:

Lots 6, 7 and 8, less railway and less highway, Block 3, Barrett’s Subdivision of lot 3, Block 1 in Ridgway’s Subdivision of Sections 15 and 22, Township 146, Range 33.; and

WHEREAS, the Property is zoned and located within the B-2 General Commercial Zoning District; and

WHEREAS, the requested Conditional Use Permit meets all requirements, standards and specifications of the City of Bemidji Subdivision Ordinance; and

WHEREAS, the Planning Commission held a public hearing on December 18, 2025, to review the application for a Conditional Use Permit following mailed and published notice as required by law; and

WHEREAS, the City of Bemidji Planning Board has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the Applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

WHEREAS, the City of Bemidji Planning Board has made the following findings regarding the Conditional Use Permit application request:

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.

NOW, THEREFORE BE IT RESOLVED that the City of Bemidji Planning Board hereby grants the 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 to be located at 628 Paul Bunyan Dr SE within the City of Bemidji, with the following 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.

CITY OF BEMIDJI PLANNING BOARD
State of Minnesota
County of Beltrami

This instrument was acknowledged before me on this 12th day of January 2026 by Audrey Thayer, City of Bemidji Planning Board Chair.

Audrey Thayer, City of Bemidji Planning Board Chair

Subscribed and sworn to before me
this 12th day of January 2026.

Notary Public

Applicant Signature and Date

The City of Bemidji Planning and Zoning Department

PLANNING CASE: SUP-2025-0011	MEETING DATE: November 20, 2025 postponed to December 18, 2025
APPLICANT: Kodiak Builders, LLC (Ben Kerr, owner)	60-DAY RULE DATE: December 28, 2025 60-Day Rule Extension Date: February 25, 2026
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 MEMORANDUM

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.

PUBLIC HEARING & DISCUSSION

Commission members made no comments.

Public Hearing opened at 5:36 p.m.

- Ben Kerr, the applicant, addressed the commission.

Public Hearing closed at 5:37 p.m.

Commission members made no further comments.

RECOMMENDATION & FINDINGS

Conclusion based on the Ordinance and the Comprehensive Plan.

The Planning Commission decided that the conditions are sufficient for approval of a Conditional Use permit.

RECOMMENDATION FOR APPROVAL

Approval is recommended with the following conditions based on the 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.

Motion by **Meehlhause**, second by **Peterson**, to recommend approval of the Conditional Use Permit request for parcel 800376100, with the conditions and findings of fact as presented in the packet.

Ayes: **Peterson, Meehlhause, McCoy, Lemmer, Heinonen, Faver**

Nays: **None.**

Abstentions: **None.**

Motion carried 6-0.

The City of Bemidji Planning and Zoning Department

PLANNING CASE: SUP-2025-0011	MEETING DATE: November 20, 2025 postponed to December 18, 2025
APPLICANT: Kodiak Builders, LLC (Ben Kerr, owner)	60-DAY RULE DATE: December 28, 2025 60-Day Rule Extension Date: February 25, 2026
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

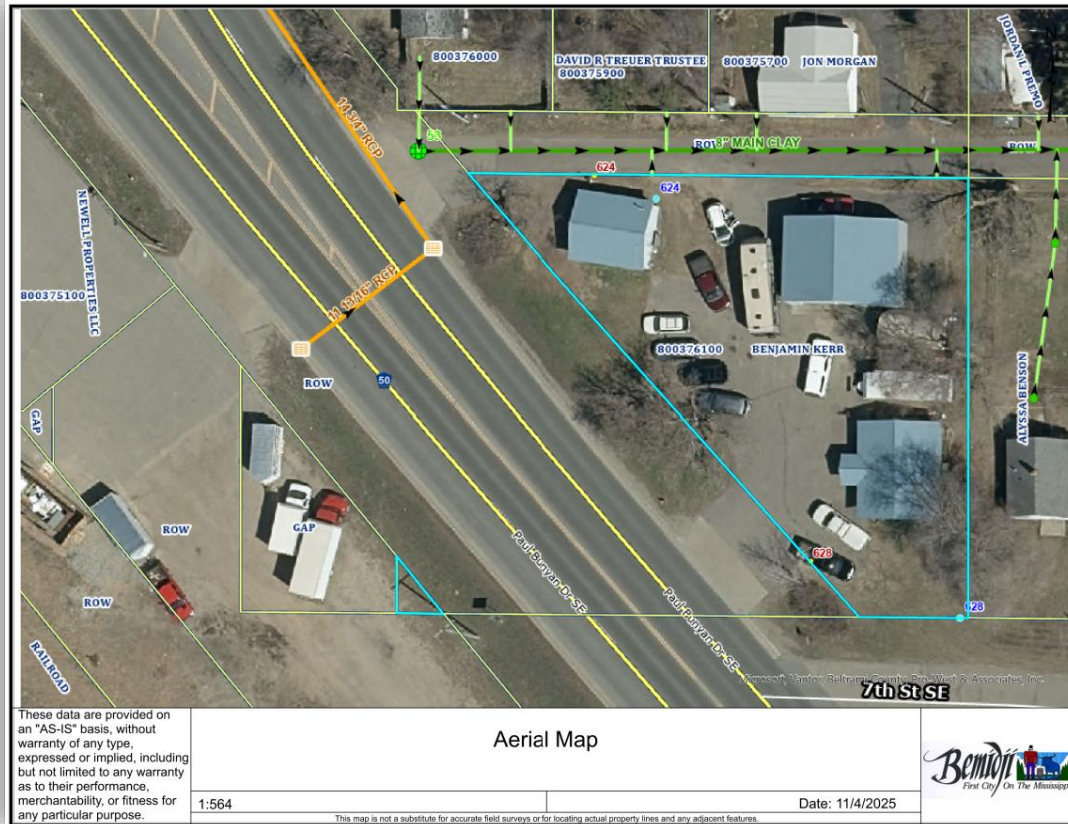
SUMMARY OF REQUEST

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

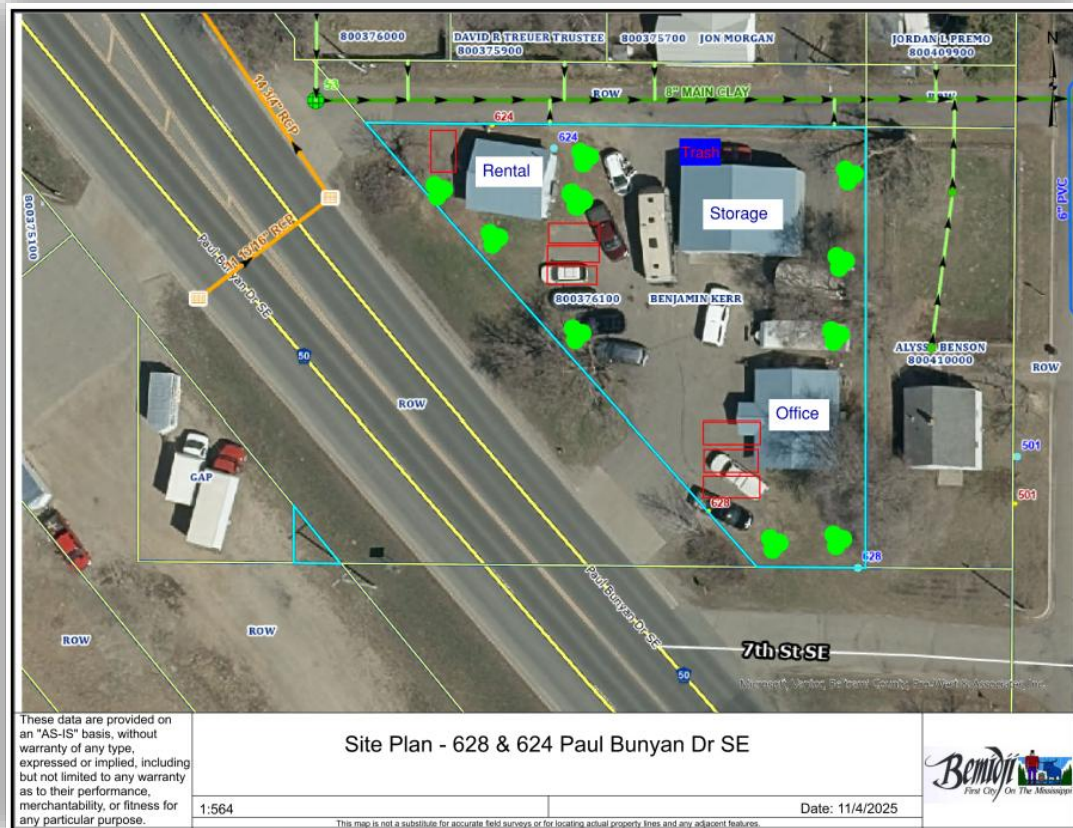
All Conditional Use Permits must follow the general requirements including process, criteria, and findings. A conditional use permit is recorded and runs with the land, not with the owner/applicant.

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.

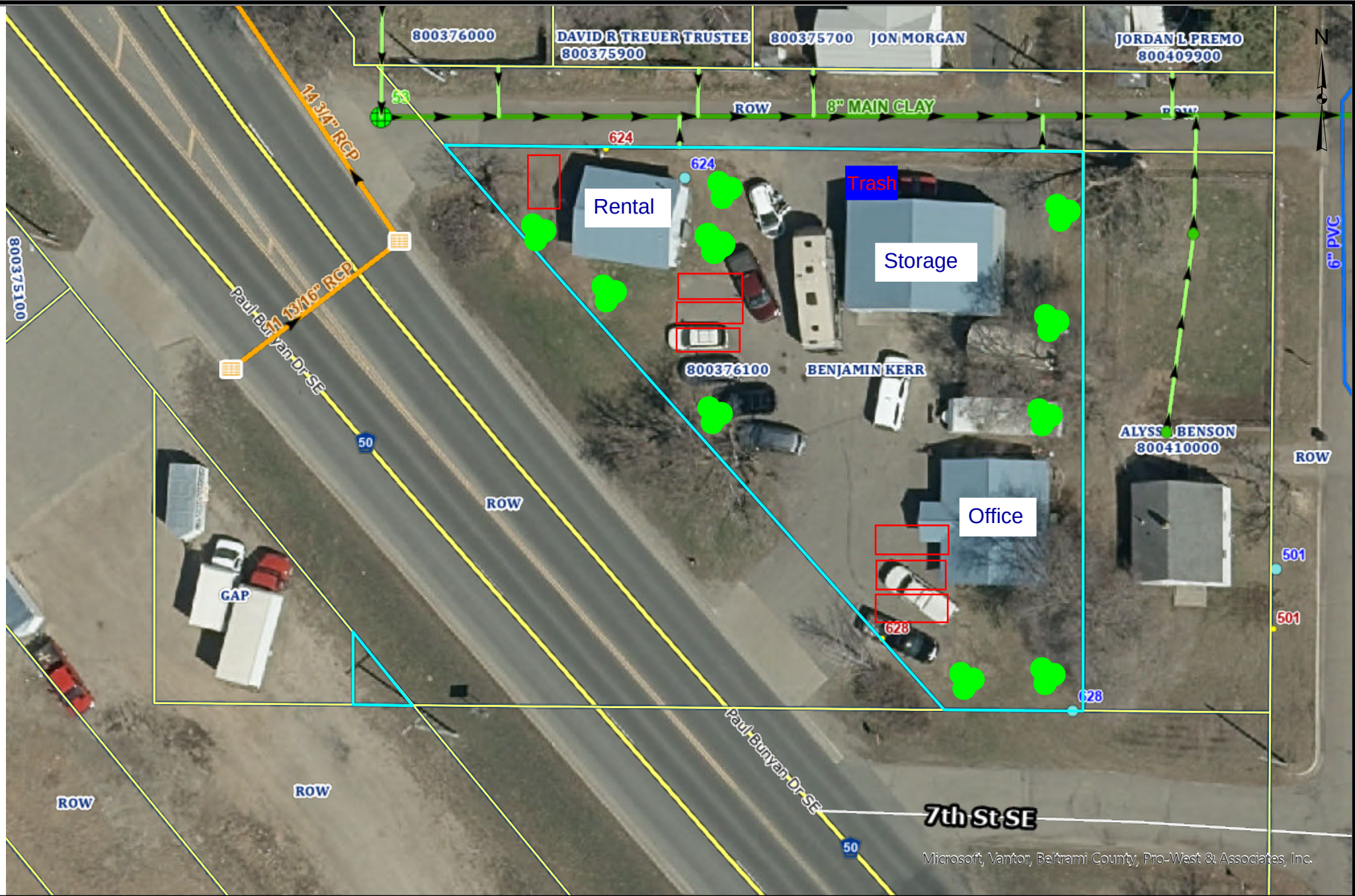
I also authorize City of Bemidji staff to inspect the property during review of this application and subsequent construction during reasonable times of the day.

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**

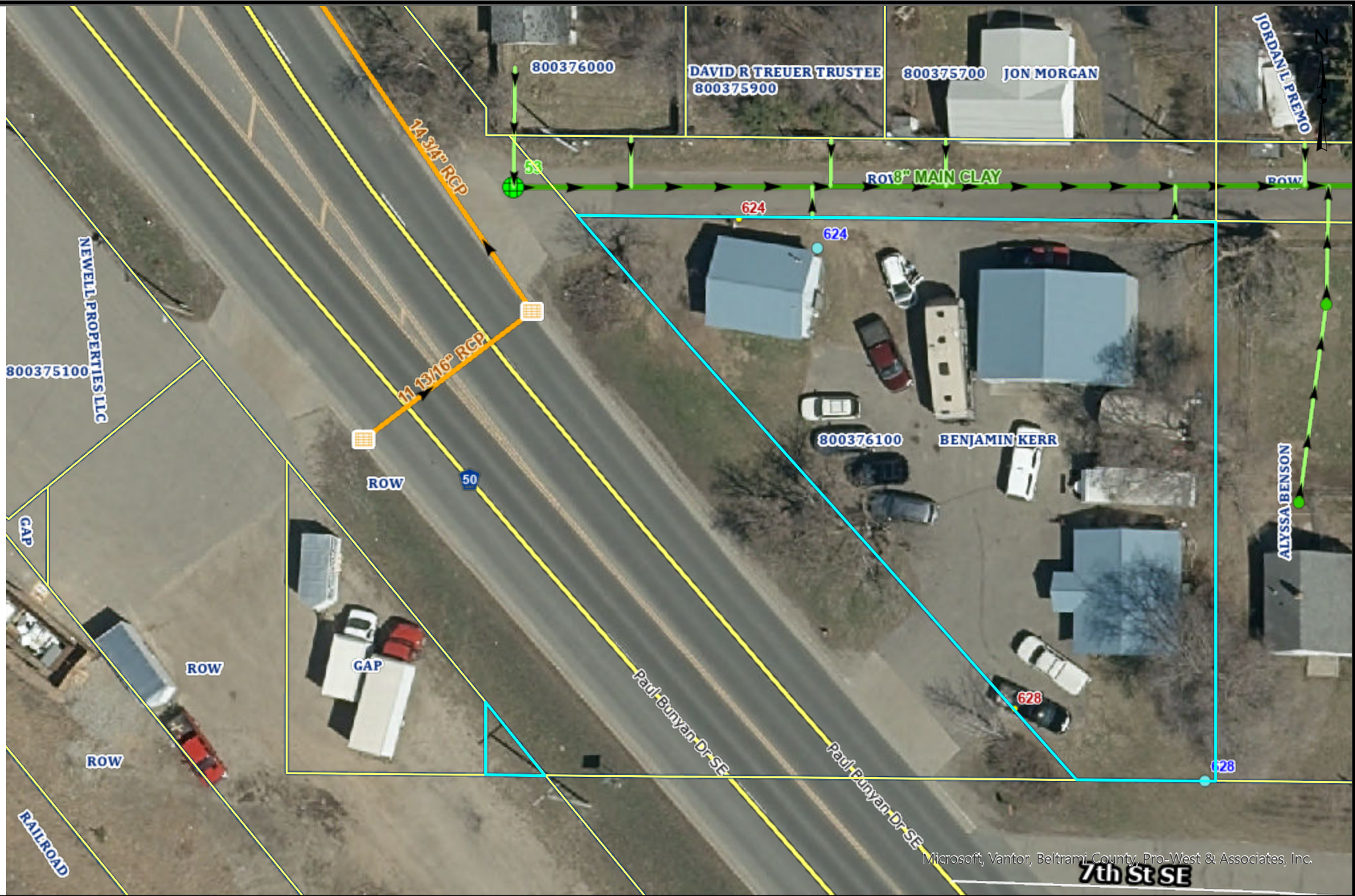
Respectfully,

Planning Staff
City of Bemidji
Planning & Zoning Department

Packet Distribution List

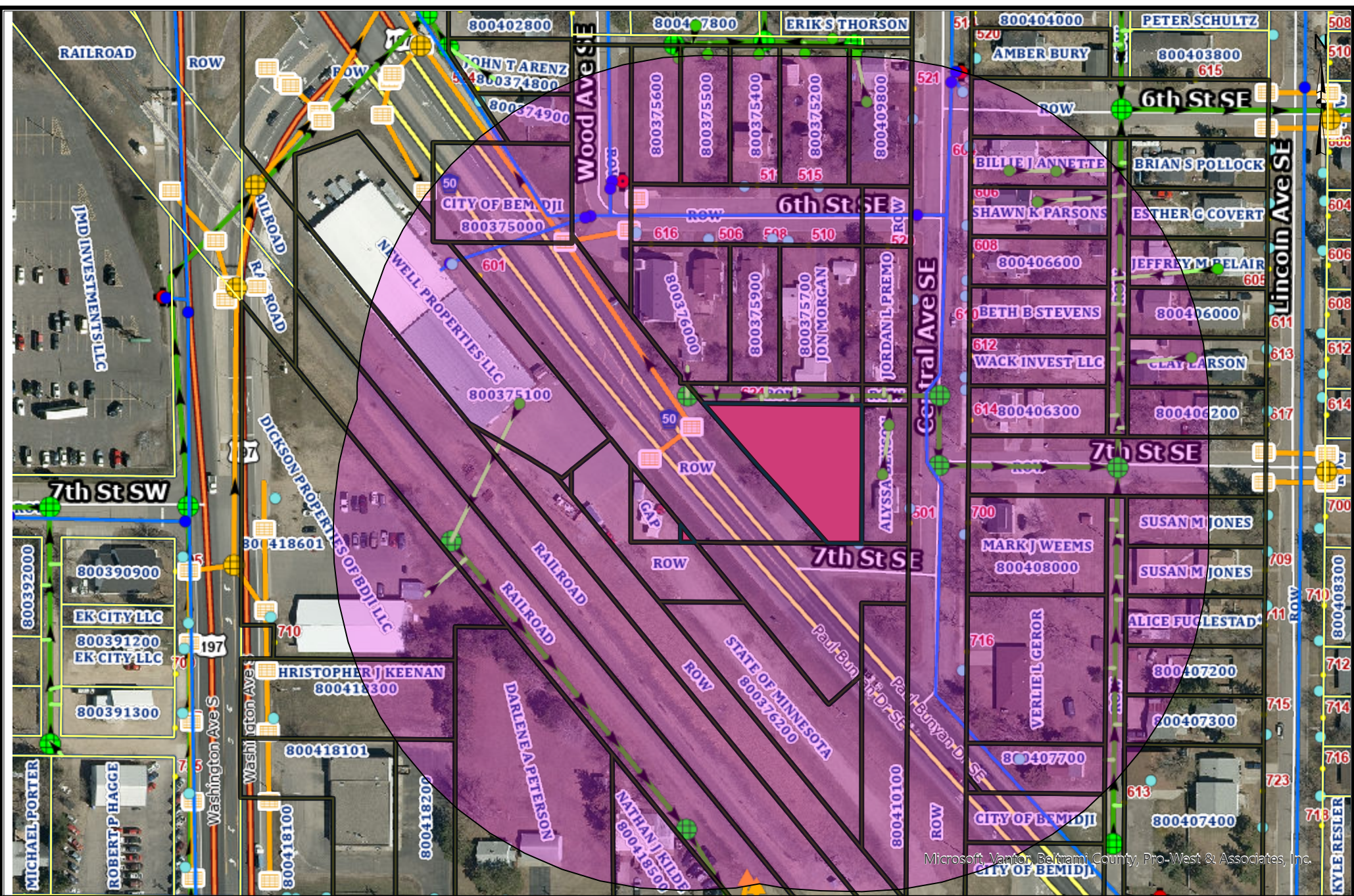
SUP-2025-0011 Kodiak Builders

	<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.

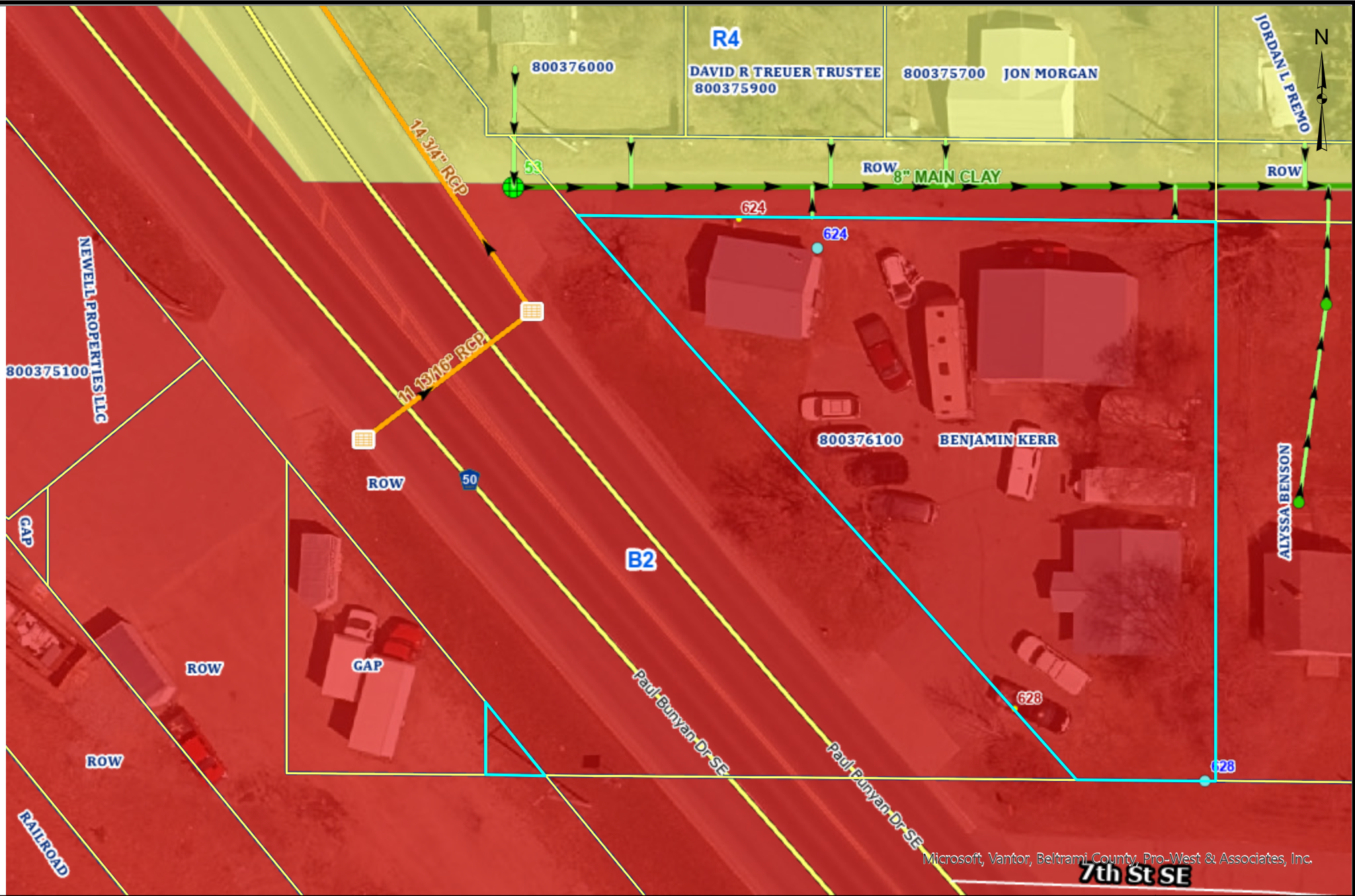
Aerial Map		
		Date: 11/4/2025
1:564	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



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

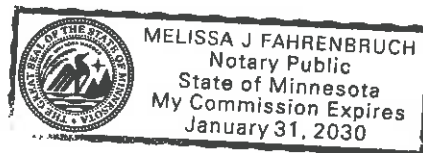
AFFIDAVIT OF SERVICE BY MAIL

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

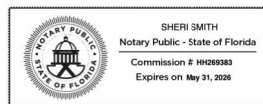
State of Florida, County of Broward, ss:

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)

STATE OF MINNESOTA)

) SS

COUNTY OF BELTRAMI)

John C. [Signature]

Michelle M. D.
Notary Public



Page 33 of 157



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

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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, December 6, 2025
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: \$13.00 per column inch.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in BELTRAMI County. The newspaper complies with conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 12/08/2025

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, December 18, 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.

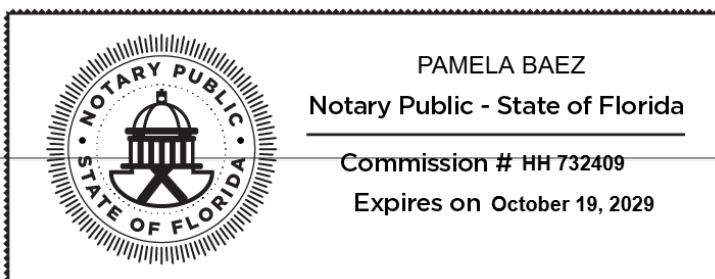
Conditional Use Permit Request: Greg Johnson representing Tamarack Woods Apartments is requesting a Conditional Use Permit (CUP) for greater than 29 units of high density residential along with removing high quality significant trees beyond the base minimum landscape standard. The subject property is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

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All interested parties are invited to attend the public hearing(s) and comment on the proposal(s). If you are unable to attend in person, comments can be submitted by email to SGAdmin@ci.bemidji.mn.us (preferred method), letter, or phone call to the Planning and Zoning Department. Call 218-759-3579 or visit our website at www.ci.bemidji.mn.us



for more information. If possible, your written comments should be submitted by **Friday, December 12, 2025**, so they may be incorporated into the staff report to the Planning Commission.
(Dec. 6, 2025)

CITY OF BEMIDJI PLANNING BOARD

Resolution No. 2026-02

**RESOLUTION APPROVING
A CONDITIONAL USE PERMIT
FOR PARCEL 80.00083.00**

WHEREAS, Greg Johnson (Applicant) representing Tamarack Woods Apartments, ("Applicant"), submitted an application to the City of Bemidji Planning Board on October 31, 2025, requesting approval of 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 on parcel 80.00083.00 located at 2590 Ridgeway Ave NW within the City of Bemidji;

WHEREAS, the requested Conditional Use Permits will be located on parcel 80.06760.00. See attached Appendix A for legal descriptions; and

WHEREAS, the Property is zoned and located within the R-6 Multiple Family Zoning District; and

WHEREAS, the requested Conditional Use Permits meet all requirements, standards and specifications of the City of Bemidji Subdivision Ordinance; and

WHEREAS, the Planning Commission held a public hearing on December 18, 2025, to review the application for the Conditional Use Permits following mailed and published notice as required by law; and

WHEREAS, the City of Bemidji Planning Board has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the Applicant and all interested

parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

WHEREAS, the City of Bemidji Planning Board has made the following findings regarding the Conditional Use Permits application request:

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.

NOW, THEREFORE BE IT RESOLVED that the City of Bemidji Planning Board hereby grants the approval of the Conditional Use Permits (CUP) for 30 units or greater and to remove more than 40% of the high-quality significant trees on the property to be located 2590 Ridgeway Ave NW within the City of Bemidji, with the following conditions:

1. A landscaping plan meeting Section 28-406 of the Ordinance shall be submitted for final approval to planning staff.
2. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.

3. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
4. A parking plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval.
5. 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.
6. Final engineering grading, drainage and utility plans will need to be approved for review by City staff before any construction can commence.
7. A development agreement shall be entered into between the City and the Applicant to ensure all site construction is completed to a satisfactory condition.
8. The CUP shall be reviewed for compliance within one (1) year of approval.
9. 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.

CITY OF BEMIDJI PLANNING BOARD
State of Minnesota
County of Beltrami

This instrument was acknowledged before me on this 12th day of January 2026 by Audrey Thayer, City of Bemidji Planning Board Chair.

Audrey Thayer, City of Bemidji Planning Board Chair

Subscribed and sworn to before me
this 12th day of January 2026.

Notary Public

The City of Bemidji Planning and Zoning Department

PLANNING CASE: SUP-2025-0012	MEETING DATE: November 20, 2025 postponed to December 18, 2025
APPLICANT: Tamarack Woods Apartments represented by Greg Johnson	60-DAY RULE DATE: December 28, 2025 60-Day Rule Extension Date: February 25, 2026
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 Zoning District
PREPARED BY: Jamin Carlson Planning Director	EXHIBITS: Aerial Map, Zoning Map, Application, Site Plans, Supporting Documentation

PLANNING MEMORANDUM

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.

PUBLIC HEARING & DISCUSSION

Commission members made no comments.

Public Hearing opened at 5:41 p.m.

- Tom Schuett, project developer, addressed the breakdown of senior and family units in the new complex.
- Faver inquired what the applicant thought about the Bemidji Sustainability Commission's recommendation for EV charging and rooftop solar. Schuett deferred to David Haaland of UrbanWorks Architecture, LLC.
- Haaland stated that the project would be constructed for future rooftop PV solar as that is a requirement of Minnesota Rental Housing Guidelines and that EV charging would be pre-wired for future addition depending upon demand.
- Faver inquired if the applicant would be opposed to having solar and EV charging added as conditions.
- Schuett stated that they would not, but that doing so would be a challenge due to an already tight construction budget, and that if funds became available to do so, they would add them.
- Peterson addressed the Applicant.
- Schuett addressed the commission regarding possible future phases of the project.
- Reed Olson, 711 14th ST NW, addressed the commission regarding a perceived negative reputation of the housing developer.
- Schuett responded to Olson's comments.

Public Hearing closed at 5:51 p.m.

Motion by **Peterson**, seconded by **McCoy**, to recommend approval of the Conditional Use Permit request for parcel 800008300, with the conditions and findings of fact as presented in the packet. Meehlhause requested, seconded by Faver, an amendment to include the Sustainability Commission's solar and EV recommendations as a condition.

Commission members made the following comments:

- Peterson addressed the clarity of the amendment.
- Troy Gilchrist addressed the commission regarding clarifying the amendment.
- Meehlhause clarified the amendment to be that the Applicant would include a sustainability plan for future solar and EV charging.
- Commission discussed the amendment and possible costs of adding it.
- Lemmer addressed additional needs such as garages or vehicle plug-ins.
- Peterson addressed the City's housing shortage.

Chair Heinonen called for a roll call vote to approve the amendment to the Conditional Use Permit for the addition of a solar panel and EV charging plan with the recommendation of the City Engineer.

Motion failed on the following roll call vote due to no majority:

Ayes: **Faver, Lemmer, Meehlhause.**

Nays: **Heinonen, McCoy, Peterson.**

RECOMMENDATION & FINDINGS

Conclusion based on the Ordinance and the Comprehensive Plan.

The Planning Commission decided that the conditions are sufficient for approval of the Conditional Use permits.

RECOMMENDATION FOR APPROVAL

Approval is recommended with the following conditions based on the 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. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
3. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
4. A parking plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval.
5. 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.
6. Final engineering grading, drainage and utility plans will need to be approved for review by City staff before any construction can commence.
7. A development agreement shall be entered into between the City and the Applicant to ensure all site construction is completed to a satisfactory condition.
8. The CUP shall be reviewed for compliance within one (1) year of approval.
9. 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

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.

Motion by **Peterson**, second by **McCoy**, to recommend approval of the Conditional Use Permits request for parcel 80.00083.00, with the conditions and findings of fact as presented in the packet.

Ayes: **Peterson, Meehlhause, McCoy, Lemmer, Heinonen, Faver**

Nays: **None.**

Abstentions: **None.**

Motion carried 6-0.

Tamarack Woods Apartments Project Description:

The proposed project, located at 2590 Ridgeway Ave. NW on the former Red Pine Estates site, consists of two new construction buildings replacing the existing apartment buildings and townhomes. The first building is a 50-unit senior housing building featuring a community room, library, fitness center, individual storage units, and outdoor patio space. The units are a mix of 1 and 2 bedrooms, and incorporate universal design features to 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 surface parking lot is designed to accommodate 120 stalls, including 38 stalls meeting the city's requirement for the senior building and 82 stalls for the family building. While this is slightly below the city's guideline of 92 stalls, the owner's experience managing similar family buildings demonstrates that 82 stalls will more than meet the resident needs.

If additional parking becomes necessary, the city's guidelines of 92 stalls can be achieved after project completion by removing the adjacent townhome, which could increase the total capacity to 130 stalls. The proof of parking is indicated on the drawings.

The site design includes a new playground, shared outdoor patio, and stormwater management system.

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.

To support sustainability goals, the roofs of both buildings have been designed to maximize future solar panel arrays. This includes the installation of electrical conduit from the electrical room to the roof, strategic layout of mechanical equipment and penetrations, and structural considerations to accommodate the additional dead load. This will allow the building to add photo voltaic solar any time in the future.

Additionally, preparations are included to accommodate up to 14 electric vehicles: electrical conduit will be installed for the seven dual port charging stations. This provides readiness for future needs.

Both these strategies are consistent with the recommendations from the sustainability commission.

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

To the Planning Board and
Planning Commission

RE: article which appeared in the Bemidji Pioneer on Saturday
December 20, 2025 "Tamarack Woods Apartments proposed to replace
Red Pine Estates"

We would like to respond to the objection of the rebuilding project as
stated in the Pioneer. First of all, to the comment that the Schuetts are
not good people. We strongly object to that. In the 10 years we worked
for them, we cannot think of one example to show this. In 1995, we
began as on-site managers of Red Pine Estates and never once, were we
advised to tell residents to turn on their oven if apartment heat failed.
Instead, the Schuett Company directed us to contact the heating
vendors to solve the problem. We were instead told "do not allow
residents to turn on ovens to get heat".

Also, knowing the history of Red Pine, keep in mind that The Schuett Co
did not construct the buildings. They are not responsible for how the
building was constructed.

We would like to attend the Planning Commission meeting to support
the Schuett Company's proposal to construct Tamarack Woods.

Sincerely,

Andy & Ruby Anderson
803 Dewey AV NE
Bemidji MN

218-556-5116

Ruby Anderson
Ruby Anderson

1-9-26

THE CITY OF BEMIDJI PLANNING BOARD

PLANNING CASE: SUP-2025-0012	PC MEETING DATE: November 20 th , 2025 Postponed to December 18, 2025
APPLICANT: Tamarack Woods Apartments represented by Greg Johnson	60-DAY RULE DATE: December 29 th , 2025 60 Day Rule Extension Date: February 28th, 2026
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

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.

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.

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

I. DISCUSSION/DEVELOPMENT ANALYSIS

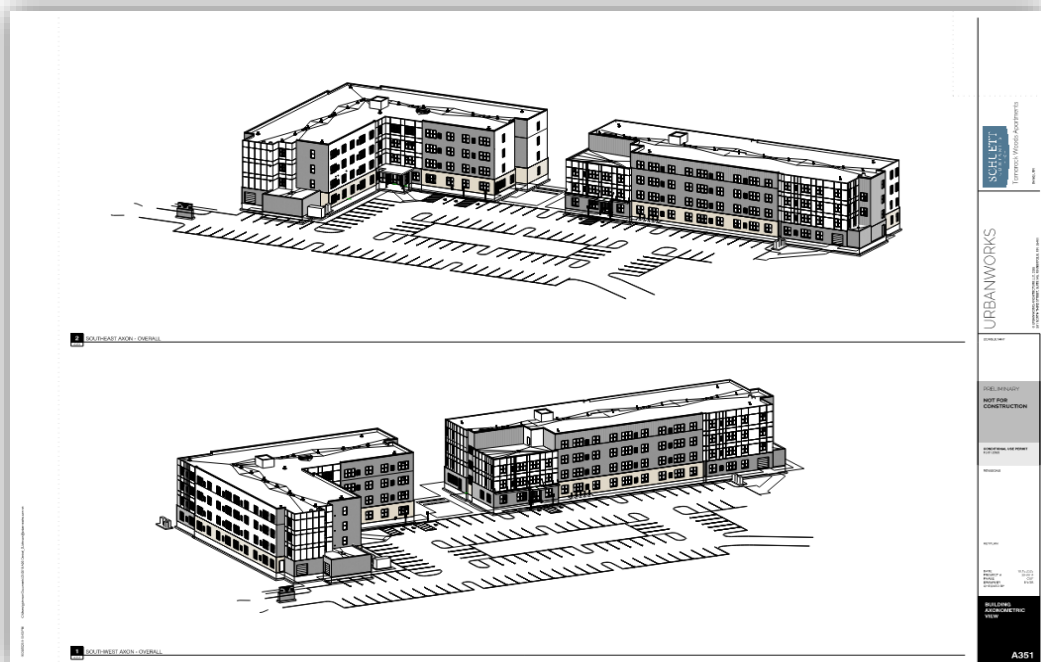
The current 50-unit building that will be demolished for the new proposed buildings.



Below is a rendering of the proposed buildings.



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:



II. Planning Considerations

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.

Existing Conditions

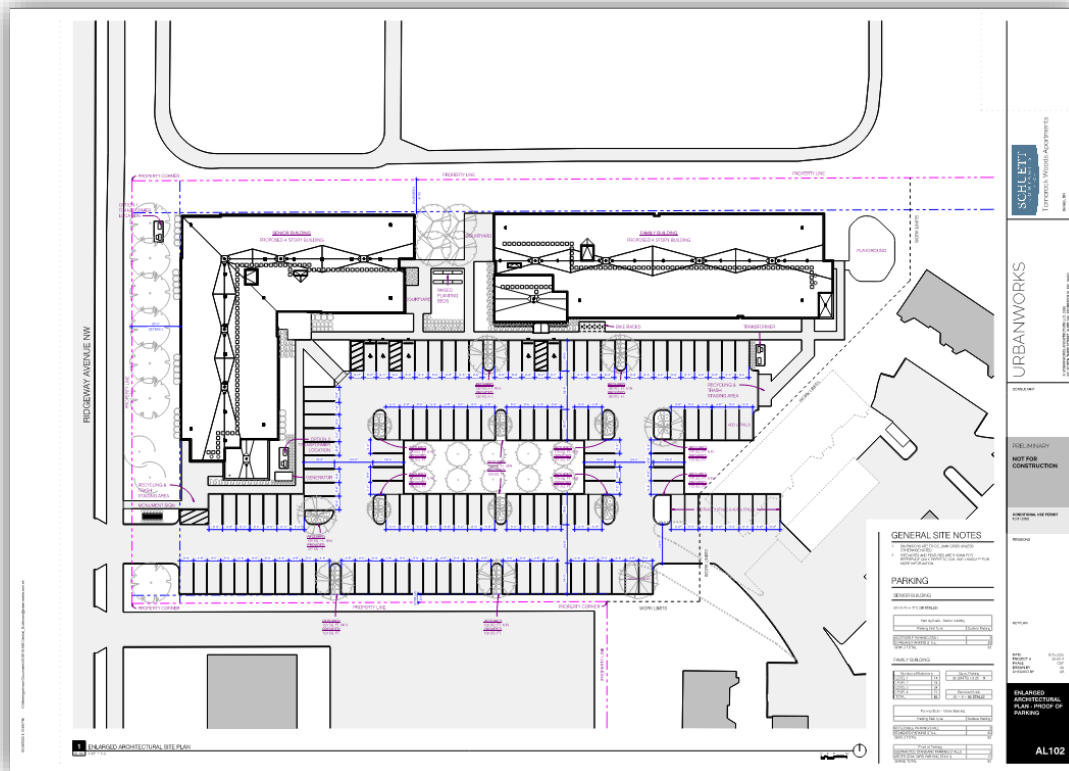
The subject property has six 6-plex townhomes that are currently occupied, and the existing 51-unit building will be demolished. The stormwater retention area will be designed for underground stormwater storage. This lot also has existing high-quality significant trees of the property that will be primarily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

Future Plans

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.

Parking & Ingress/Egress

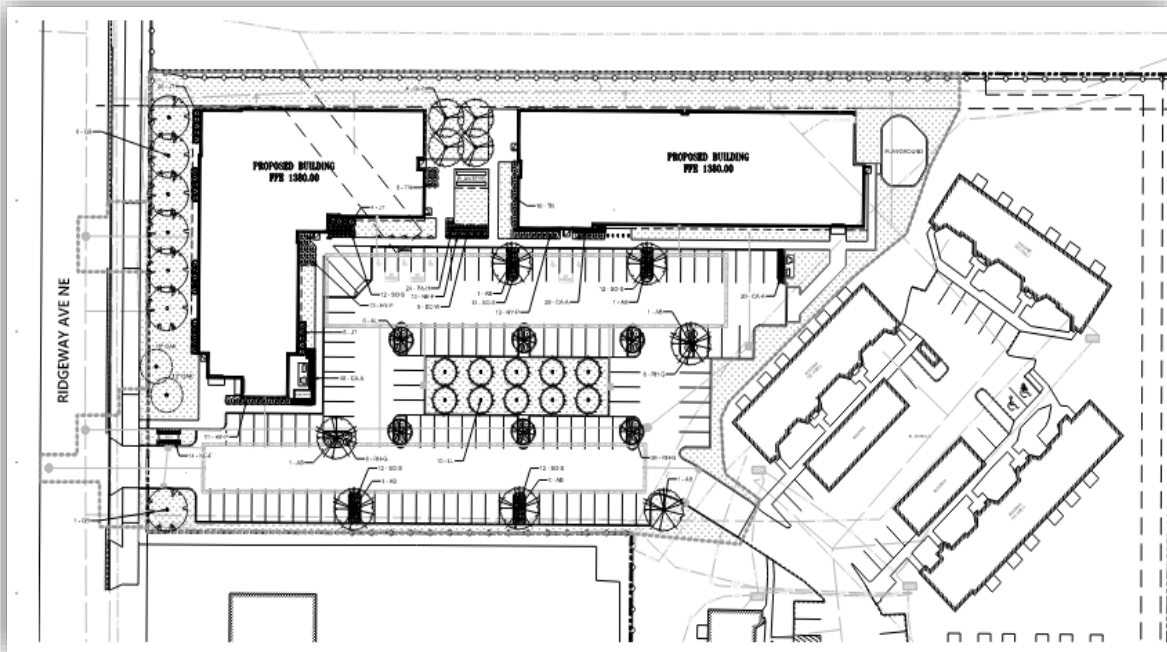
This proposed project meets these requirements, see below plans for details:



Traffic Study

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.

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:

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

III. COMMENTS

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.

IV. 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. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
3. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
4. A parking plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval.

5. 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.
6. Final engineering grading, drainage and utility plans will need to be approved for review by City staff before any construction can commence.
7. A development agreement shall be entered into between the City and the Applicant to ensure all site construction is completed to a satisfactory condition.
8. The CUP shall be reviewed for compliance within one (1) year of approval.
9. 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

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.



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-2025-0012

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

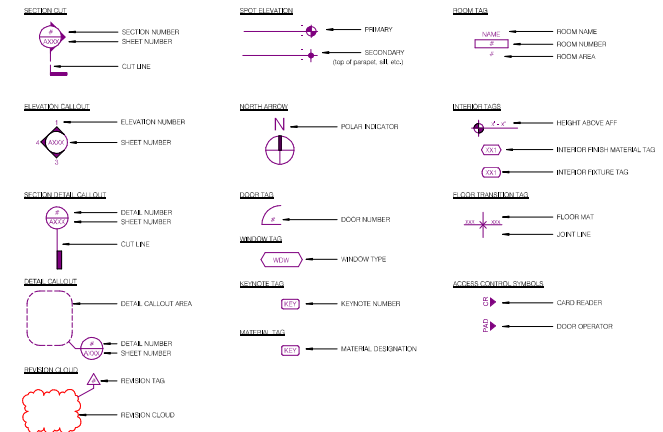
* An escrow account is established to cover technical and legal expenses incurred by the City of Bemidji as part of the plan review. The applicant is responsible for all costs incurred by the City during plan review. If the escrow amount drops below 10% of the original deposit amount the City may require 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	FLSQ	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	0	0	0	1	1	
3. WAITING	1.970 SF	10	0	0	0	10	
4. RECEPTION - ACCESSIBLE	85.578 SF	0	1	0	0	1	
GRAND TOTAL	119.397 SF	11	12	10	13	46	

UNIT SCHEDULE - FAMILY BUILDING							
Name	FLSQ	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	
1. RECEPTION	23.898 SF	0	0	0	0	0	
2. RECEPTION - ACCESSIBLE	86.612 SF	0	0	0	0	0	
3. WAITING	12.251 SF	0	0	0	0	0	
4. RECEPTION - ACCESSIBLE	1.040 SF	0	0	0	0	0	
GRAND TOTAL	123.801 SF	0	0	0	0	0	

INTERIOR DESIGNER
NAME: URBANWORKS ARCHITECTURE LLC
CONTACT: SARAH D'HERTY
AMBER BEAMIS
ADDRESS: 901 N 3RD ST, SUITE 145
MINNEAPOLIS, MN
PHONE No.: 612.435.3100
EMAIL: SD'HERTY@URBAN-4WORKS.COM

URBANWORKS

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
HASE	CUP
DRAWN BY	SB
CHECKED BY	

TITLE SHEET

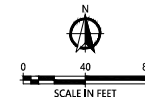
G001

SHEET INDEX

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● ● ● G001	TITLE SHEET	● ● A501	AREA 1 - STAIR 'A' - VERTICAL CIRCULATION	● ● S001	STRUCTURAL TITLE SHEET				
● ● ● G002	SHEET INDEX	● ● A502	AREA 1 - STAIR 'B' - VERTICAL CIRCULATION	● ● S101.1	LEVEL 1 FOUNDATION PLAN - SENIOR BUILDING - AREA 1				
● ● ● G003	BUILDING SYSTEMS	● ● A503	AREA 1 - ELEVATOR - VERTICAL CIRCULATION	● ● S101.2	LEVEL 1 FOUNDATION PLAN - FAMILY BUILDING - AREA 2				
● ● ● SURVEY	ALTA SURVEY	● ● A504	AREA 1 - TRASH CHUTE	● ● S102.1	LEVEL 2 FRAMING PLAN - SENIOR BUILDING - AREA 1				
● ● AR001	LIFE SAFETY SUMMARY	● ● A505	AREA 2 - STAIR 'A' - VERTICAL CIRCULATION	● ● S102.2	LEVEL 2 FRAMING PLAN - FAMILY BUILDING - AREA 2				
● ● AR002	LIFE SAFETY SUMMARY & ENERGY CODE	● ● A506	AREA 2 - STAIR 'B' - VERTICAL CIRCULATION	● ● S103.1	LEVEL 3 FRAMING PLAN - SENIOR BUILDING - AREA 1				
● ● AR101.1	LIFE SAFETY REFERENCE PLAN - LEVEL 1 - SENIOR BUILDING	● ● A507	AREA 2 - ELEVATOR - VERTICAL CIRCULATION	● ● S103.2	LEVEL 3 FRAMING PLAN - FAMILY BUILDING - AREA 2				
● ● AR102.1	LIFE SAFETY REFERENCE PLAN - LEVEL 2 - SENIOR BUILDING	● ● A508	AREA 2 - TRASH CHUTE	● ● S104.1	LEVEL 4 FRAMING PLAN - SENIOR BUILDING - AREA 1				
● ● AR103.1	LIFE SAFETY REFERENCE PLAN - LEVEL 3 - SENIOR BUILDING	● ● A601	DOOR SCHEDULE - SENIOR BUILDING - AREA 1	● ● S104.2	LEVEL 4 FRAMING PLAN - FAMILY BUILDING - AREA 2				
● ● AR104.1	LIFE SAFETY REFERENCE PLAN - LEVEL 4 - SENIOR BUILDING	● ● A602	DOOR SCHEDULES - FAMILY BUILDING - AREA 1	● ● S105.1	ROOF FRAMING PLAN - SENIOR BUILDING - AREA 1				
● ● AR101.2	LIFE SAFETY REFERENCE PLAN - LEVEL 1 - FAMILY BUILDING	● ● A603	DOOR FRAMES, WINDOW, DOOR, & STOREFRONT ELEVATIONS	● ● S105.2	ROOF FRAMING PLAN - FAMILY BUILDING - AREA 2				
● ● AR102.2	LIFE SAFETY REFERENCE PLAN - LEVEL 2 - FAMILY BUILDING	● ● A604	WINDOW & EXTERIOR DOOR DETAILS	● ● S300	SECTIONS AND DETAILS				
● ● AR103.2	LIFE SAFETY REFERENCE PLAN - LEVEL 3 - FAMILY BUILDING	● ● A605	EXTERIOR STOREFRONT DETAILS	● ● S321	SECTIONS AND DETAILS				
● ● AR104.2	LIFE SAFETY REFERENCE PLAN - LEVEL 4 - FAMILY BUILDING	● ● A606	MAGIC-PAK LOUVER AND HOOD DETAILS	● ● S330	SECTIONS AND DETAILS				
● ● AR200	LIFE SAFETY ACCESSIBILITY INFORMATION	● ● A607	KD, SF & FRIEDLING INTERIOR HEAD, JAMB, AND SILL DETAILS	● ● S400	SCHEDULES AND DETAILS				
● ● AR901	CODE REQUIRED SIGNAGE	● ● A701.1	LEVEL 1 FINISH PLAN - SENIOR BUILDING - AREA 1	● ● S410	SCHEDULES AND DETAILS				
● ● C100	SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN	● ● A701.2	LEVEL 1 FINISH PLAN - FAMILY BUILDING - AREA 2	● ● S411	SCHEDULES AND DETAILS				
● ● C200	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	● ● A702.1	LEVEL 2 FINISH PLAN - SENIOR BUILDING - AREA 1						
● ● C300	UTILITY PLAN	● ● A702.2	LEVEL 2 FINISH PLAN - FAMILY BUILDING - AREA 2						
● ● C400	PAVING AND GEOMETRIC PLAN	● ● A703.1	LEVEL 3 FINISH PLAN - SENIOR BUILDING - AREA 1						
● ● C401	TURNING MOVEMENTS	● ● A703.2	LEVEL 3 FINISH PLAN - FAMILY BUILDING - AREA 2						
● ● C500	CIVIL DETAILS	● ● A704.1	LEVEL 4 FINISH PLAN - SENIOR BUILDING - AREA 1						
● ● C501	CIVIL DETAILS	● ● A704.2	LEVEL 4 FINISH PLAN - FAMILY BUILDING - AREA 2						
● ● C502	CIVIL DETAILS	● ● A721	ENLARGED COMMON AREA FINISH PLANS						
● ● C600	STORM WATER POLLUTION PREVENTION PLAN - EXISTING	● ● A722	ENLARGED COMMON AREA FINISH PLANS						
● ● C801	STORM WATER POLLUTION PREVENTION PLAN - PROPOSED	● ● A723	ENLARGED COMMON AREA FINISH PLANS						
● ● L000	TREE INVENTORY	● ● A724	ENLARGED COMMON AREA FURNITURE PLANS						
● ● L001	TREE PRESERVATION PLAN	● ● A725	ENLARGED COMMON AREA FURNITURE PLANS						
● ● L100	LANDSCAPE PLAN	● ● A726	ENLARGED COMMON AREA FURNITURE PLANS						
● ● L500	LANDSCAPE DETAILS	● ● A727	ENLARGED COMMON AREA FURNITURE PLANS						
● ● AL100	OVERALL ARCHITECTURAL SITE PLAN	● ● A728	INTERIOR RENDERINGS - FOR REFERENCE ONLY - SENIOR						
● ● AL101	ENLARGED ARCHITECTURAL PLAN	● ● A729	INTERIOR COMMON AREA ELEVATIONS - SENIOR						
● ● AL102	ENLARGED ARCHITECTURAL PLAN - PROOF OF PARKING	● ● A730	INTERIOR COMMON AREA ELEVATIONS - SENIOR						
● ● A101.0	LEVEL 1 PLAN - OVERALL	● ● A731	INTERIOR COMMON AREA ELEVATIONS - FAMILY						
● ● A102.0	LEVEL 2 PLAN - OVERALL	● ● A732	INTERIOR COMMON AREA ELEVATIONS - FAMILY						
● ● A103.0	LEVEL 3 PLAN - OVERALL	● ● A733	INTERIOR COMMON AREA ELEVATIONS - FAMILY						
● ● A104.0	LEVEL 4 PLAN - OVERALL	● ● A734	INTERIOR FINISH AND FUTURE SCHEDULES - SENIOR						
● ● A101.1	LEVEL 1 PLAN - SENIOR BUILDING - AREA 1	● ● A735	INTERIOR FINISH AND FUTURE SCHEDULES - FAMILY						
● ● A101.2	LEVEL 1 PLAN - FAMILY BUILDING - AREA 2	● ● A736	INTERIOR FINISH AND FUTURE SCHEDULES - FAMILY						
● ● A102.1	LEVEL 2 PLAN - SENIOR BUILDING - AREA 1	● ● A737	INTERIOR FINISH AND FUTURE SCHEDULES - FAMILY						
● ● A102.2	LEVEL 2 PLAN - FAMILY BUILDING - AREA 2	● ● A738	INTERIOR FINISH AND FUTURE SCHEDULES - FAMILY						
● ● A103.1	LEVEL 3 PLAN - SENIOR BUILDING - AREA 1	● ● A739	INTERIOR FINISH AND FUTURE SCHEDULES - FAMILY						
● ● A103.2	LEVEL 3 PLAN - FAMILY BUILDING - AREA 2	● ● A740	INTERIOR FINISH AND FUTURE SCHEDULES - FAMILY						
● ● A104.1	LEVEL 4 PLAN - SENIOR BUILDING - AREA 1	● ● A741	INTERIOR FINISH AND FUTURE SCHEDULES - FAMILY						
● ● A104.2	LEVEL 4 PLAN - FAMILY BUILDING - AREA 2	● ● A801.1	LEVEL 1 REFLECTED CEILING PLAN - SENIOR BUILDING - AREA 1						
● ● A121	ENLARGED COMMON AREA PLANS	● ● A801.2	LEVEL 1 REFLECTED CEILING PLAN - FAMILY BUILDING - AREA 2						
● ● A122	ENLARGED COMMON AREA PLANS	● ● A802.1	LEVEL 2 REFLECTED CEILING PLAN - SENIOR BUILDING - AREA 1						
● ● A123	ENLARGED COMMON AREA PLANS	● ● A802.2	LEVEL 2 REFLECTED CEILING PLAN - FAMILY BUILDING - AREA 2						
● ● A151	ENLARGED UNIT PLANS - SENIOR BUILDING	● ● A803.1	LEVEL 3 REFLECTED CEILING PLAN - SENIOR BUILDING - AREA 1						
● ● A152	ENLARGED UNIT PLANS - SENIOR BUILDING	● ● A803.2	LEVEL 3 REFLECTED CEILING PLAN - FAMILY BUILDING - AREA 2						
● ● A153	ENLARGED UNIT PLANS - FAMILY BUILDING	● ● A804.1	LEVEL 4 REFLECTED CEILING PLAN - SENIOR BUILDING - AREA 1						
● ● A154	ENLARGED UNIT PLANS - FAMILY BUILDING	● ● A804.2	LEVEL 4 REFLECTED CEILING PLAN - FAMILY BUILDING - AREA 2						
● ● A161	ENLARGED UNIT ELEVATIONS - SENIOR BUILDING	● ● A821	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A162	ENLARGED UNIT ELEVATIONS - FAMILY BUILDING	● ● A822	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A170	UNIT INTERIOR SCHEDULES, FINISH PLANS & ELEVATIONS - FAMILY	● ● A823	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A171	UNIT INTERIOR SCHEDULES, FINISH PLANS & ELEVATIONS - SENIOR	● ● A824	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A181.1	LEVEL 1 SLAB PLAN - SENIOR BUILDING - AREA 1	● ● A825	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A181.2	LEVEL 1 SLAB PLAN - FAMILY BUILDING - AREA 2	● ● A826	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A201.1	ROOF PLAN - AREA 1	● ● A827	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A201.2	ROOF PLAN - AREA 2	● ● A828	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A301	BUILDING ELEVATIONS - SENIOR BUILDING - AREA 1	● ● A829	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A302	BUILDING ELEVATIONS - SENIOR BUILDING - AREA 1	● ● A830	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A303	BUILDING ELEVATIONS - FAMILY BUILDING - AREA 2	● ● A831	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A351	BUILDING AXONOMETRIC VIEW	● ● A832	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A352	BUILDING AXONOMETRIC VIEW	● ● A833	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A401	BUILDING SECTIONS	● ● A834	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A402	BUILDING SECTIONS	● ● A835	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A451	WALL SECTIONS	● ● A836	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A452	WALL SECTIONS	● ● A837	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A453	WALL SECTIONS	● ● A838	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A454	WALL SECTIONS	● ● A839	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A455	WALL SECTIONS	● ● A840	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A456	WALL SECTIONS	● ● A841	ENLARGED COMMON AREA REFLECTED CEILING PLAN						
● ● A460	AIR SEALING DIAGRAMS	● ● A842	ENLARGED COMMON AREA REFLECTED CEILING PLAN						

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
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:

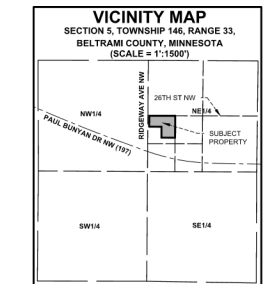
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021
Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA
and NSPS, and includes items 1-6, 7(a), 8-11, and 18 of table "A" thereof.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

Date of plat or Map: October 25, 2025

Tyler 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:



RED PINE ESTATES II, LLLP

PROJECT #: 2025-11229

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.

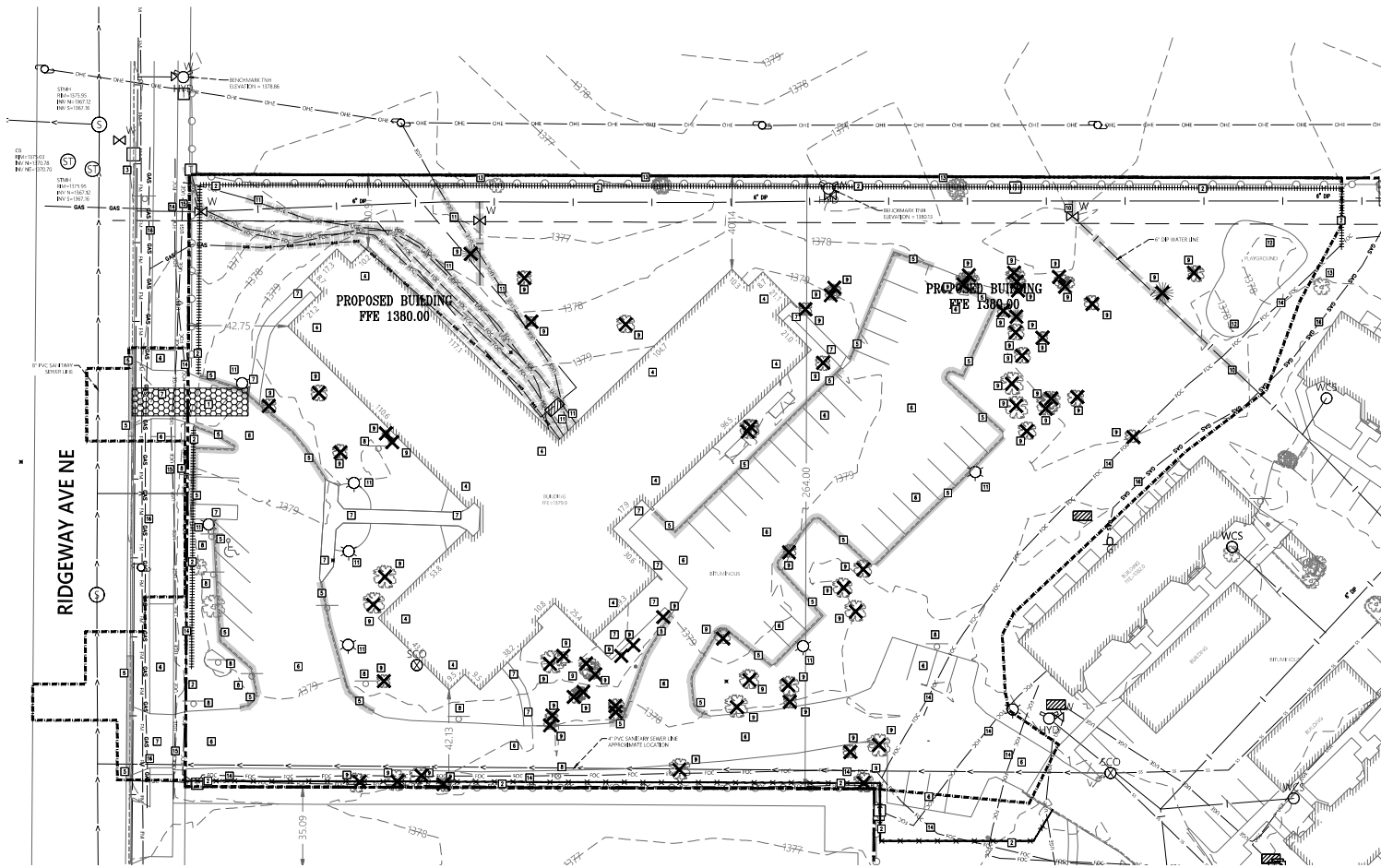
SURVEYOR'S NOTES:

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



NOTES:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY BE REMOVED 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 THAT MAY BE IMPACTED BY PROPOSED WORK.

ABBREVIATIONS

BLM	Benchmark
SH	Shuttle van Pipe
ELEV	Elevation
LO	Location
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 Control Stop

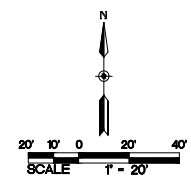
PROPOSED PLAN SYMBOLS

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

- DEMOLITION AND REMOVAL NOTES:**
1. CONTRACTOR SHALL FOLLOW ALL CITY OF BEMIDJ STANDARD SPECIFICATIONS.
 2. 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.
 3. 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 8/C500 FOR FIELD LOCATING EXISTING UTILITIES.
 4. 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.
 5. 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.
 6. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
 7. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
 8. 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.
 9. THE BACKGROUND INFORMATION HAS BEEN PREPARED BY HDS/ETH, 12/18, 444-1839.
 10. 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:**
1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF BEMIDJ AND UTILITY OWNER.
 2. 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.
 3. 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.
 4. 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.



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
ONE	Overhead Electric Wire
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
S	Sanitary Sewer Mainline
SCO	Sanitary Sewer Cleanout
SE	Sanitary Sewer
ST	Storm Sewer Manhole
T	Telecom Pedestal
UG	Underground Electric Wire
W.O.	Washout
WCS	Water Curb Stop
WCE	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	=====
SAVING LINE (APPROX.)	-----X-----
PROPOSED CONTOUR	-----X-----
DRAIN TILE	-----X-----
STORM SEWER	-----X-----
CATCH BASIN	-----X-----
MANHOLE	-----X-----
EROSION CONTROL BLANKET (TEMPORARY)	-----X-----
ROCK CONSTRUCTION ENTRANCE	-----X-----
DRAINAGE FLOW ARROW	-----X-----
SPOT ELEVATION	-----X-----
SOIL BORING	-----X-----
CONCRETE WASH-OUT AREA	-----X-----

KEYED NOTES

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. REFER TO THE MINNESOTA'S NPDES/303D GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.

11.5. CONTRACTORS RESPONSIBILITY TO PROTECT ALL EXISTING TREES AND SHRUBS ADJACENT TO THE PROJECT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND SHRUBS ADJACENT TO THE PROJECT. THIS INCLUDES POST, TRUNK, AND BRANCH DAMAGE. TREES AND SHRUBS SPECIFICALLY TO BE REMOVED WILL BE INDICATED.

NOTES:

INLET PROTECTION BARriers SHALL BE MAINTAINED OR REPLACED AT THE DISCRETION OF THE ENGINEER. MAINTENANCE ALTERNATIVES APPROVED AND LISTED ON THE ENGINEER'S DRAWING COVERS PROTECT ACCEPTABILITY. LIST MATERIALS WHICH REQUIRE FOR MAINTAINING INLET PROTECTION. CASE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE FILTERABLE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

AGENCY CONTACTS:

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROLS SPECIFICALLY BEFORE AND DURING CONSTRUCTION. THE CONTRACTOR SHALL HAVE AN EROSION CONTROL SUPERVISOR WHO IS RESPONSIBLE FOR COORDINATING THE EROSION PREVENTION AND SEDIMENT CONTROLS WITH THE EROSION CONTROL SPECIALIST OF THE AGENCY. THE AGENCY FOR WHICH NO DIRECT PAYMENT WILL BE MADE. THE ENGINEER WILL BE RESPONSIBLE FOR REVIEWING THE CONTRACTOR'S EROSION PREVENTION AND SEDIMENT CONTROL PLAN.

TIMING OF BMP INSTALLATION:

THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION AND AS NECESSARY TO PREVENT EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE.

1. BMP'S SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE.

2. TEMPORARY PERIMETER CONTROL BMP'S SHALL BE INSTALLED BEFORE ANY TOP DRAINAGE SOIL DISTURBANCE OCCURS.

3. TOPSOIL AND TEMPORARY EROSION CONTROL BMP'S SHALL BE PLACED WITHIN 7 DAYS OF COMPLETION OF EMBANKMENT.

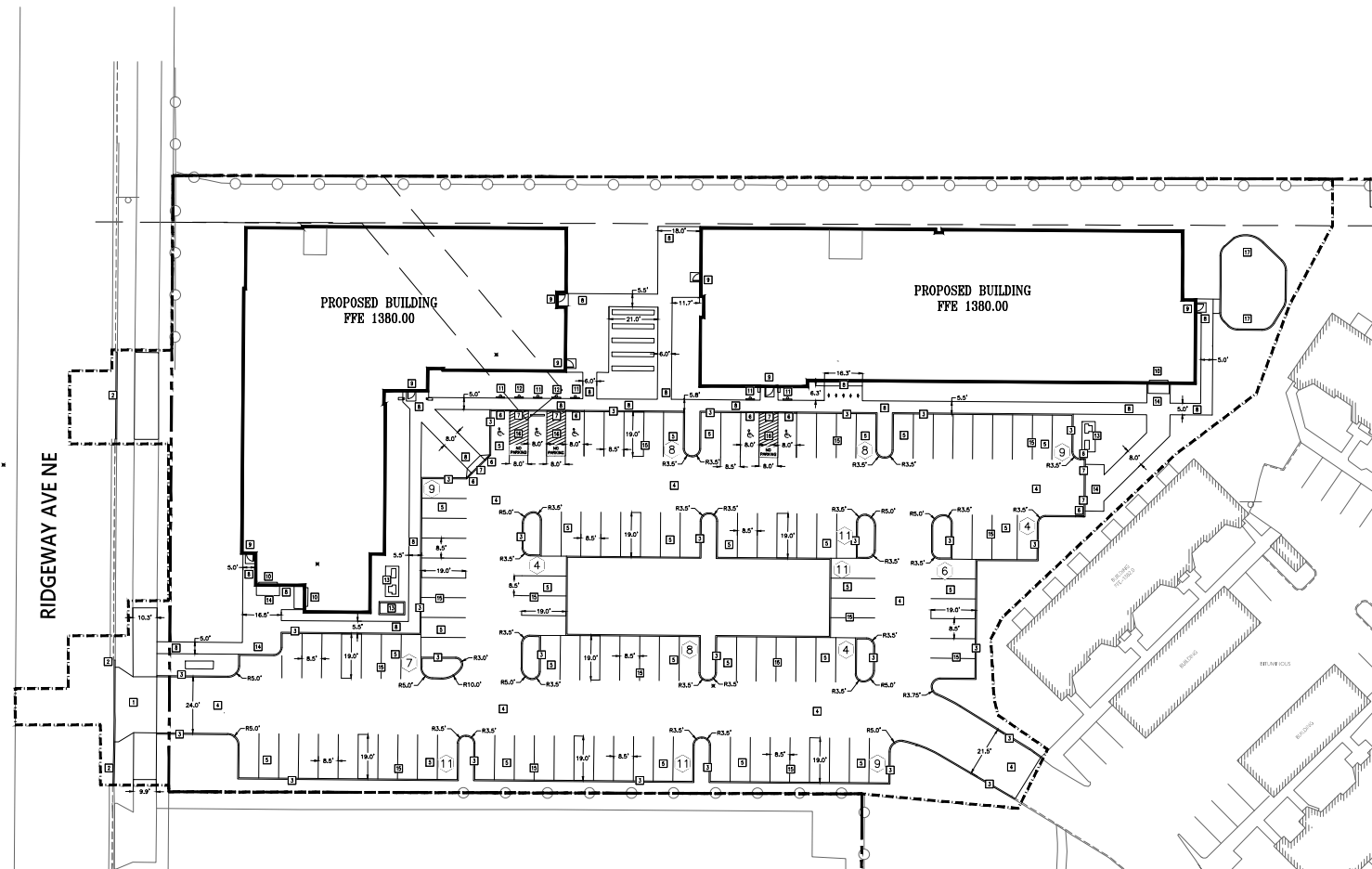
4. ONCE CONSTRUCTION ACTIVITY CEASES FOR 7 DAYS OR MORE, IN AN AREA THAT AREA SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT BMP'S.

CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL BE GOVERNED BY THE CONTRACT SPECIFICATIONS AND THE SPECIAL PROVISIONS.
2. THE CONTRACTOR SHALL MAINTAIN A 10 PERCENT STOCKPILE OF EROSION CONTROL DEVICES AT ALL TIMES FOR IMMEDIATE USAGE.
3. THE STOCKPILE SHALL BE LOCATED ON SITE.
4. THE CONTRACTOR SHALL KEEP AN INSPECTION AND MAINTENANCE LOG.

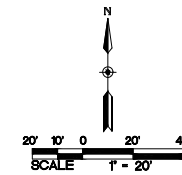
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GRADING, DRAINAGE, AND EROSION CONTROL PLAN



RIDGEWAY AVE NE

1 PAVING AND GEOMETRIC PLAN
1" = 20'



ABBREVIATIONS	
BUILD	Building
CONC	Concrete
ELEV	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

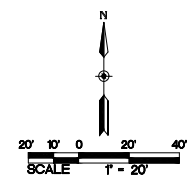
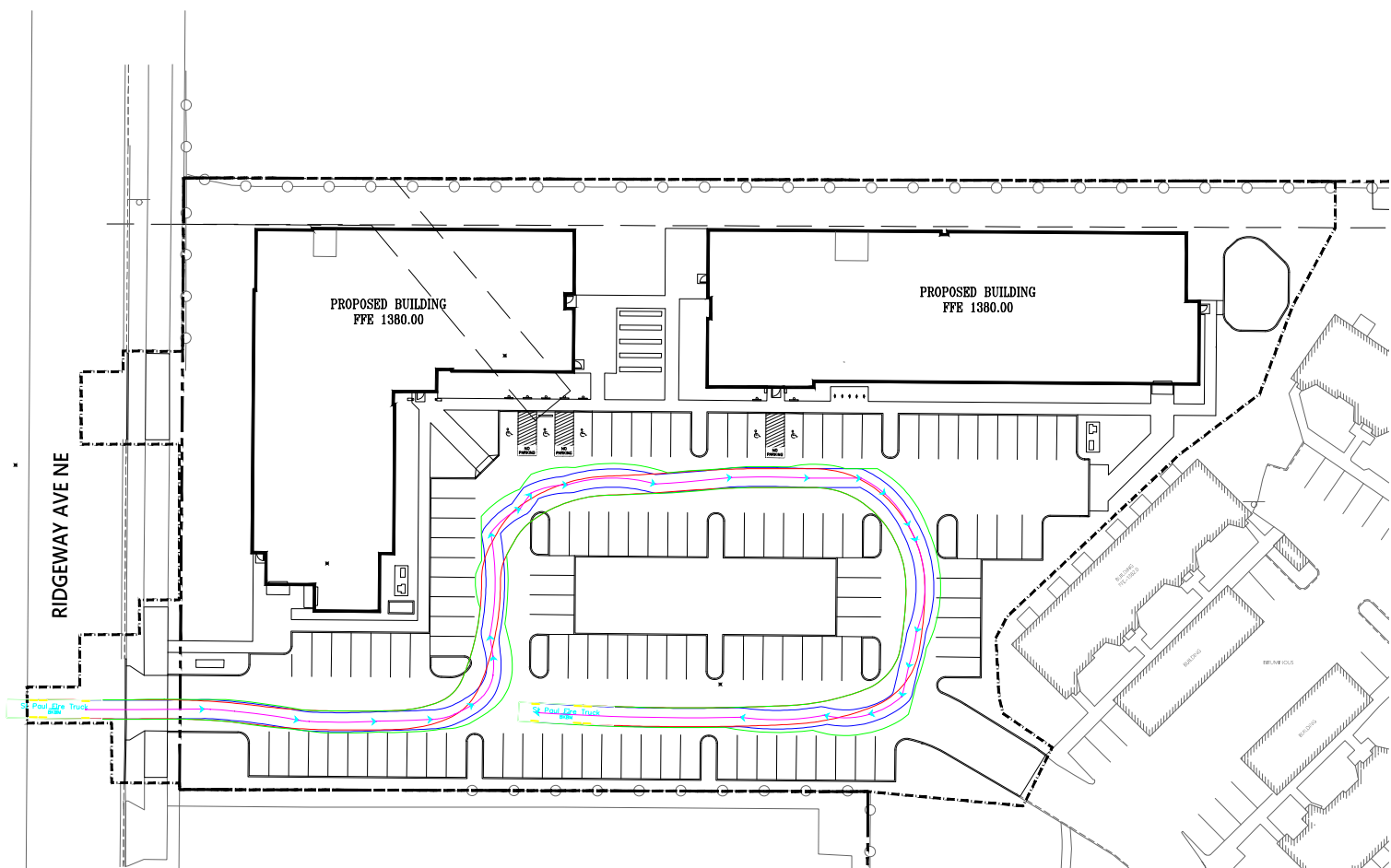
PAVING NOTES:

- 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 MORE THAN A 2% CROSS SLOPE OR MORE THAN A 0.5% LONGITUDINAL SLOPE.
- 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 JOINTS 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.
- REMOVE EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE CONSULTANT 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 PAVEMENT/SIDEWALKS.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

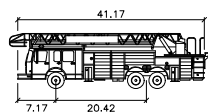
- INSTALL B112 CONCRETE CURB AND GUTTER. REFER TO DETAIL 15/C501.
- INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 8/C501.
- INSTALL B112 CONCRETE CURB AND GUTTER. REFER TO DETAIL 14/C501.
- INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 11/C501.
- INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER 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, DRINKING AND MANUFACTURERS' DETAILS. FOR BIDDING PURPOSES REFER TO DETAIL 13/C501.
- INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 12/C501.
- PAINT PARKING LOT STRIPING AND NO PARKING AREA. 4" WIDE STRIPES, WHITE IN COLOR. STRIPING FOR CROSS HATCH SHALL BE AS SHOWN SPACED 3' APART.
- PAINT PARKING LOT NO PARKING AREA. 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.



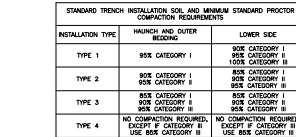
ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP	Typical
MIN/MAX/CD	Minnesota Manual on Uniform Traffic Control Devices

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SHOULDER 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	---
STATION	---
PARKING STALL COUNT	XX

1 TURNING MOVEMENTS
C401 1" = 20'

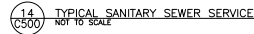
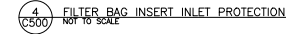
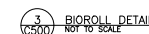
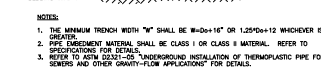
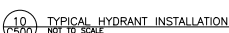
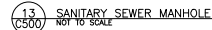
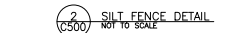


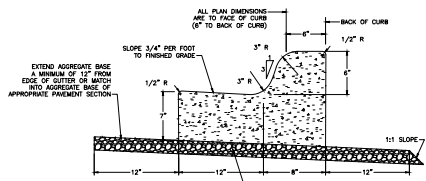
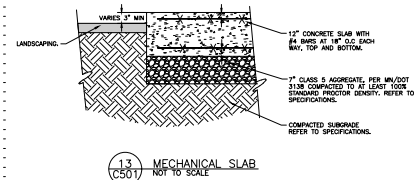
St Paul Fire Truck
feet
Width : 8.17
Track : 8.17
Lock to Lock Time : 6.0
Steering Angle : 45.0



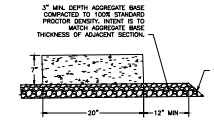
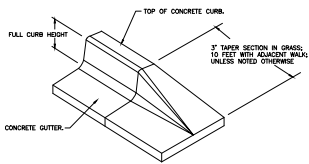
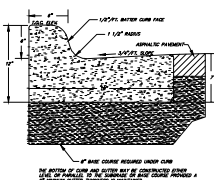
NOTES:

1. COMPACTION AND SOIL SYMBOLS—E. "B" CATEGORY "C" REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 90%.
2. SOIL IN BEDDING AND HAUNCH ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE MAJORITY OF SOIL IN THE BACKFILL ZONE.
3. SOIL IN THE WIDTH SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE HAUNCH AND BEDDING ZONES.
4. FOR FRENCH WALLS WITH GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EXPOSED MATERIAL, 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 TYPE 4 STANDARD INSTALLATION.
6. REFER TO DETAIL C-1479-02 FOR DETAILS.
7. TYPE II BEDDING SHALL BE USED UNLESS NOTED OTHERWISE.

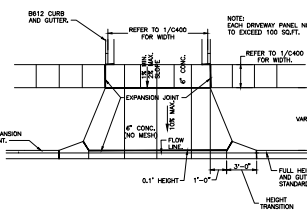




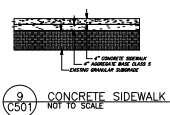
- NOTES:
- DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
 - CONSTRUCT CURB AND GUTTER IN ACCORDANCE WITH MN/DOT SPECIFICATION 2531.



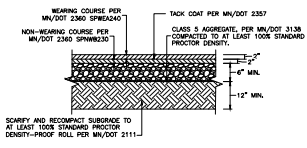
- NOTE:
- CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN, TRANSITION INTO R612 CURBING USING NOSE-DOWN CURB SECTION.



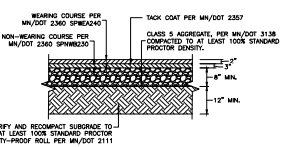
18 CONCRETE DRIVE ENTRANCE
C501 NOT TO SCALE



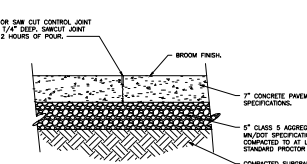
19 CONCRETE SIDEWALK
C501 NOT TO SCALE



20 LIGHT-DUTY BITUMINOUS PAVEMENT
C501 NOT TO SCALE

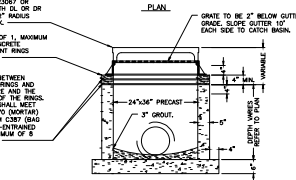
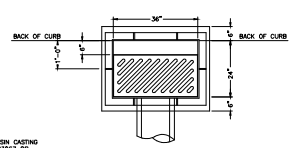


21 HEAVY-DUTY BITUMINOUS PAVEMENT
C501 NOT TO SCALE



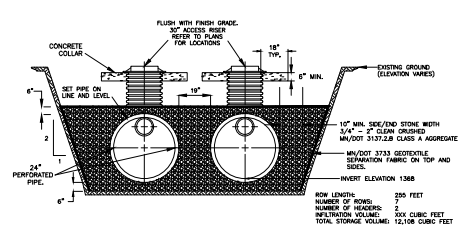
22 CONCRETE PAVEMENT
C501 NOT TO SCALE

- NOTES:
- JUNE SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS WITH A MAXIMUM OF 15 FEET.

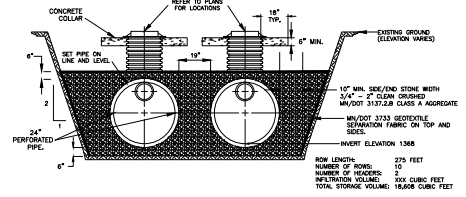


- NOTES:
- RIGHT HAND GRATE SHOWN IN PLAN VIEW.
 - REINFORCED PRECAST CONCRETE CATCH BASIN SECTIONS SHALL CONFORM TO ASTM C478 STANDARDS.

24\"/>



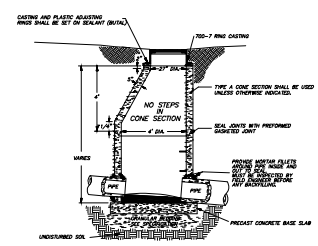
25 INFILTRATION TANK #1 DETAIL
C501 NOT TO SCALE



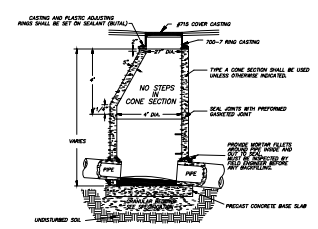
26 INFILTRATION TANK #2 DETAIL
C501 NOT TO SCALE

1. 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.
2. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8-12\"/>

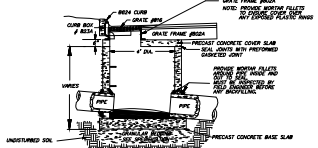
1. CONTRACTOR HAS OPTION TO USE CMP OR HDPE PIPE. SYSTEM LAYOUT IS DESIGNED BASED ON HDPE PIPE. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
2. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING WILSON SLINGS AND TWO PICK POINTS.
3. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8-12\"/>



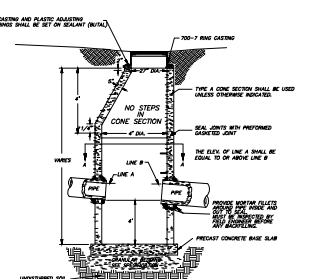
27 STORM SEWER MANHOLE
C501 NOT TO SCALE



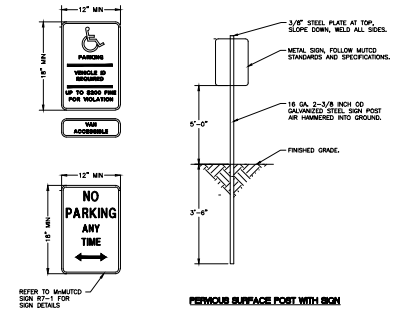
28 STORM SEWER MANHOLE
C501 NOT TO SCALE



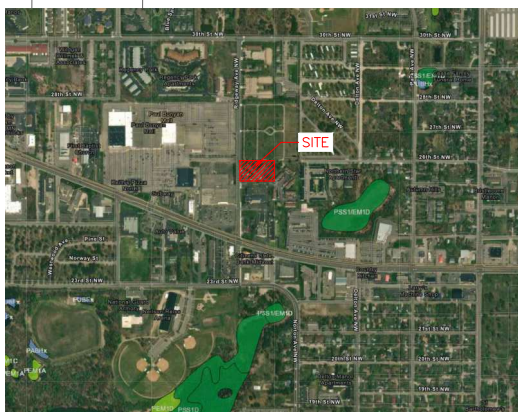
29 CATCH BASIN MANHOLE
C501 NOT TO SCALE



30 SUMP MANHOLE
C501 NOT TO SCALE



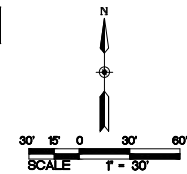
1 SIGN AND POST
C502 NOT TO SCALE



VICINITY MAP
BEMIDJI, MINNESOTA

1
C600 EXISTING CONDITIONS
1-2-20

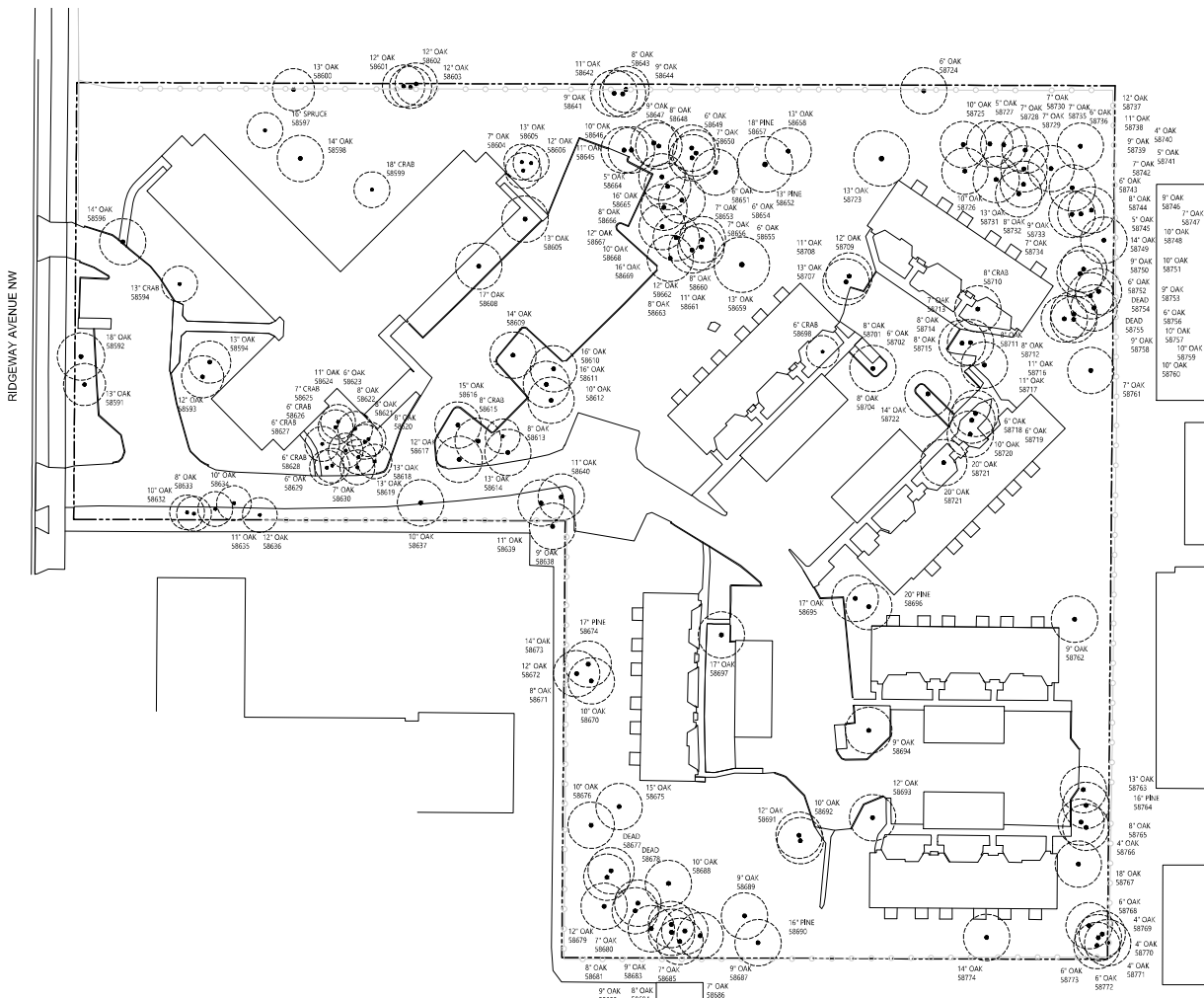
NOTE:
REFER TO C601 FOR STORM WATER POLLUTION
PREVENTION NOTES.



EXISTING DRAINAGE AREAS						
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	2-YR STORM (2.43") Q OUT (CFS) (2.43")	10-YR STORM (5.66") Q OUT (CFS) (5.66")	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

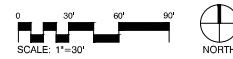
PROPOSED DRAINAGE AREAS						
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	2-YR STORM (2.43") Q OUT (CFS) (2.43")	10-YR STORM (5.66") Q OUT (CFS) (5.66")	ROUTING
1	0.34	0.00	0.34	0.84	1.27	2.12
2	0.19	0.00	0.19	0.48	1.03	1.72
3	0.34	0.00	0.34	—	—	—
4	0.32	0.00	0.32	—	—	—
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	2.63	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	2.63	4.24	



Tree ID	Tree Code	Tree Species	Tree Status
1001	12' OAK	Quercus	Good
1002	12' OAK	Quercus	Good
1003	12' OAK	Quercus	Good
1004	12' OAK	Quercus	Good
1005	12' OAK	Quercus	Good
1006	12' OAK	Quercus	Good
1007	12' OAK	Quercus	Good
1008	12' OAK	Quercus	Good
1009	12' OAK	Quercus	Good
1010	12' OAK	Quercus	Good
1011	12' OAK	Quercus	Good
1012	12' OAK	Quercus	Good
1013	12' OAK	Quercus	Good
1014	12' OAK	Quercus	Good
1015	12' OAK	Quercus	Good
1016	12' OAK	Quercus	Good
1017	12' OAK	Quercus	Good
1018	12' OAK	Quercus	Good
1019	12' OAK	Quercus	Good
1020	12' OAK	Quercus	Good
1021	12' OAK	Quercus	Good
1022	12' OAK	Quercus	Good
1023	12' OAK	Quercus	Good
1024	12' OAK	Quercus	Good
1025	12' OAK	Quercus	Good
1026	12' OAK	Quercus	Good
1027	12' OAK	Quercus	Good
1028	12' OAK	Quercus	Good
1029	12' OAK	Quercus	Good
1030	12' OAK	Quercus	Good
1031	12' OAK	Quercus	Good
1032	12' OAK	Quercus	Good
1033	12' OAK	Quercus	Good
1034	12' OAK	Quercus	Good
1035	12' OAK	Quercus	Good
1036	12' OAK	Quercus	Good
1037	12' OAK	Quercus	Good
1038	12' OAK	Quercus	Good
1039	12' OAK	Quercus	Good
1040	12' OAK	Quercus	Good
1041	12' OAK	Quercus	Good
1042	12' OAK	Quercus	Good
1043	12' OAK	Quercus	Good
1044	12' OAK	Quercus	Good
1045	12' OAK	Quercus	Good
1046	12' OAK	Quercus	Good
1047	12' OAK	Quercus	Good
1048	12' OAK	Quercus	Good
1049	12' OAK	Quercus	Good
1050	12' OAK	Quercus	Good
1051	12' OAK	Quercus	Good
1052	12' OAK	Quercus	Good
1053	12' OAK	Quercus	Good
1054	12' OAK	Quercus	Good
1055	12' OAK	Quercus	Good
1056	12' OAK	Quercus	Good
1057	12' OAK	Quercus	Good
1058	12' OAK	Quercus	Good
1059	12' OAK	Quercus	Good
1060	12' OAK	Quercus	Good
1061	12' OAK	Quercus	Good
1062	12' OAK	Quercus	Good
1063	12' OAK	Quercus	Good
1064	12' OAK	Quercus	Good
1065	12' OAK	Quercus	Good
1066	12' OAK	Quercus	Good
1067	12' OAK	Quercus	Good
1068	12' OAK	Quercus	Good
1069	12' OAK	Quercus	Good
1070	12' OAK	Quercus	Good
1071	12' OAK	Quercus	Good
1072	12' OAK	Quercus	Good
1073	12' OAK	Quercus	Good
1074	12' OAK	Quercus	Good
1075	12' OAK	Quercus	Good
1076	12' OAK	Quercus	Good
1077	12' OAK	Quercus	Good
1078	12' OAK	Quercus	Good
1079	12' OAK	Quercus	Good
1080	12' OAK	Quercus	Good
1081	12' OAK	Quercus	Good
1082	12' OAK	Quercus	Good
1083	12' OAK	Quercus	Good
1084	12' OAK	Quercus	Good
1085	12' OAK	Quercus	Good
1086	12' OAK	Quercus	Good
1087	12' OAK	Quercus	Good
1088	12' OAK	Quercus	Good
1089	12' OAK	Quercus	Good
1090	12' OAK	Quercus	Good
1091	12' OAK	Quercus	Good
1092	12' OAK	Quercus	Good
1093	12' OAK	Quercus	Good
1094	12' OAK	Quercus	Good
1095	12' OAK	Quercus	Good
1096	12' OAK	Quercus	Good
1097	12' OAK	Quercus	Good
1098	12' OAK	Quercus	Good
1099	12' OAK	Quercus	Good
1100	12' OAK	Quercus	Good

TREE INVENTORY
1. Tree inventory background information provided by Wisdeth.



Tree ID	Tree Code	Tree Species	Tree Status
1101	12' OAK	Quercus	Good
1102	12' OAK	Quercus	Good
1103	12' OAK	Quercus	Good
1104	12' OAK	Quercus	Good
1105	12' OAK	Quercus	Good
1106	12' OAK	Quercus	Good
1107	12' OAK	Quercus	Good
1108	12' OAK	Quercus	Good
1109	12' OAK	Quercus	Good
1110	12' OAK	Quercus	Good
1111	12' OAK	Quercus	Good
1112	12' OAK	Quercus	Good
1113	12' OAK	Quercus	Good
1114	12' OAK	Quercus	Good
1115	12' OAK	Quercus	Good
1116	12' OAK	Quercus	Good
1117	12' OAK	Quercus	Good
1118	12' OAK	Quercus	Good
1119	12' OAK	Quercus	Good
1120	12' OAK	Quercus	Good
1121	12' OAK	Quercus	Good
1122	12' OAK	Quercus	Good
1123	12' OAK	Quercus	Good
1124	12' OAK	Quercus	Good
1125	12' OAK	Quercus	Good
1126	12' OAK	Quercus	Good
1127	12' OAK	Quercus	Good
1128	12' OAK	Quercus	Good
1129	12' OAK	Quercus	Good
1130	12' OAK	Quercus	Good
1131	12' OAK	Quercus	Good
1132	12' OAK	Quercus	Good
1133	12' OAK	Quercus	Good
1134	12' OAK	Quercus	Good
1135	12' OAK	Quercus	Good
1136	12' OAK	Quercus	Good
1137	12' OAK	Quercus	Good
1138	12' OAK	Quercus	Good
1139	12' OAK	Quercus	Good
1140	12' OAK	Quercus	Good
1141	12' OAK	Quercus	Good
1142	12' OAK	Quercus	Good
1143	12' OAK	Quercus	Good
1144	12' OAK	Quercus	Good
1145	12' OAK	Quercus	Good
1146	12' OAK	Quercus	Good
1147	12' OAK	Quercus	Good
1148	12' OAK	Quercus	Good
1149	12' OAK	Quercus	Good
1150	12' OAK	Quercus	Good
1151	12' OAK	Quercus	Good
1152	12' OAK	Quercus	Good
1153	12' OAK	Quercus	Good
1154	12' OAK	Quercus	Good
1155	12' OAK	Quercus	Good
1156	12' OAK	Quercus	Good
1157	12' OAK	Quercus	Good
1158	12' OAK	Quercus	Good
1159	12' OAK	Quercus	Good
1160	12' OAK	Quercus	Good
1161	12' OAK	Quercus	Good
1162	12' OAK	Quercus	Good
1163	12' OAK	Quercus	Good
1164	12' OAK	Quercus	Good
1165	12' OAK	Quercus	Good
1166	12' OAK	Quercus	Good
1167	12' OAK	Quercus	Good
1168	12' OAK	Quercus	Good
1169	12' OAK	Quercus	Good
1170	12' OAK	Quercus	Good
1171	12' OAK	Quercus	Good
1172	12' OAK	Quercus	Good
1173	12' OAK	Quercus	Good
1174	12' OAK	Quercus	Good
1175	12' OAK	Quercus	Good
1176	12' OAK	Quercus	Good
1177	12' OAK	Quercus	Good
1178	12' OAK	Quercus	Good
1179	12' OAK	Quercus	Good
1180	12' OAK	Quercus	Good
1181	12' OAK	Quercus	Good
1182	12' OAK	Quercus	Good
1183	12' OAK	Quercus	Good
1184	12' OAK	Quercus	Good
1185	12' OAK	Quercus	Good
1186	12' OAK	Quercus	Good
1187	12' OAK	Quercus	Good
1188	12' OAK	Quercus	Good
1189	12' OAK	Quercus	Good
1190	12' OAK	Quercus	Good
1191	12' OAK	Quercus	Good
1192	12' OAK	Quercus	Good
1193	12' OAK	Quercus	Good
1194	12' OAK	Quercus	Good
1195	12' OAK	Quercus	Good
1196	12' OAK	Quercus	Good
1197	12' OAK	Quercus	Good
1198	12' OAK	Quercus	Good
1199	12' OAK	Quercus	Good
1200	12' OAK	Quercus	Good

Tamarack Woods Apartments

URBANWORKS

DAVID FARRER
LANDSCAPE ARCHITECTS

310 South 8th Avenue, Suite 750
Minneapolis, MN 55415
612.332.2702

PRELIMINARY
NOT FOR CONSTRUCTION

CONDITIONAL USE PERMIT
1031.5005

REVISIONS

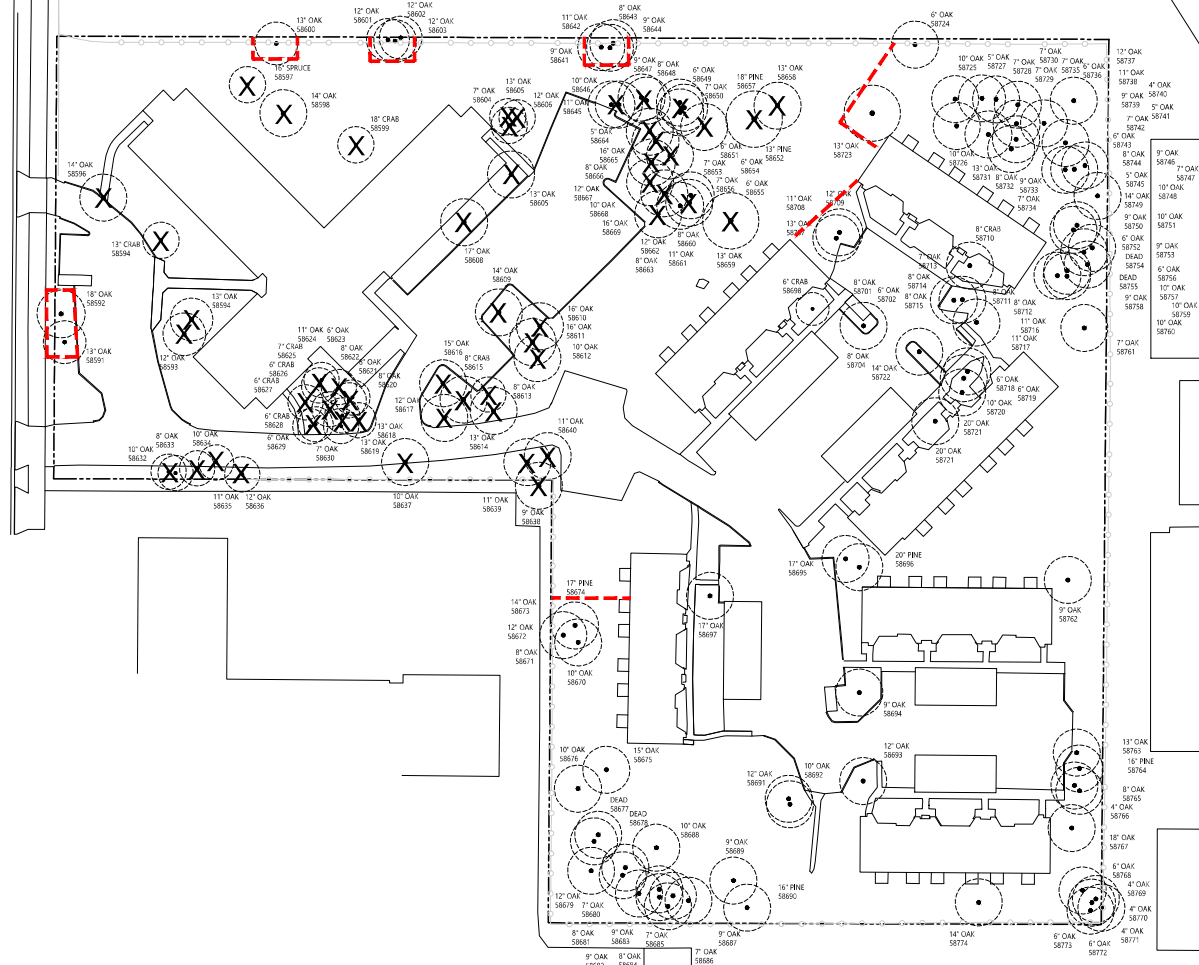
DATE: 10/22/2023
PROJECT #: 24-0018
PHASE: DRAFT
DRAWN BY: JLS
CHECKED BY: JLS

TREE INVENTORY

L000

RIDGEWAY AVENUE NW

Trees to be removed.



Tree Number	Tree Type	Size	Location
5859	Red Oak	12'	Under canopy 100% of canopy is living leaves
5860	Red Oak	12'	Under canopy 100% of canopy is living leaves
5861	Red Oak	12'	Under canopy 100% of canopy is living leaves
5862	Red Oak	12'	Under canopy 100% of canopy is living leaves
5863	Red Oak	12'	Under canopy 100% of canopy is living leaves
5864	Red Oak	12'	Under canopy 100% of canopy is living leaves
5865	Red Oak	12'	Under canopy 100% of canopy is living leaves
5866	Red Oak	12'	Under canopy 100% of canopy is living leaves
5867	Red Oak	12'	Under canopy 100% of canopy is living leaves
5868	Red Oak	12'	Under canopy 100% of canopy is living leaves
5869	Red Oak	12'	Under canopy 100% of canopy is living leaves
5870	Red Oak	12'	Under canopy 100% of canopy is living leaves
5871	Red Oak	12'	Under canopy 100% of canopy is living leaves
5872	Red Oak	12'	Under canopy 100% of canopy is living leaves
5873	Red Oak	12'	Under canopy 100% of canopy is living leaves
5874	Red Oak	12'	Under canopy 100% of canopy is living leaves
5875	Red Oak	12'	Under canopy 100% of canopy is living leaves
5876	Red Oak	12'	Under canopy 100% of canopy is living leaves
5877	Red Oak	12'	Under canopy 100% of canopy is living leaves
5878	Red Oak	12'	Under canopy 100% of canopy is living leaves
5879	Red Oak	12'	Under canopy 100% of canopy is living leaves
5880	Red Oak	12'	Under canopy 100% of canopy is living leaves
5881	Red Oak	12'	Under canopy 100% of canopy is living leaves
5882	Red Oak	12'	Under canopy 100% of canopy is living leaves
5883	Red Oak	12'	Under canopy 100% of canopy is living leaves
5884	Red Oak	12'	Under canopy 100% of canopy is living leaves
5885	Red Oak	12'	Under canopy 100% of canopy is living leaves
5886	Red Oak	12'	Under canopy 100% of canopy is living leaves
5887	Red Oak	12'	Under canopy 100% of canopy is living leaves
5888	Red Oak	12'	Under canopy 100% of canopy is living leaves
5889	Red Oak	12'	Under canopy 100% of canopy is living leaves
5890	Red Oak	12'	Under canopy 100% of canopy is living leaves
5891	Red Oak	12'	Under canopy 100% of canopy is living leaves
5892	Red Oak	12'	Under canopy 100% of canopy is living leaves
5893	Red Oak	12'	Under canopy 100% of canopy is living leaves
5894	Red Oak	12'	Under canopy 100% of canopy is living leaves
5895	Red Oak	12'	Under canopy 100% of canopy is living leaves
5896	Red Oak	12'	Under canopy 100% of canopy is living leaves
5897	Red Oak	12'	Under canopy 100% of canopy is living leaves
5898	Red Oak	12'	Under canopy 100% of canopy is living leaves
5899	Red Oak	12'	Under canopy 100% of canopy is living leaves
5900	Red Oak	12'	Under canopy 100% of canopy is living leaves
5901	Red Oak	12'	Under canopy 100% of canopy is living leaves
5902	Red Oak	12'	Under canopy 100% of canopy is living leaves
5903	Red Oak	12'	Under canopy 100% of canopy is living leaves
5904	Red Oak	12'	Under canopy 100% of canopy is living leaves
5905	Red Oak	12'	Under canopy 100% of canopy is living leaves
5906	Red Oak	12'	Under canopy 100% of canopy is living leaves
5907	Red Oak	12'	Under canopy 100% of canopy is living leaves
5908	Red Oak	12'	Under canopy 100% of canopy is living leaves
5909	Red Oak	12'	Under canopy 100% of canopy is living leaves
5910	Red Oak	12'	Under canopy 100% of canopy is living leaves
5911	Red Oak	12'	Under canopy 100% of canopy is living leaves
5912	Red Oak	12'	Under canopy 100% of canopy is living leaves
5913	Red Oak	12'	Under canopy 100% of canopy is living leaves
5914	Red Oak	12'	Under canopy 100% of canopy is living leaves
5915	Red Oak	12'	Under canopy 100% of canopy is living leaves
5916	Red Oak	12'	Under canopy 100% of canopy is living leaves
5917	Red Oak	12'	Under canopy 100% of canopy is living leaves
5918	Red Oak	12'	Under canopy 100% of canopy is living leaves
5919	Red Oak	12'	Under canopy 100% of canopy is living leaves
5920	Red Oak	12'	Under canopy 100% of canopy is living leaves
5921	Red Oak	12'	Under canopy 100% of canopy is living leaves
5922	Red Oak	12'	Under canopy 100% of canopy is living leaves
5923	Red Oak	12'	Under canopy 100% of canopy is living leaves
5924	Red Oak	12'	Under canopy 100% of canopy is living leaves
5925	Red Oak	12'	Under canopy 100% of canopy is living leaves
5926	Red Oak	12'	Under canopy 100% of canopy is living leaves
5927	Red Oak	12'	Under canopy 100% of canopy is living leaves
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5940	Red Oak	12'	Under canopy 100% of canopy is living leaves
5941	Red Oak	12'	Under canopy 100% of canopy is living leaves
5942	Red Oak	12'	Under canopy 100% of canopy is living leaves
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5952	Red Oak	12'	Under canopy 100% of canopy is living leaves
5953	Red Oak	12'	Under canopy 100% of canopy is living leaves
5954	Red Oak	12'	Under canopy 100% of canopy is living leaves
5955	Red Oak	12'	Under canopy 100% of canopy is living leaves
5956	Red Oak	12'	Under canopy 100% of canopy is living leaves
5957	Red Oak	12'	Under canopy 100% of canopy is living leaves
5958	Red Oak	12'	Under canopy 100% of canopy is living leaves
5959	Red Oak	12'	Under canopy 100% of canopy is living leaves
5960	Red Oak	12'	Under canopy 100% of canopy is living leaves
5961	Red Oak	12'	Under canopy 100% of canopy is living leaves
5962	Red Oak	12'	Under canopy 100% of canopy is living leaves
5963	Red Oak	12'	Under canopy 100% of canopy is living leaves
5964	Red Oak	12'	Under canopy 100% of canopy is living leaves
5965	Red Oak	12'	Under canopy 100% of canopy is living leaves
5966	Red Oak	12'	Under canopy 100% of canopy is living leaves
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5978	Red Oak	12'	Under canopy 100% of canopy is living leaves
5979	Red Oak	12'	Under canopy 100% of canopy is living leaves
5980	Red Oak	12'	Under canopy 100% of canopy is living leaves
5981	Red Oak	12'	Under canopy 100% of canopy is living leaves
5982	Red Oak	12'	Under canopy 100% of canopy is living leaves
5983	Red Oak	12'	Under canopy 100% of canopy is living leaves
5984	Red Oak	12'	Under canopy 100% of canopy is living leaves
5985	Red Oak	12'	Under canopy 100% of canopy is living leaves
5986	Red Oak	12'	Under canopy 100% of canopy is living leaves
5987	Red Oak	12'	Under canopy 100% of canopy is living leaves
5988	Red Oak	12'	Under canopy 100% of canopy is living leaves
5989	Red Oak	12'	Under canopy 100% of canopy is living leaves
5990	Red Oak	12'	Under canopy 100% of canopy is living leaves
5991	Red Oak	12'	Under canopy 100% of canopy is living leaves
5992	Red Oak	12'	Under canopy 100% of canopy is living leaves
5993	Red Oak	12'	Under canopy 100% of canopy is living leaves
5994	Red Oak	12'	Under canopy 100% of canopy is living leaves
5995	Red Oak	12'	Under canopy 100% of canopy is living leaves
5996	Red Oak	12'	Under canopy 100% of canopy is living leaves
5997	Red Oak	12'	Under canopy 100% of canopy is living leaves
5998	Red Oak	12'	Under canopy 100% of canopy is living leaves
5999	Red Oak	12'	Under canopy 100% of canopy is living leaves
6000	Red Oak	12'	Under canopy 100% of canopy is living leaves

TREE INVENTORY

1. Tree inventory background information provided by Wisdeth.

TREE PRESERVATION

1. Tree protection fencing: - - - - -



5859	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5860	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5861	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5862	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5863	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5864	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5865	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5866	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5867	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5868	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5869	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5870	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5871	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5872	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5873	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5874	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5875	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5876	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5877	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5878	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5879	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5880	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5881	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5882	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5883	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5884	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5885	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5886	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5887	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5888	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5889	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5890	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5891	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5892	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5893	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5894	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5895	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5896	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5897	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5898	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5899	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5900	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5901	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5902	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5903	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5904	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5905	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5906	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5907	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5908	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5909	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5910	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5911	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5912	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5913	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5914	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5915	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
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5917	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
5918	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy
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6000	Tree:CA	1.5	Tree:Shore Pine 100' tall x 10" dbh x 10' canopy x 10' canopy x 10' canopy

SCHUETT
CORP.

Tamarack Woods Apartments

URBANWORKS

CONSULTANT

DANIEL FARRER
LANDSCAPE ARCHITECTS

310 South 8th Avenue, Suite 750
Minneapolis, MN 55415
612.332.2702

PRELIMINARY
NOT FOR CONSTRUCTION

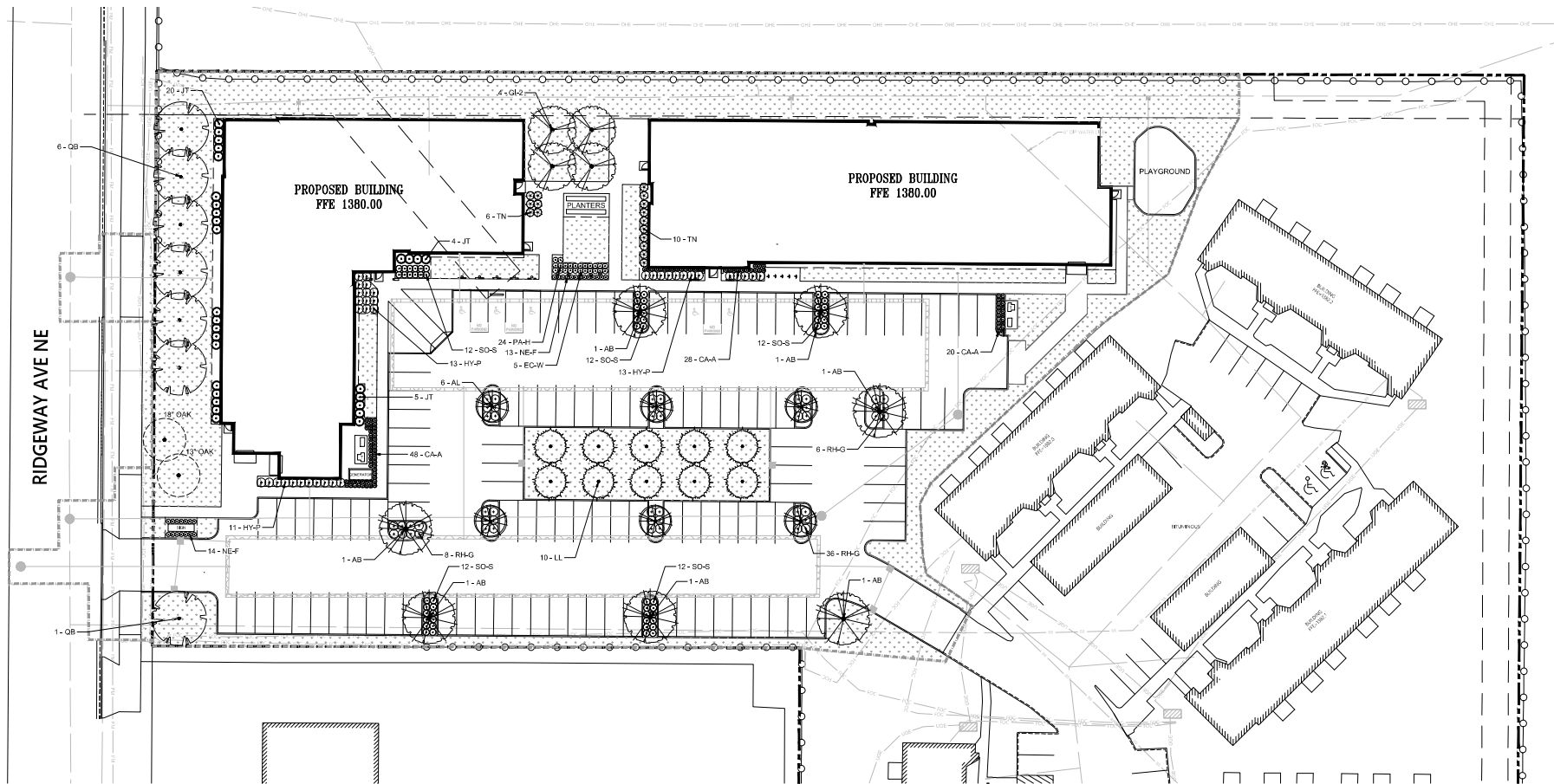
CONDITIONAL USE PERMIT
1031.5095

REVISIONS

DATE: 10/22/2023
PROJECT #: 24-0018
PHASE: DRAFT
DRAWN BY: JES
CHECKED BY: JES

TREE PRESERVATION

L001



SITE AND LANDSCAPE NOTES

PLANTING

1. SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
2. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
3. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
4. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
6. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
7. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
9. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
10. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
11. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-5-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-5-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
12. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIDER

OF MHDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX, OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.

13. TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
14. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

1. INSTALL 4" DEEP SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
2. INSTALL 3" DEEP SHREDDED HARDWOOD MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
3. INSTALL 3" DEEP FINELY SHREDDED MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

1. PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
2. TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

1. WARRANTY NEW PLANT MATERIAL THROUGH (ONE) CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TURF NOTES

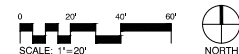
1. SOA AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOA ABUTS PAVED SURFACES, FINISHED GRADE OF SOA SHOULD BE HELD 1" BELOW SURFACE OF TRAIL, SLAB, CURB, ETC.
3. SOA SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE

STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOA SHALL BE STAKED SECURELY.

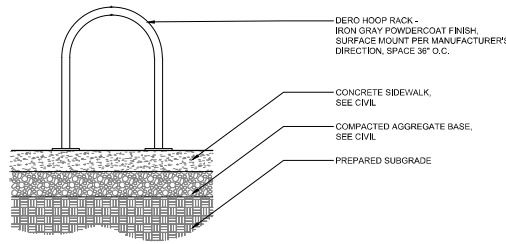
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOA PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SOAING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOA/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDING AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
3. CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
4. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
5. CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.
6. IRRIGATION SYSTEM SHALL BE DESIGNED SO THAT NO WATER DIRECTED TOWARDS OR IS IN CONTACT WITH VERTICAL HARDSCAPE AND/OR STRUCTURES.

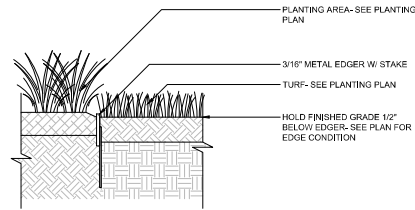


PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES	REMARKS
DECIDUOUS TREES							
	AL	8	ACER RUBRUM 'ARMSTRONG' (ARMSTRONG MAPLE)	2 1/2" CAL.	888		
	AB	7	ACER X FRAXINUS 'BALSAM' (BALSAMIC NATASHA PRIDEAN MAPLE)	2 1/2" CAL.	888		
	HR	6	QUERCUS TRUNCATOCORNA 'NEMOS' (SKYCOLE TV) (WHITE THROATED HONEY LOCUST)	2 1/2" CAL.	888		
	LL	10	LARIX LARicina (TAMARACK)	2" CAL.	888		
	OB	7	QUERCUS BRICOLOR (SWAMP WHITE OAK)	2 1/2" CAL.	888		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES	REMARKS
DECIDUOUS SHRUBS							
	HT	17	HYDRANGEA PANICULATA 'VAN DYKE' (LITTLE LAMB EARS HYDRANGEA)	#6	POT	SPACE 4'-0" O.C.	48" CAL.
	HS	50	HYDRANGEA PANICULATA 'VAN DYKE' (LITTLE LAMB EARS HYDRANGEA)	#6	CONT.	SPACE 4'-0" O.C.	48" CAL.
	SH	50	SHRUB (SPECIES NOT SPECIFIED)	#6	POT	SPACE 3'-0" O.C.	24" CAL.
EVERGREEN SHRUBS							
	ET	25	EUONYMUS ALATUS 'NIGER' (NIGER EUONYMUS)	#6	CONT.	SPACE 4'-0" O.C.	48" CAL.
	EN	25	EUONYMUS ALATUS 'NIGER' (NIGER EUONYMUS)	#6	CONT.	SPACE 4'-0" O.C.	48" CAL.
GRASSES							
	GM	20	CALAMAGROSTIS X XANTHOPOLIA (RAIL) (RAIL GRASS)	#1	CONT.	PLANT AS SHOWN ON PLAN	36" CAL.
	GM	20	HEAVY METAL (SPECIES NOT SPECIFIED)	#1	POT	SPACE 2'-0" O.C.	24" CAL.
PERENNIALS							
	PC	2	ECHEVERIA 'PULCHRA' (WHITE SWAN) (WHITE SWAN)	#1	POT	SPACE 1'-0" O.C.	18" CAL.
	PC	27	ECHEVERIA 'PULCHRA' (WHITE SWAN) (WHITE SWAN)	#1	POT	SPACE 4'-0" O.C.	24" CAL.
GROUND COVERS							
	TC	31,038 SF	TURF (SPECIES NOT SPECIFIED)		SOD		



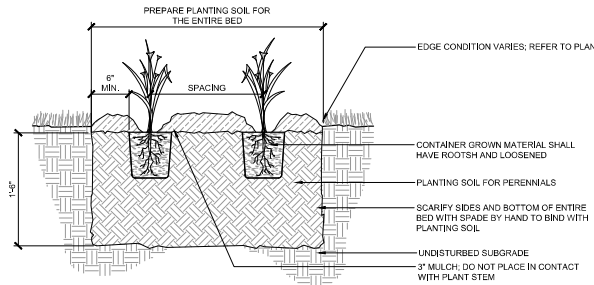
6 BIKE RACK, SURFACE MOUNT

DF-RE-06



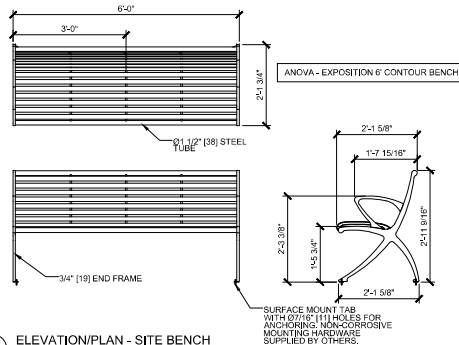
5 DETAIL - STEEL EDGER

DF-RE-09



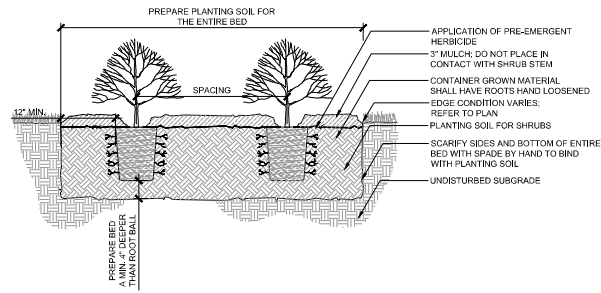
4 DETAIL - PERENNIAL PLANTING

DF-RE-04



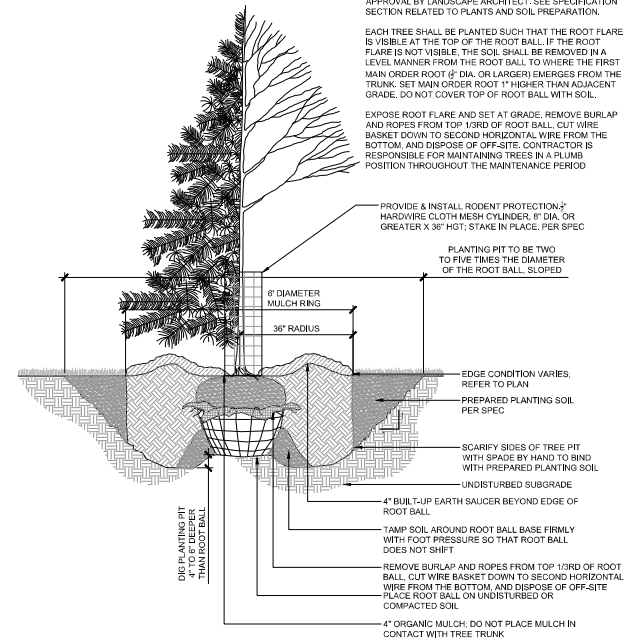
7 ELEVATION/PLAN - SITE BENCH

DF-RE-08



3 DETAIL - SHRUB PLANTING

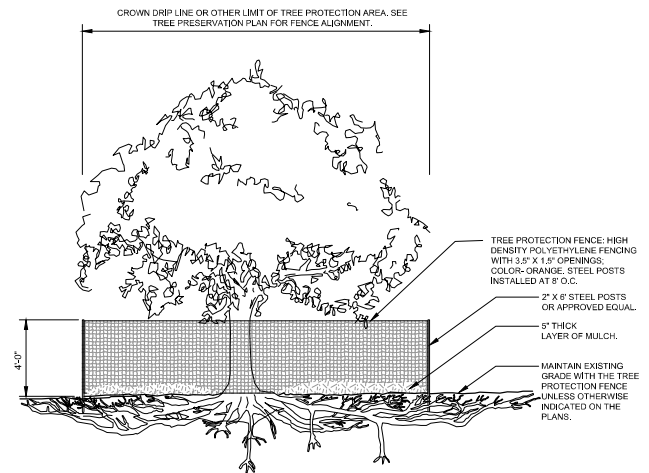
DF-RE-02



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.

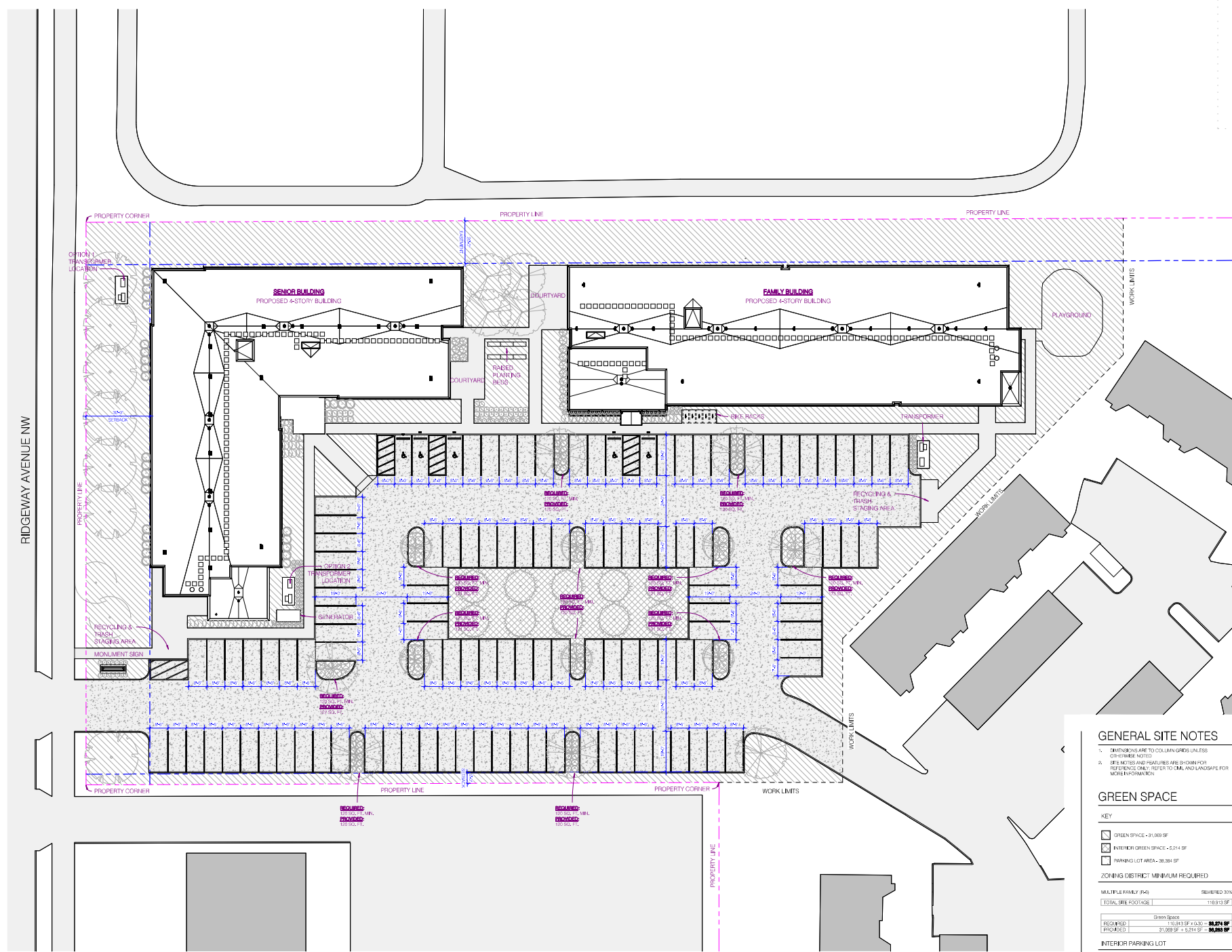


1 TREE PROTECTION FENCING

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\"/>



GENERAL SITE NOTES

1. DIMENSIONS ARE TO COLUMN GRIDS UNLESS OTHERWISE NOTED
2. SET 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

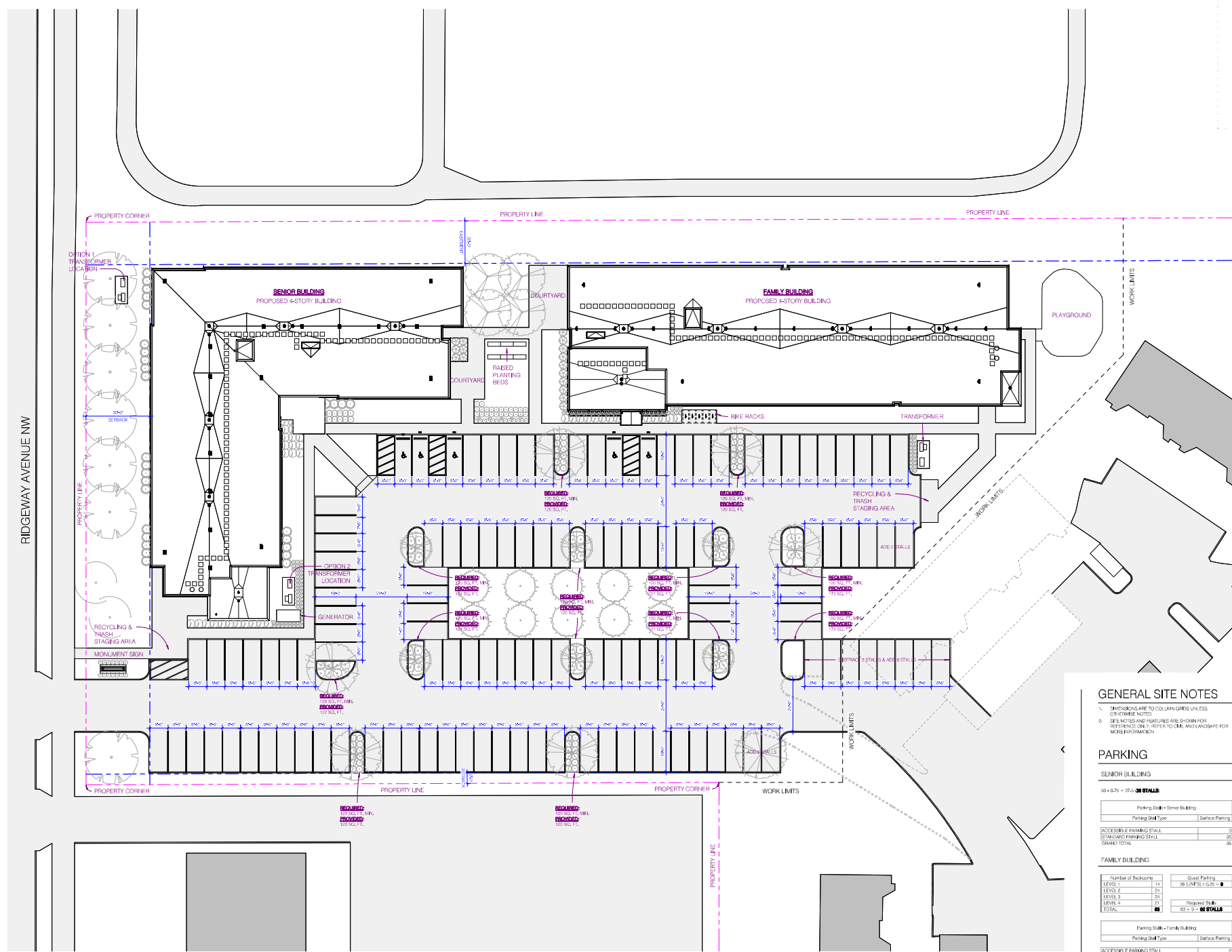
ZONING DISTRICT MINIMUM REQUIRED

MULTIPLE FAMILY (MF)	REQUIRED 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

INTERIOR PARKING LOT

Total Number of Parking Stalls	Required Interior Green Space
104	30,384 SF x 0.20 = 6,077 SF
Green Space	REQUIRED 30,384 SF x 0.20 = 6,077 SF PROVIDED 5,214 SF

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 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	14
LEVEL 2	25
LEVEL 3	24
LEVEL 4	21
TOTAL	84

Parking Stall Type	Surface Parking
ACCESSIBLE PARKING STALL	3
STANDARD PARKING STALL	81
GRAND TOTAL	84

Number of Bedrooms	Guest Parking
LEVEL 1	14
LEVEL 2	25
LEVEL 3	24
LEVEL 4	21
TOTAL	84

Parking Stall Type	Surface Parking
ACCESSIBLE PARKING STALL	3
STANDARD PARKING STALL	81
GRAND TOTAL	84

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

C:\Users\jghansen\Documents\254988.dwg User: jghansen Date: 10/10/2018 11:50:07 AM

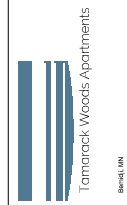


GENERAL EXTERIOR NOTES:

- 1. REFER TO GDS FOR EXTERIOR SYSTEM AND MATERIAL INFORMATION
- 2. REFER TO SPECIFICATION FOR DETAILED EXTERIOR MATERIAL INFORMATION

KEYNOTES:

101	PERF. CEMENT PANEL BEAMS - COLOR MATCH WHITE BY HANDE
102	PERF. CEMENT PANEL BEAMS - COLOR MEDIUM BLACK BY HANDE
103	PERF. CEMENT SHAKE BEAMS - COLOR COUNTRY GREY BY HANDE
104	PERF. CEMENT SHAKE BEAMS - COLOR BLUE FOGGY BY HANDE
105	PERF. CEMENT SHAKE BEAMS - COLOR TRIMMATIC VIOLET BY CLOID CERAMICS
106	PERF. CEMENT SHAKE BEAMS - COLOR TRIMMATIC VIOLET BY CLOID CERAMICS
107	PERF. CEMENT SHAKE BEAMS - COLOR MEDIUM GREY BY CLOID CERAMICS
108	PERF. CEMENT SHAKE BEAMS - COLOR TO MATCH ADJACENT WALL MATERIAL
109	PERF. CEMENT SHAKE BEAMS - BLACK
110	PERF. CEMENT SHAKE BEAMS - BLACK
111	PERF. CEMENT SHAKE BEAMS - BLACK
112	PERF. CEMENT SHAKE BEAMS - BLACK
113	PERF. CEMENT SHAKE BEAMS - BLACK
114	PERF. CEMENT SHAKE BEAMS - BLACK
115	PERF. CEMENT SHAKE BEAMS - BLACK
116	PERF. CEMENT SHAKE BEAMS - BLACK
117	PERF. CEMENT SHAKE BEAMS - BLACK
118	PERF. CEMENT SHAKE BEAMS - BLACK
119	PERF. CEMENT SHAKE BEAMS - BLACK
120	PERF. CEMENT SHAKE BEAMS - BLACK



URBANWORKS
URBANWORKS ARCHITECTURE LLC 2025
300 EARTH TRAIL STREET, SUITE 100, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

CONDITIONAL USE PERMIT
1031.5075

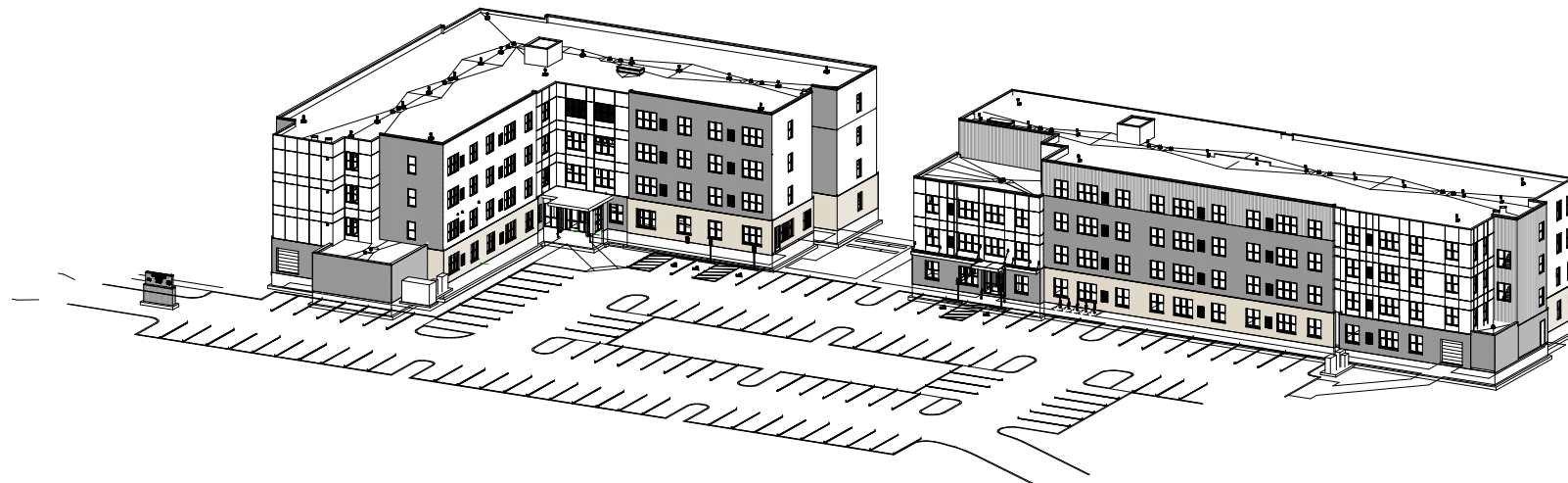
REVISIONS

KEYPLAN

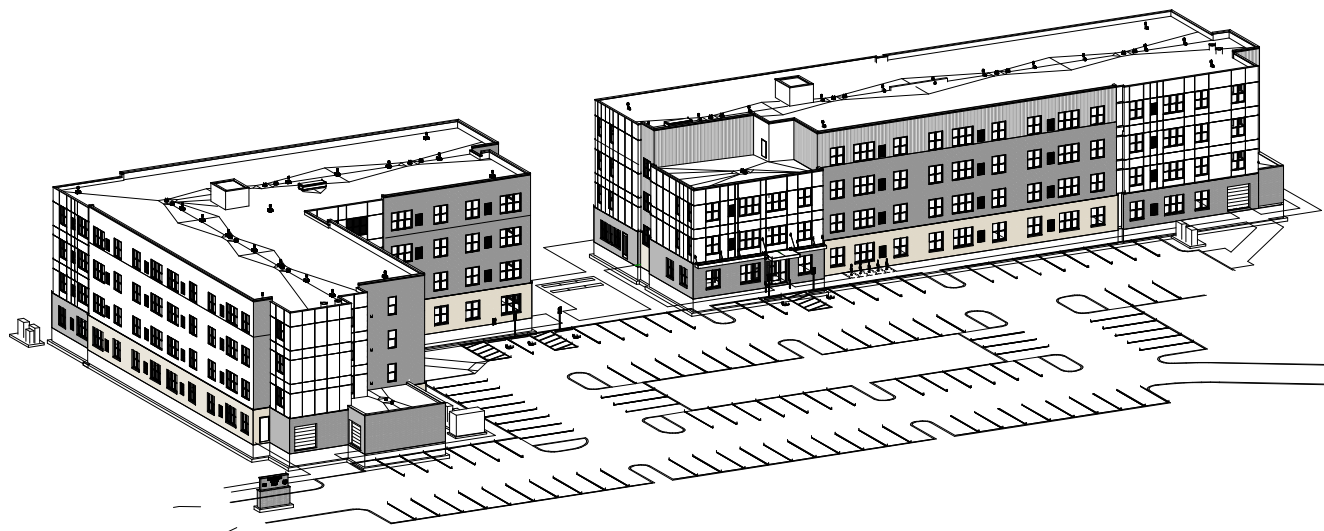
DATE 10/10/2018
PROJECT # 254988
PHASE CLIP
DRAWN BY JGH
CHECKED BY

BUILDING ELEVATIONS - SENIOR BUILDING - AREA 1

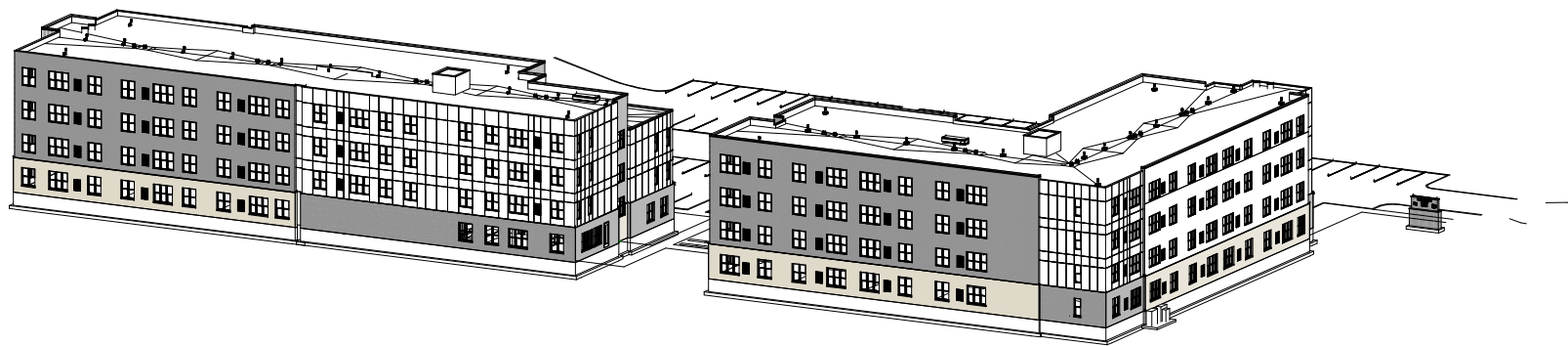
A301



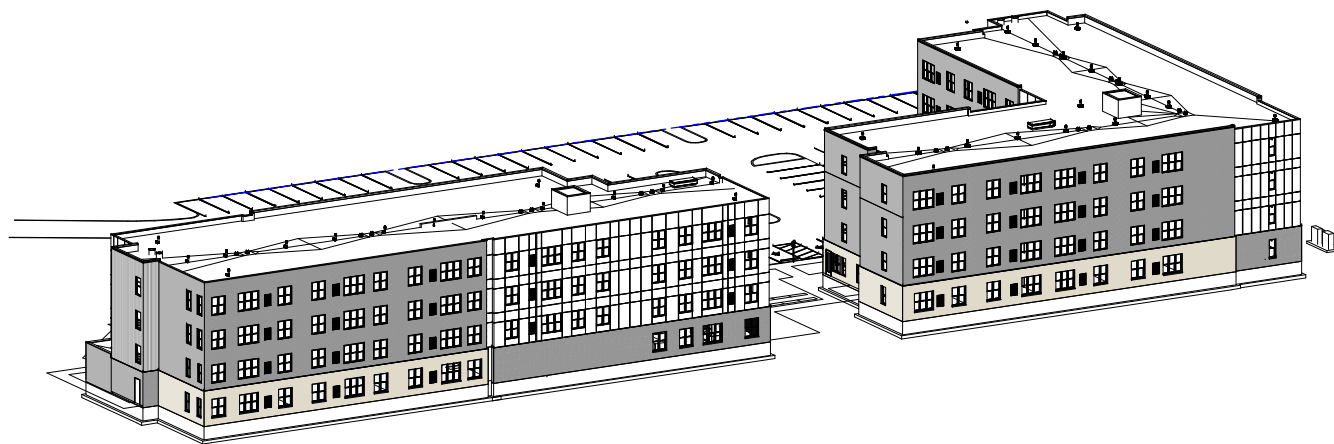
2 SOUTHEAST AXON - OVERALL
A351



1 SOUTHWEST AXON - OVERALL
A351



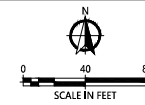
2 NORTHWEST AXON - OVERALL
A352



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.

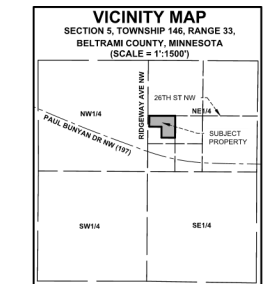
Date of plat or Map: October 25, 2025

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:



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.



DRAWN BY:
TJP
CHECKED BY:
CMC

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](http://CityofBemidji.com/Boards,Commissions,andCommittees/PlanningCommission)) 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.

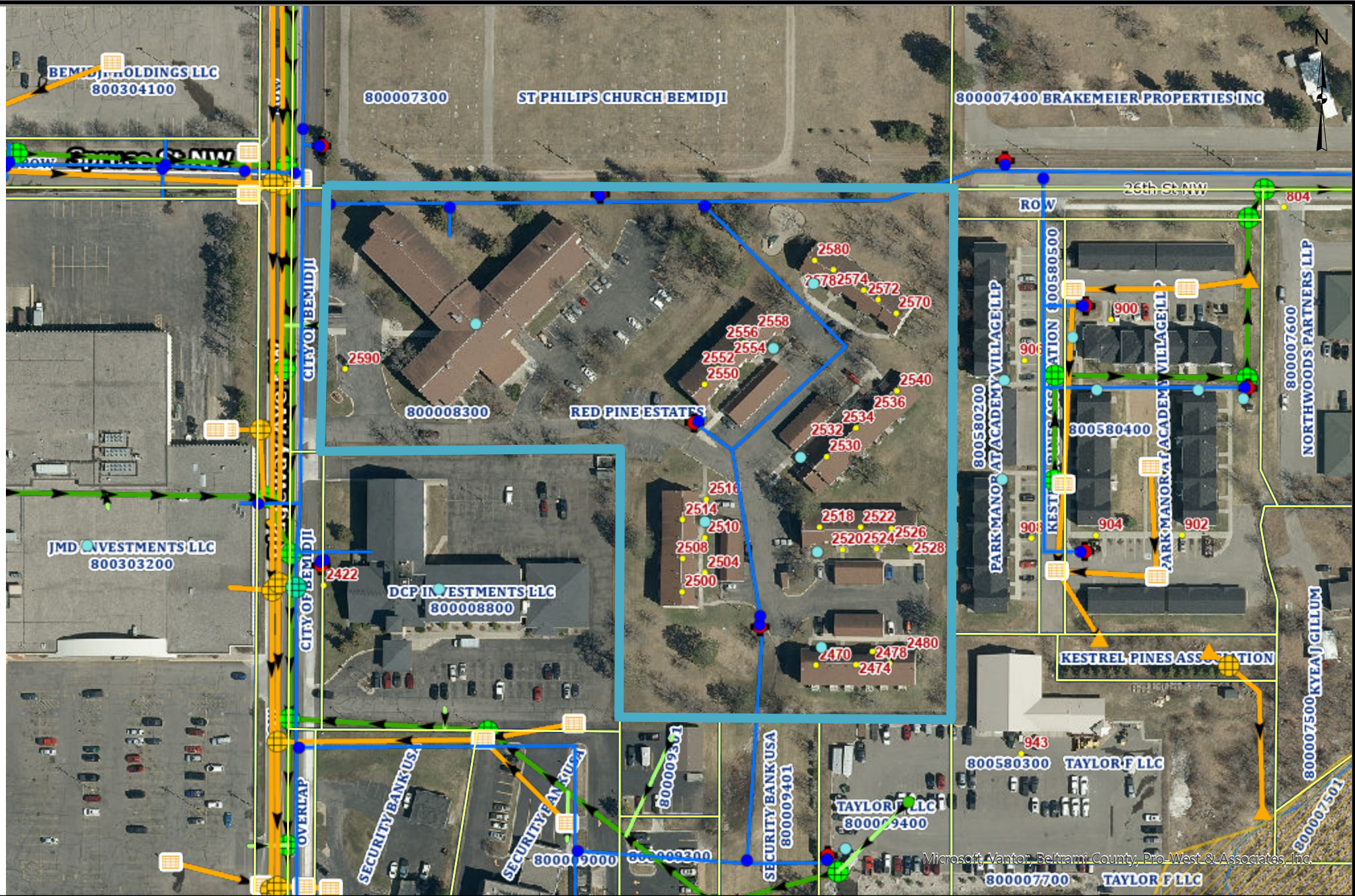
Respectfully,

Planning and Zoning Staff

Packet Distribution List

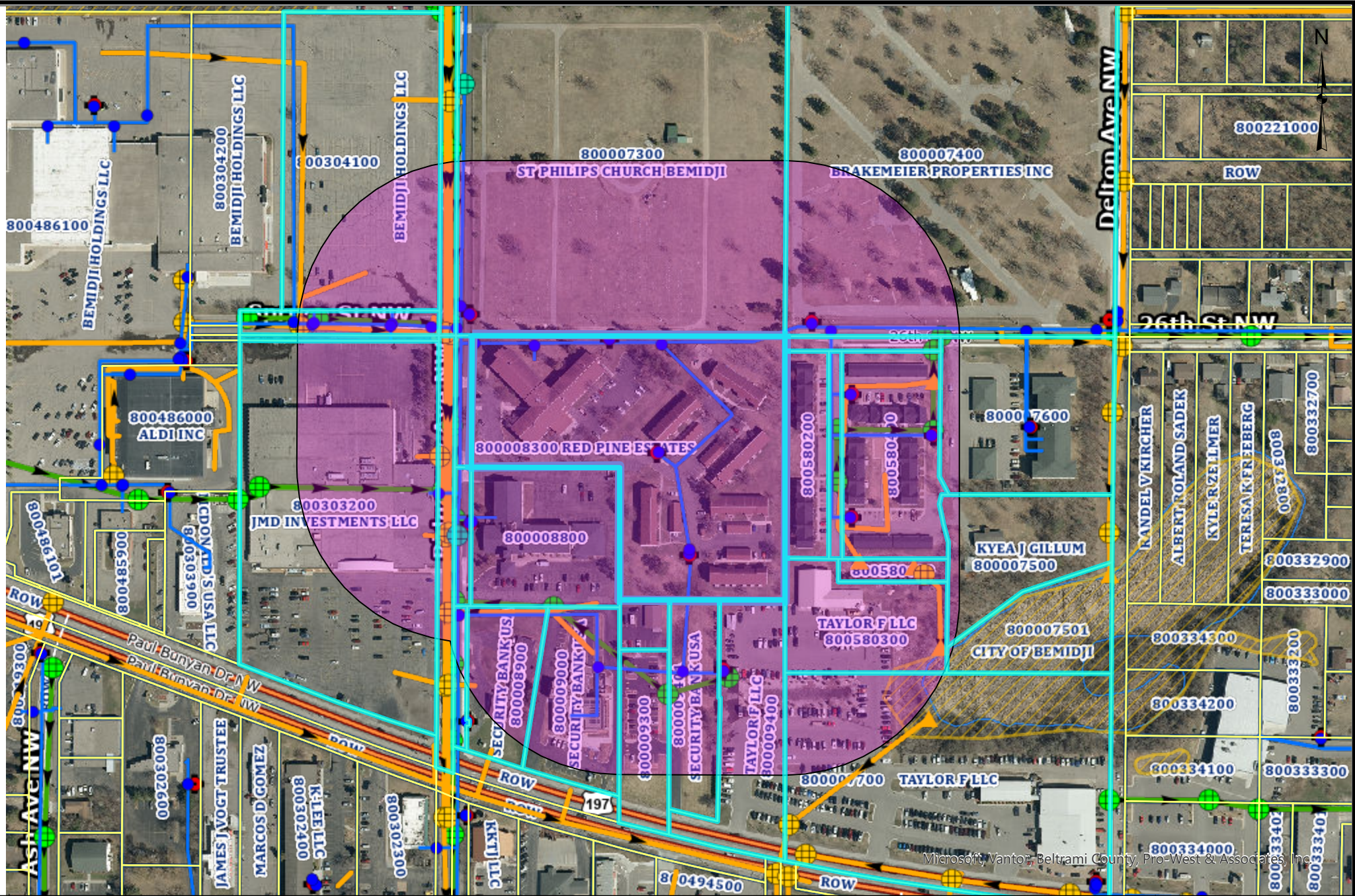
SUP-2025-0012 – Tamarack Woods Apartments

	<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:	_____	_____



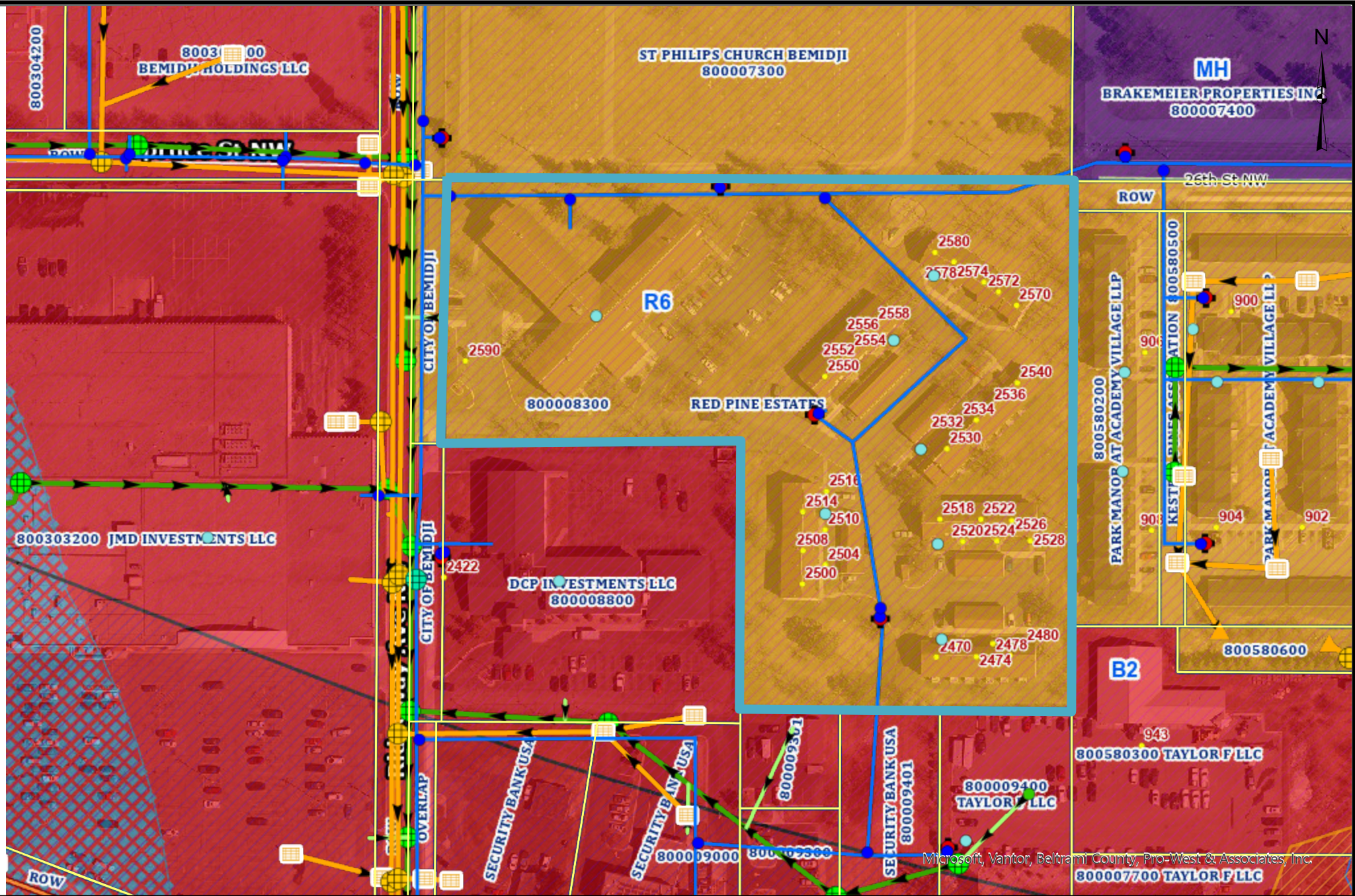
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

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

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

Age prepaid thereon.

Wm. J. Wilson



 MELISSA J FAHRENBRUCH
Notary Public
State of Minnesota
My Commission Expires
January 31, 2030

Page 90 of 157



AFFIDAVIT OF PUBLICATION

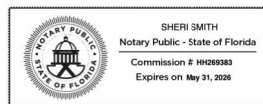
State of Florida, County of Broward, ss:

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)

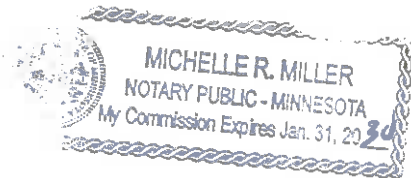
STATE OF MINNESOTA)

) SS

COUNTY OF BELTRAMI)

John C. Lee

Michelle Miller
Notary Public



Page 93 of 157



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

1. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and the day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: Saturday, December 6, 2025
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: \$13.00 per column inch.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in BELTRAMI County. The newspaper complies with conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Edmar Corachia

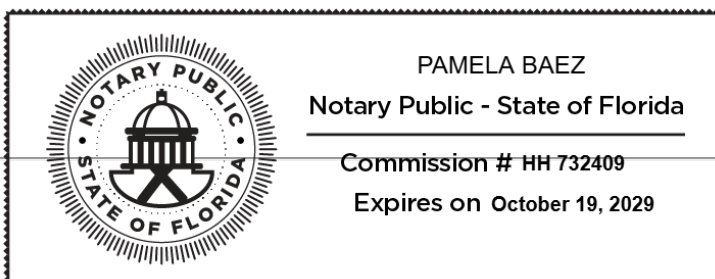
(Signed) _____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 12/08/2025

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, December 18, 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 800008300) 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 SGAdmin@ci.bemidji.mn.us (preferred method), letter, or phone call to the Planning and Zoning Department. Call 218-759-3579 or visit our website at www.ci.bemidji.mn.us

for more information. If possible, your written comments should be submitted by **Friday, December 12, 2025**, so they may be incorporated into the staff report to the Planning Commission.
(Dec. 6, 2025)



Planning Case Update

Update for planning case SUP-2025-0013, First City Cannabis.

Prepared By: Jamin Carlson, Planning Director

The Planning Commission voted to table the interim use permit (IUP) and gave direction to the planning attorney to prepare findings for denial consideration for the next Planning Commission on January 22nd, 2026. There is no action for the Planning Board to take at this time as the case will be on the February Planning Board agenda. As this is not a Board agenda item, there can be no discussion or action for this case at this time.

Thank you,

Jamin Carlson
Planning Director

CITY OF BEMIDJI

ORDINANCE NO. ____, 3RD SERIES

AN ORDINANCE AMENDING THE ZONING MAP ADOPTED IN CHAPTER 28,
ARTICLE II, SECTION 43 AND ARTICLE XII, SECTION 526
OF THE BEMIDJI CITY CODE
(Pertaining to Planning Case #ZOA-2025-0004)

THE CITY OF BEMIDJI DOES ORDAIN:

SECTION 1: The Following property located at 506 and 616 6th St SE (PIN 800376000) is hereby Rezoned from R-4 Moderate Density Residential Zoning District to B-2 General Commercial Zoning District.

Beltrami County, Minnesota, legally described as follows:

Lots 3 and 4, Block 3, Barrett's Subdivision of Lot 3, Block 1 in Ridgway's Subdivision of Section's 15 and 22, Township 146, Range 33.

SECTION 2: The Zoning Map referred to in Chapter 28, Section 28-43 of the Bemidji City Code, is hereby deemed to have been redrawn to portray the reclassification of the property described in Section 1 of this Ordinance.

SECTION 3: This ordinance shall become effective immediately after its passage and publication according to law.

Yeas:

Nays:

Absent:

First Reading & Public Hearing: December 18, 2025

Final Reading: January 12, 2026

Attest:

Approved:

Jamin Carlson, Planning Director

Audrey Thayer, Planning Board Chair

CITY OF BEMIDJI PLANNING BOARD

Resolution No. 2026-03

**RESOLUTION APPROVING
A CONDITIONAL USE PERMIT
FOR PARCEL 80.03760.00**

WHEREAS, Andrew Erholtz representing Vision Properties of Bemidji, (“Applicant”), submitted an application to the City of Bemidji Planning Board on October 31, 2025, requesting approval of a conditional use permit (CUP) Mixed Use (Commercial & Residential) for a rental house on the property on parcel 80.03760.00 located at 506 and 616 6th St SE within the City of Bemidji;

WHEREAS, the requested Conditional Use Permit is for parcel 80.03760.00, legally described as:

Lots 3 and 4, Block 3, Barrett’s Subdivision of Lot 3, Block 1 in Ridgway’s Subdivision of Section’s 15 and 22, Township 146, Range 33.; and

WHEREAS, the Property is zoned and located within the B-2 General Commercial Zoning District; and

WHEREAS, the requested Conditional Use Permit meets all requirements, standards and specifications of the City of Bemidji Subdivision Ordinance; and

WHEREAS, the Planning Commission held a public hearing on December 18, 2025, to review the application for a Conditional Use Permit following mailed and published notice as required by law; and

WHEREAS, the City of Bemidji Planning Board has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the Applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

WHEREAS, the City of Bemidji Planning Board has made the following findings regarding the Conditional Use Permit application request:

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.

NOW, THEREFORE BE IT RESOLVED that the City of Bemidji Planning Board hereby grants the approval of a Conditional Use Permit (CUP) for Mixed Use (Commercial & Residential) for a rental house on the property to be located at 506 and 616 6th St. SE within the City of Bemidji, with the following 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

Page 2 of 4

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.

CITY OF BEMIDJI PLANNING BOARD
State of Minnesota
County of Beltrami

This instrument was acknowledged before me on this 12th day of January 2026 by Audrey Thayer, City of Bemidji Planning Board Chair.

Audrey Thayer, City of Bemidji Planning Board Chair

Subscribed and sworn to before me
this 12th day of January 2026.

Notary Public

The City of Bemidji Planning and Zoning Department

PLANNING CASE: ZOA-2025-0004 & SUP-2025-0014	COMMISSION MEETING DATE: November 20th, 2025 Postponed to December 18, 2025
APPLICANT: Andrew Erholtz representing Vision Properties of Bemidji	60-DAY RULE DATE: December 30th, 2025 60-DAY RULE EXTENSION DATE: February 28, 2026
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: Melissa Fahrenbruch Assistant Planner	EXHIBITS: Zoning Map, Future Land Use Map, Aerial Map, Application, Site Plan, Supporting Documentation

PLANNING MEMORANDUM

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.

PUBLIC HEARING & DISCUSSION

Commission members had no comments.

Public Hearing opened at 7:11 p.m.

- Andrew Erholtz, Applicant, addressed the commission regarding the overall plans for the project.
- McCoy inquired about the rental status of the house. Erholtz replied long-term.
- Leroy Stenstrom, 516 Wood Ave SE, addressed the commission in favor of the project.
- Lisa Knights, 416 Wood Ave SE, addressed the commission in favor the project.
- Ben Kerr, 628 Paul Bunyan Dr S, addressed the commission in favor of the project.

Public Hearing closed at 7:18 p.m.

Commission members had the following comments:

- McCoy inquired about current tax status of property, Erholtz replied no taxes.

RECOMMENDATION & FINDINGS

Conclusion based on the Ordinance and the Comprehensive Plan.

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:

RECOMMENDATION FOR APPROVAL

Approval is recommended 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.

Motion by **Meehlhause**, seconded by **Peterson**, to recommend approval of the rezone request for parcel 80.03760.00, with the findings of fact as presented in the packet.

Ayes: **Peterson, Meehlhause, McCoy, Lemmer, Heinonen, Faver**

Nays: **None.**

Abstentions: **None.**

Motion carried 6-0.

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.

RECOMMENDATION FOR APPROVAL

The following are the proposed conditions and findings of fact:

Conditions – Conditional Use Permit

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 – Conditional Use Permit

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.

Motion by **Peterson**, second by **McCoy**, to recommend approval of the Conditional Use Permits request for parcel 80.03760.00, with the conditions and findings of fact as presented in the packet.

Ayes: **Peterson, Meehlhause, McCoy, Lemmer, Heinonen, Faver**

Nays: **None.**

Abstentions: **None.**

Motion carried 6-0.

The City of Bemidji Planning Board

PLANNING CASE: ZOA-2025-0004 & SUP-2025-0014	COMMISSION MEETING DATE: November 20 th , 2025 Postponed to December 18, 2025
APPLICANT: Andrew Erholtz representing Vision Properties of Bemidji	60-DAY RULE DATE: December 30 th , 2025 60-Day Rule Extension Date: February 28, 2026
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

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.

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.

DISCUSSION/DEVELOPMENT ANALYSIS

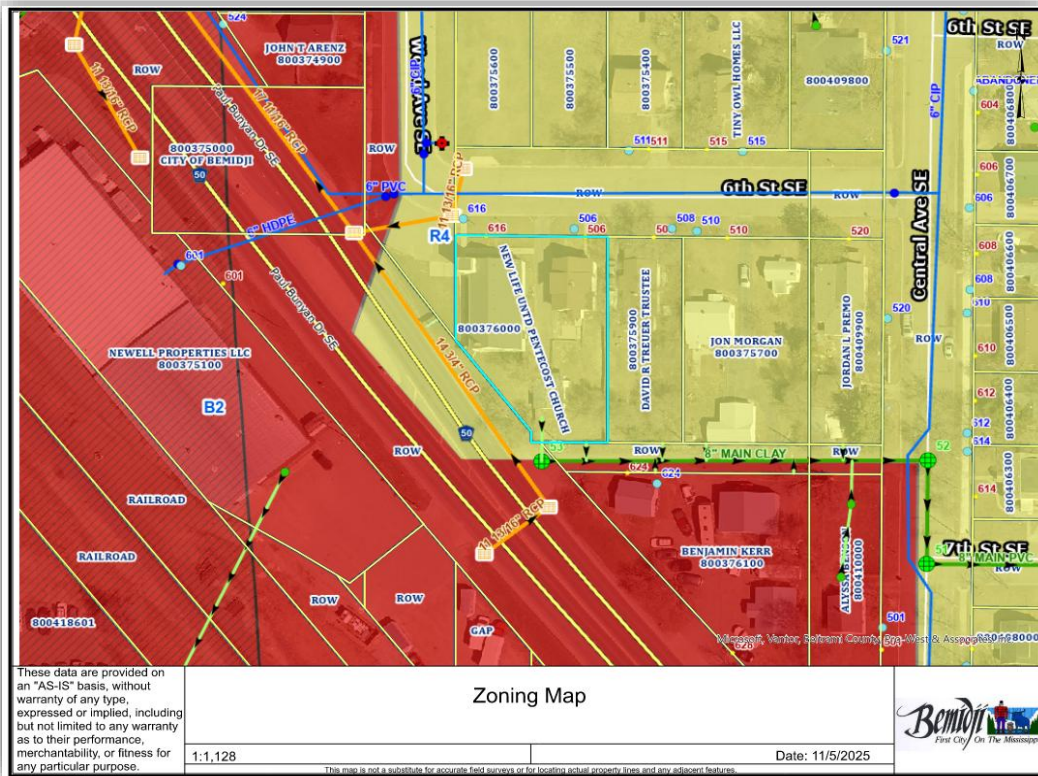
I. Planning Considerations

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.



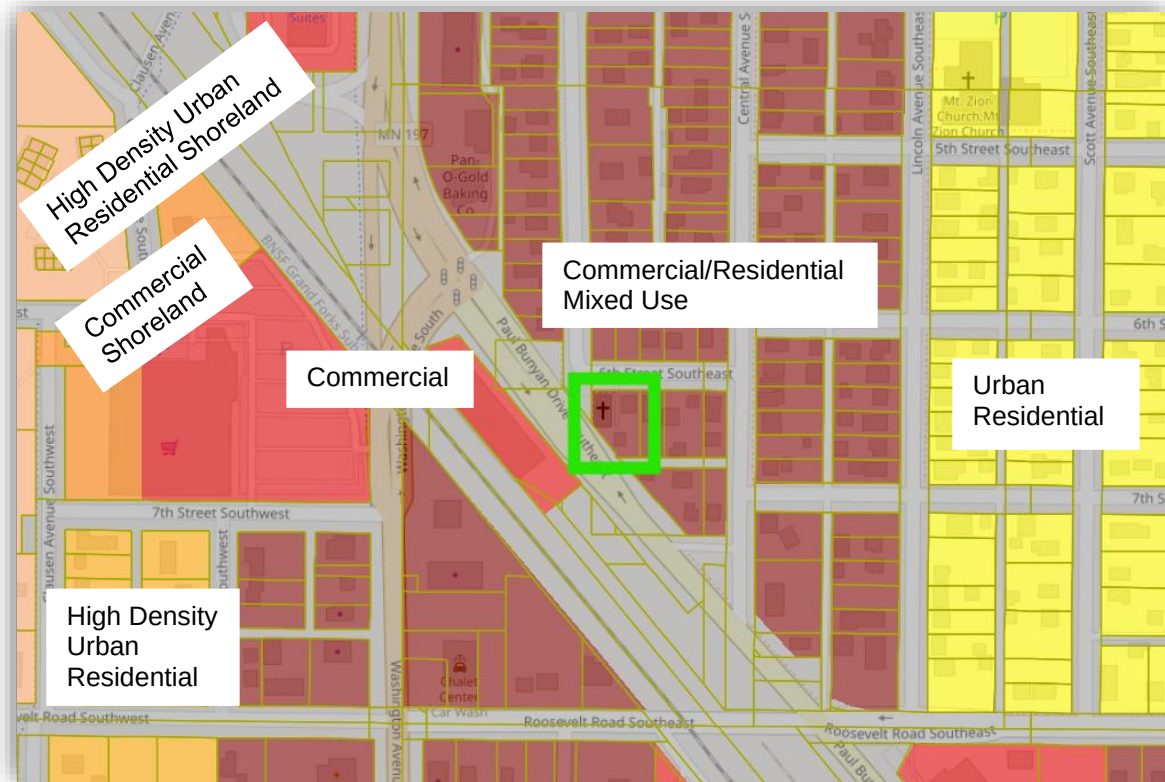
Existing Conditions

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.

II. 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.

III. 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: 28-402 Trash Enclosure

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 28-526 - Amendments; Text or Zoning District

Section: 28-527 - Public Notice and Hearing Requirements

IV. RECOMMENDATION & FINDINGS - LAND USE MAP AMENDMENT

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.

V. RECOMMENDATION & FINDINGS - CONDITIONAL USE PERMIT (CUP)

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.

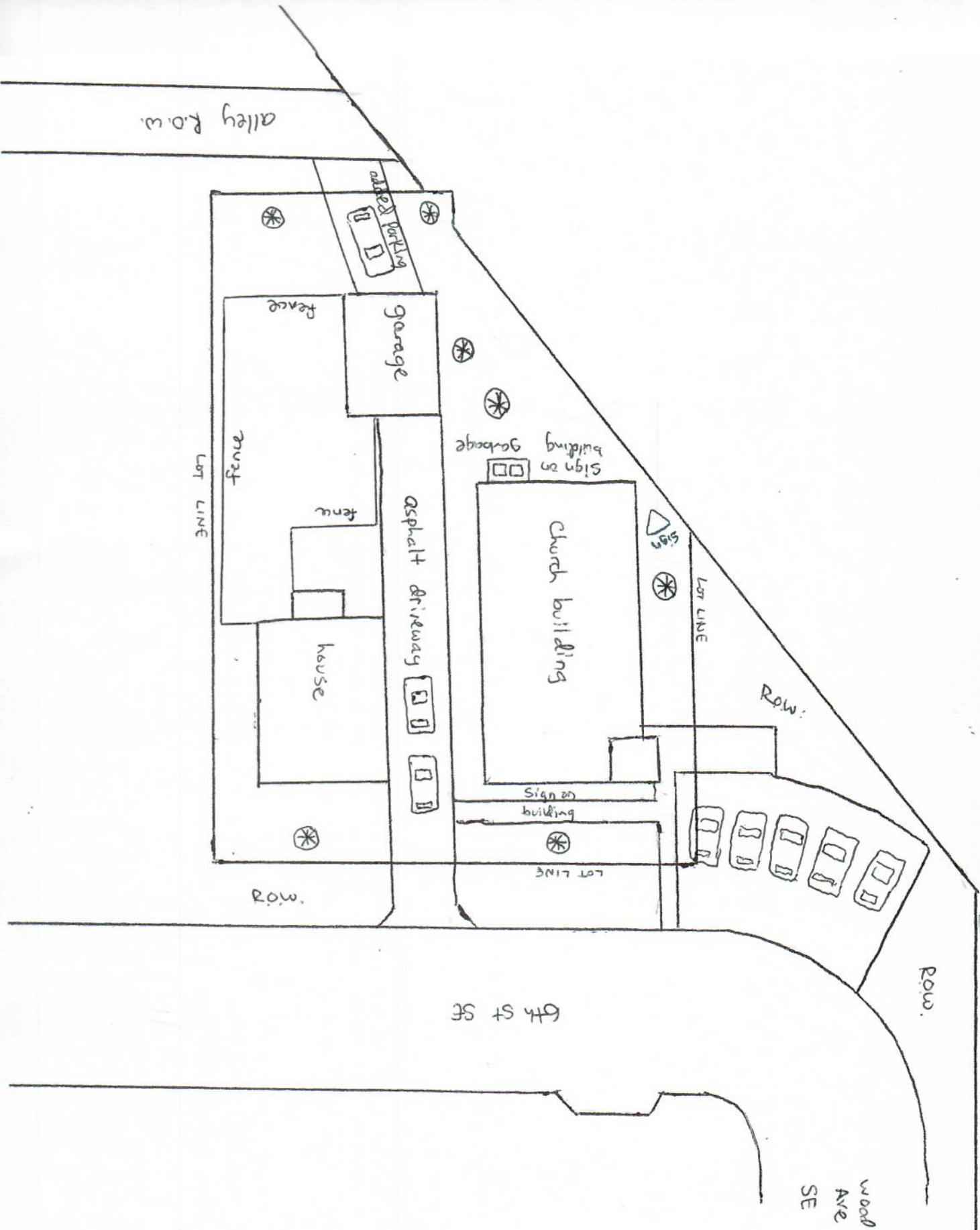
CONDITIONS

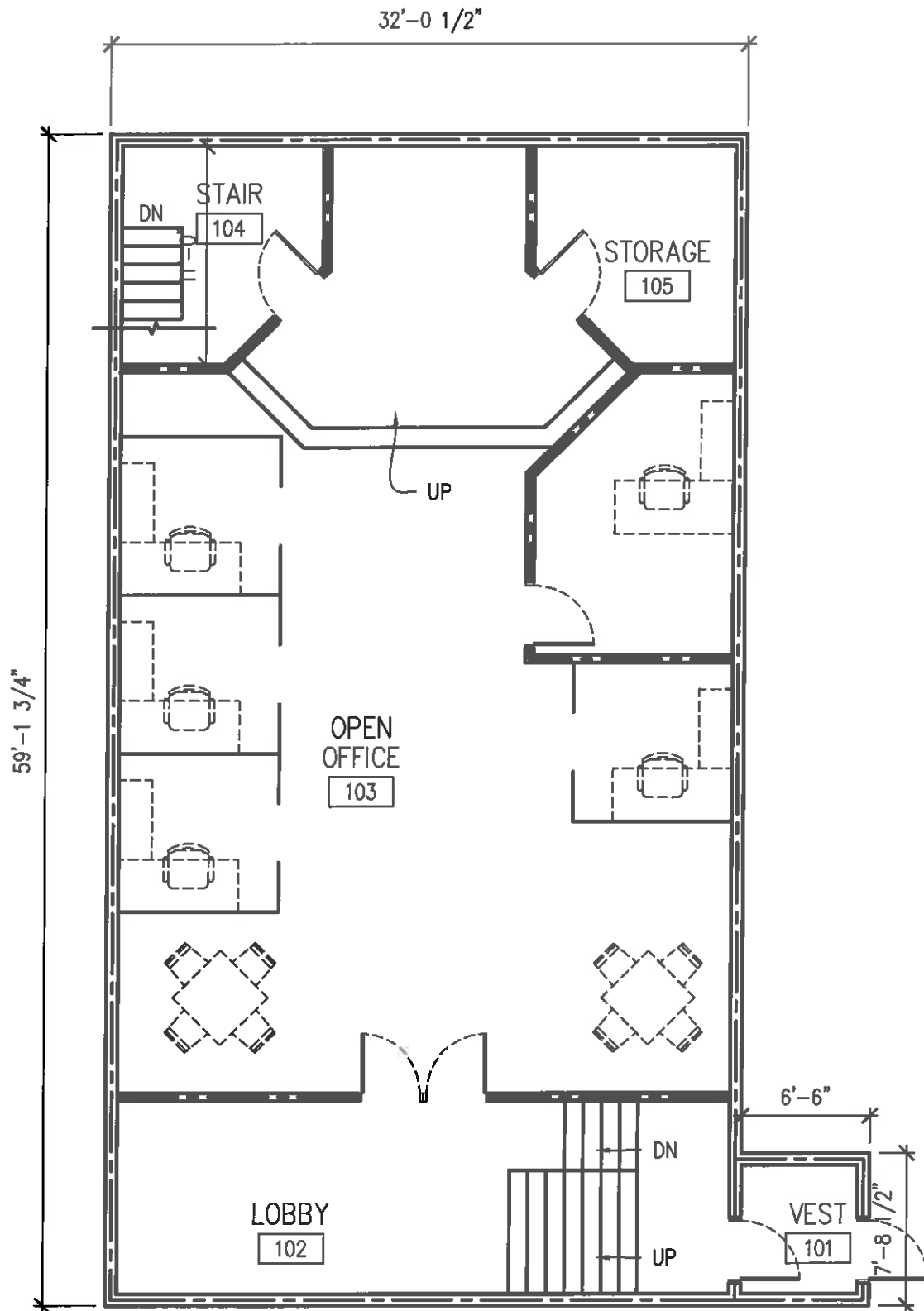
* An escrow account is established to cover technical and legal expenses incurred by the City of Bemidji as part of the plan review. The applicant is responsible for all costs incurred by the City during plan review. If the escrow amount drops below 10% of the original deposit amount the City may require 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



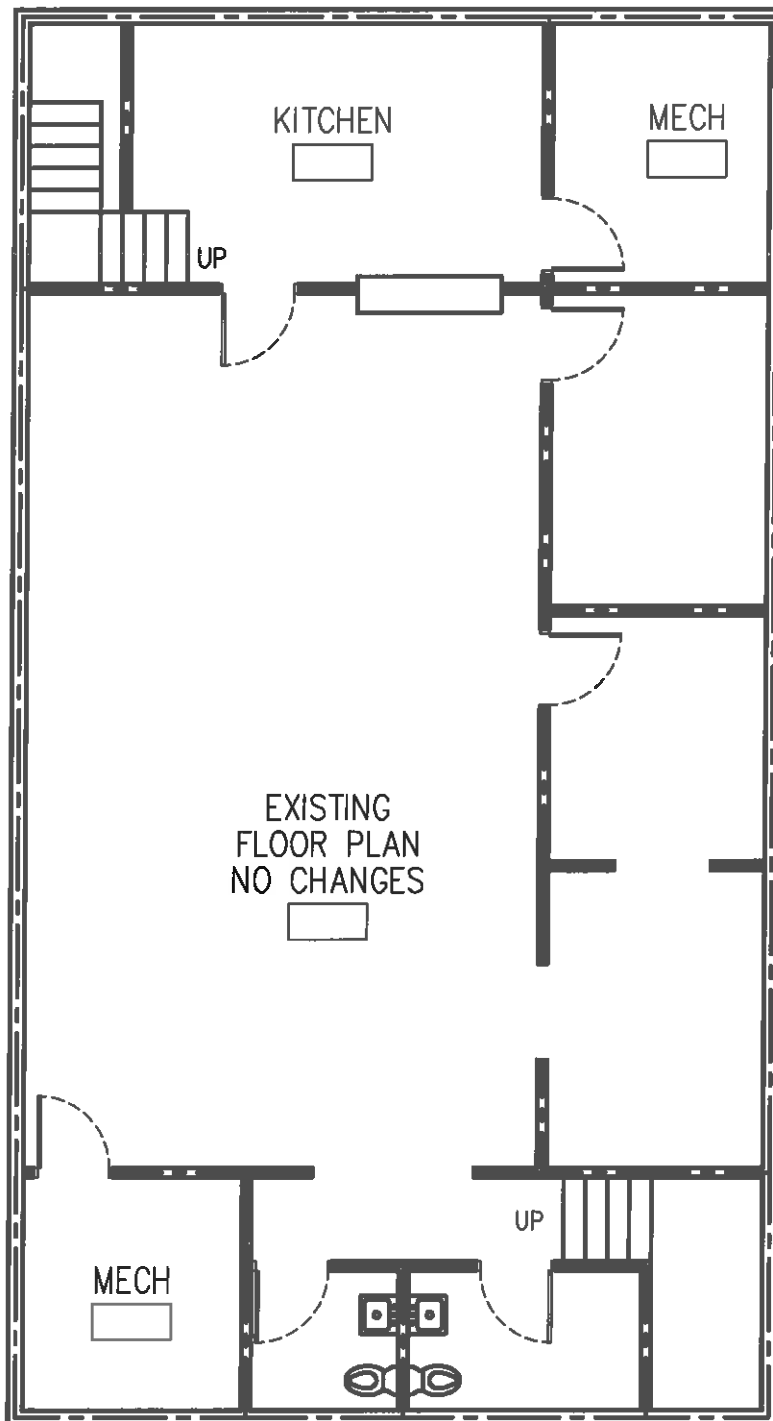




1
A201

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.

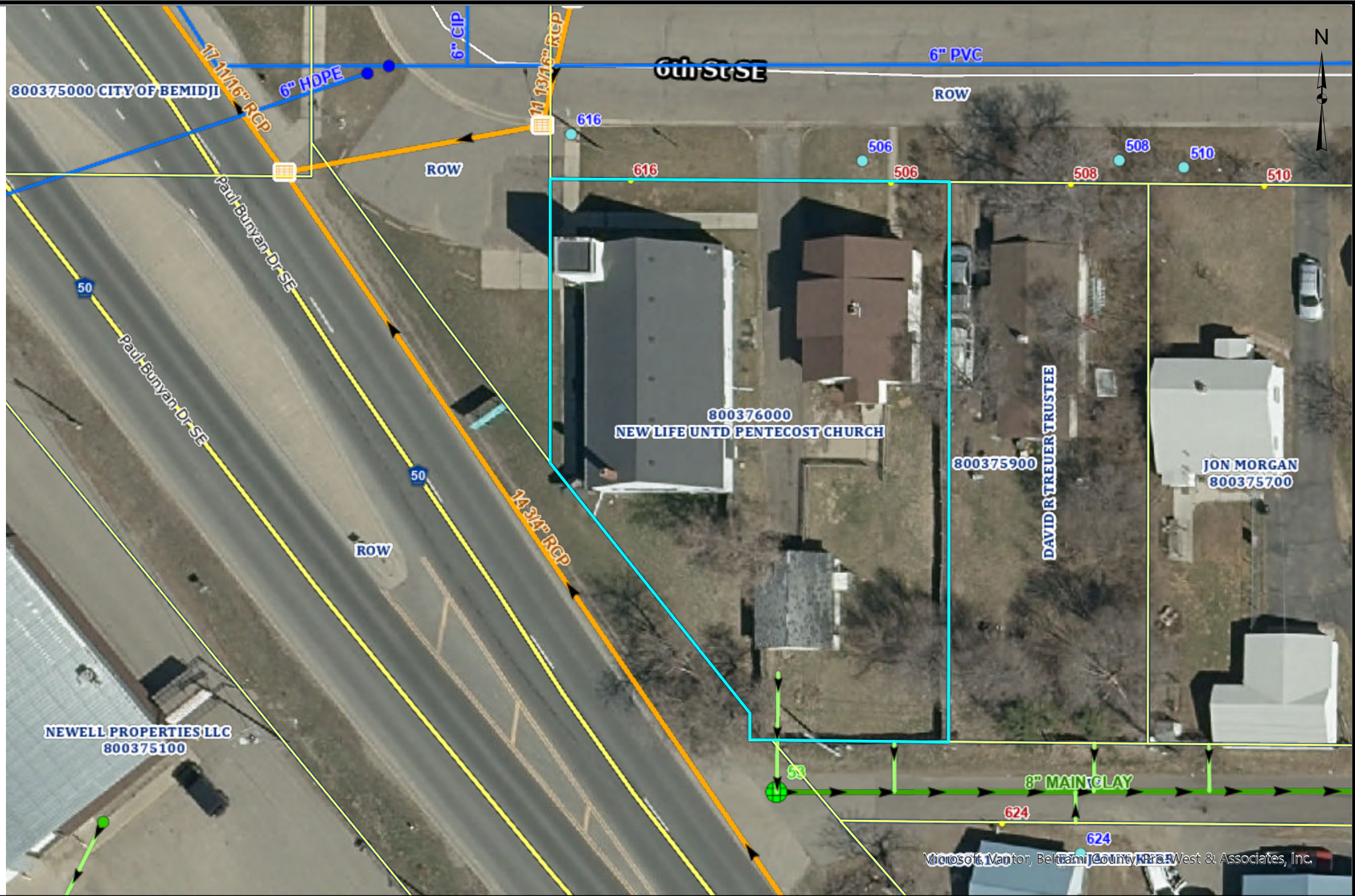
Respectfully,

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: _____.	_____	_____

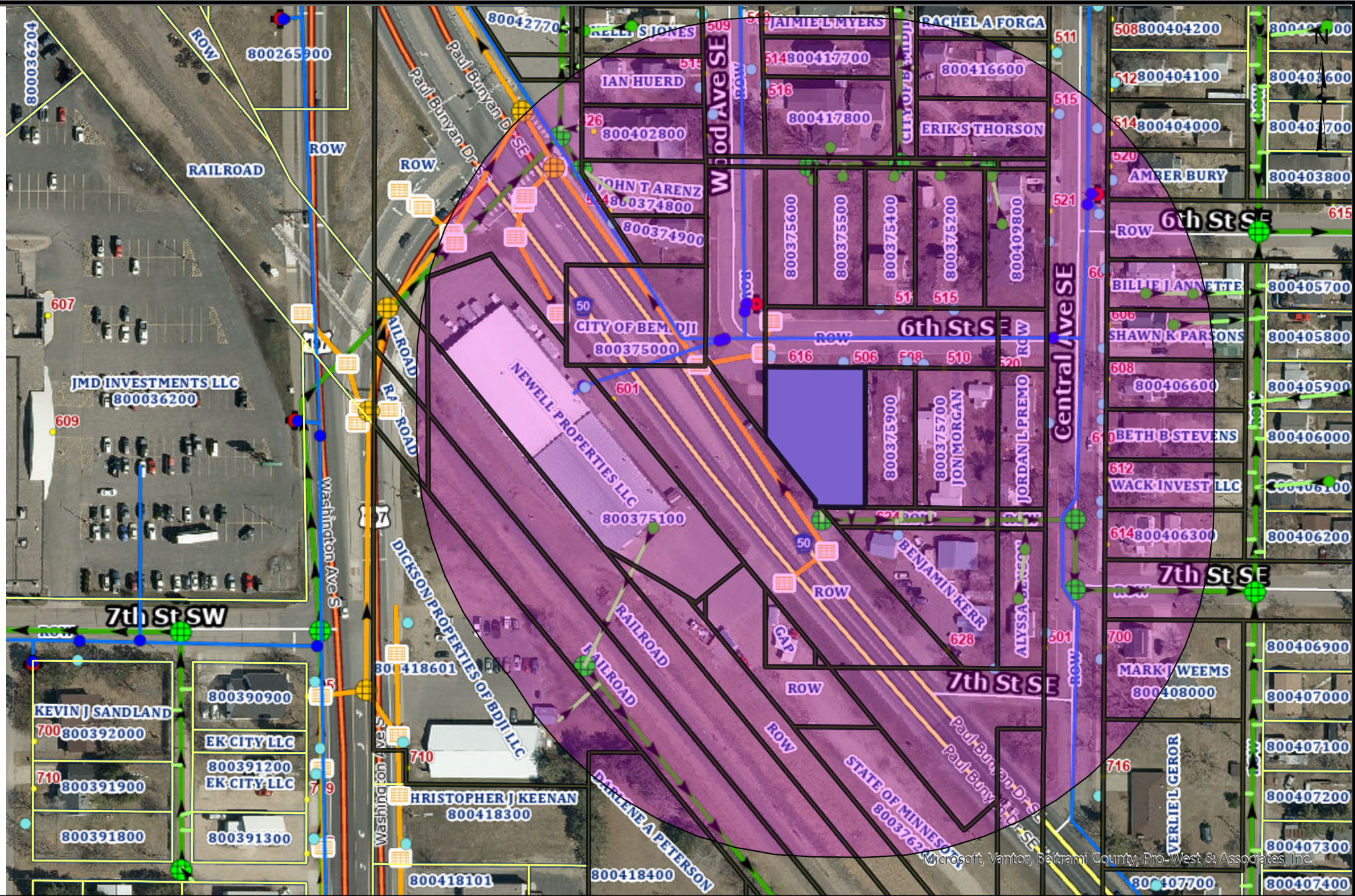


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

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.	

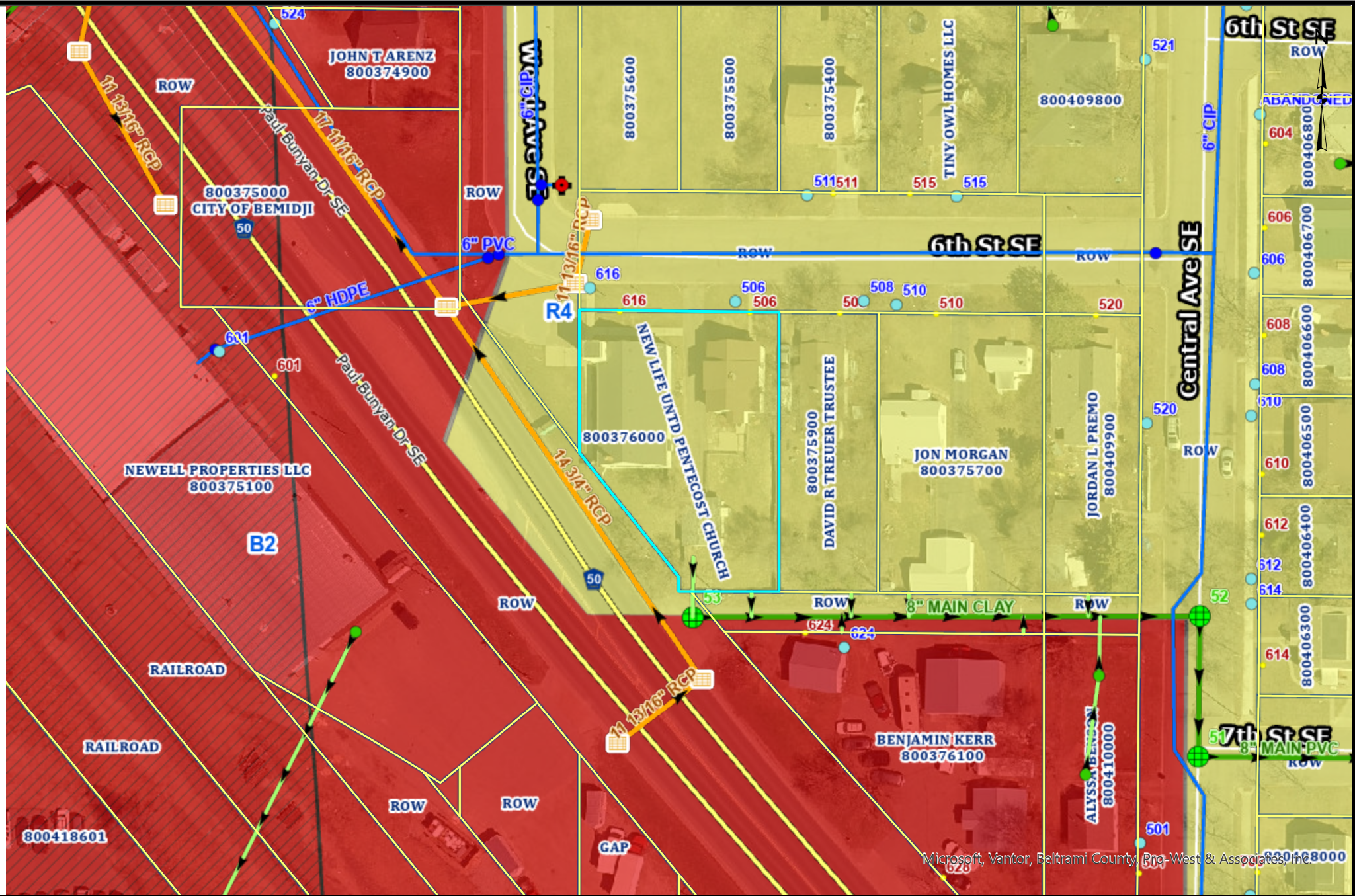
Microsoft, Vantor, Beltrami County, and West & Associates, Inc.

Page 124 of 157



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

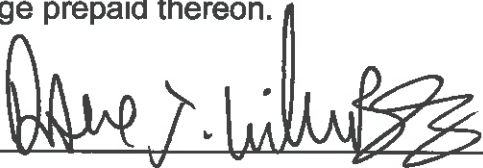
MARK J WEEMS
LAURIE A WEEMS
PO BOX 804
BEMIDJI, MN 56619

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

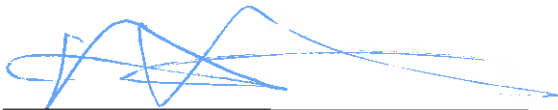
AFFIDAVIT OF SERVICE BY MAIL

STATE OF MINNESOTA)
) SS
COUNTY OF BELTRAMI)

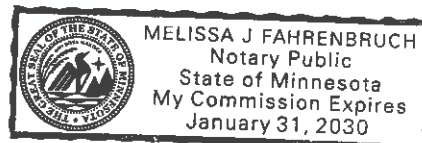
David Wielenberg, being first duly sworn, on oath deposes and states that on the 7th of November, 2025, he/she served the attached Hearing Notice upon each of the following parties on the attached list by depositing in the U.S. Mail, envelopes properly sealed with postage prepaid thereon.



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

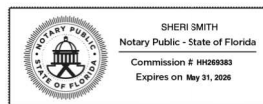
State of Florida, County of Broward, ss:

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)

AFFIDAVIT OF SERVICE BY MAIL

STATE OF MINNESOTA)
) SS
COUNTY OF BELTRAMI)

Jamin Carlson, being first duly sworn, on oath deposes and states that on the 3rd of December, 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 3rd day of December 2025.


Notary Public



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



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

1. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and the day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: Saturday, December 6, 2025
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: \$13.00 per column inch.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in BELTRAMI County. The newspaper complies with conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Edmar Corachia

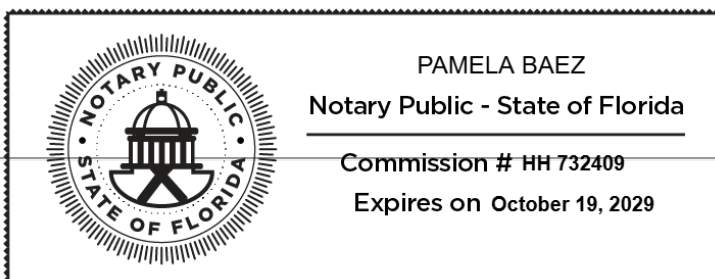
(Signed) _____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 12/08/2025

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, December 18, 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.

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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.

Rezone and Conditional Use Permit Request: 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.

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 SGAdmin@ci.bemidji.mn.us (preferred method), letter, or phone call to the Planning and Zoning Department. Call 218-759-3579 or visit our website at www.ci.bemidji.mn.us

for more information. If possible, your written comments should be submitted by **Friday, December 12, 2025**, so they may be incorporated into the staff report to the Planning Commission.
(Dec. 6, 2025)

**CITY OF BEMIDJI
ORDINANCE NO. __, 3RD SERIES**

**AN ORDINANCE AMENDING CHAPTER 28 OF THE BEMIDJI CITY
CODE ENTITLED “DEVELOPMENT CODE” SPECIFICALLY, ARTICLE X,
SECTION 28-429 REGARDING CANNABIS ZONING AND LAND USE**

THE CITY OF BEMIDJI DOES ORDAIN:

SECTION 1: Chapter 28, Article X, Section 28-429 “Cannabis zoning and land use” of the Bemidji City Code is hereby amended as follows:

Sec. 28-429. Special provisions for Cannabis zoning and land use.

SECTION 2: Chapter 28, Article X, Section 28-429(c) “Definitions” of the Bemidji City Code is hereby amended as follows:

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

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. ~~The term also includes any hemp retailer.~~

Hemp business means a hemp business regulated by Minn. Stat., Section 342.46 and includes lower-potency hemp edible manufacturers; lower-potency hemp edible wholesalers; and lower-potency hemp edible retailers. The term does not include a person or entity licensed under Minn. Stat., 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.

Lower-potency hemp edible has the meaning given the term in Minn. Stat., Section 342.01, subdivision 50.

SECTION 3: Chapter 28, Article X, Section 28-429(d) “Requirements” of the Bemidji City Code is hereby amended as follows:

- (1) *Zoning Districts.* Specific types of cannabis businesses and hemp 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.
 - 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.

...

- (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 business or a hemp business without first obtaining a preliminary license approval or a license from the OCM, and if required by ~~Bemidji City~~ this Code, an approved registration by the City Council as provided in Minn. Stat., Section 342.22 and Chapter 12, Article XXVI of this Code.

...

- (6) *Hours of operation.* No cannabis business shall sell cannabis, cannabis flower, or cannabis products, ~~lower-potency hemp edibles, or hemp-derived consumer products~~ from 9:00 p.m. to 10:00 a.m.
- (7) *Buffer zones.* No cannabis business shall be located or operate within: the following buffer zones. These buffer zones do not apply to hemp businesses.
 - 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 Indoor Air Act.* ~~Any~~ All cannabis businesses and hemp businesses shall comply with the Minnesota Clean Indoor 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 businesses and hemp businesses shall comply with all applicable building codes and fire codes.

...

- (12) ~~Additional c~~Cannabis retail provisions additional requirements. Any cannabis retail business shall meet the following requirements:

...

- (13) ~~Additional Cannabis Microbusiness Provisions~~ additional requirements. Any cannabis microbusiness shall comply with the requirements of Minn. Stat., Section 342.28.
- (14) ~~Additional Cannabis Mezzobusiness Provisions~~ additional requirements. Any cannabis mezzobusiness shall meet the following requirements:
- ...
- (15) ~~Cannabis Testing Facility Additional Provisions~~ requirements. Any cannabis testing facility shall meet the following requirements:
- ...
- (16) ~~Lower-Potency Hemp Edible Manufacturing~~ additional requirements. Any lower-potency hemp edible manufacturing business shall comply with the following requirements:
- ...
- (17) ~~Lower-Potency Hemp Edible Retail Business~~ additional requirements. Any lower-potency hemp edible retail business shall comply with the following requirements:
- Cannot allow for dispensing of lower-potency hemp edibles in vending machines;
 - 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~~
 - Comply with all applicable building and fire codes; ~~and~~
 - Lower-potency hemp edible beverage sales are permitted in places that meet the requirements of this section.
- (18) Sales within municipal liquor store. The sale of lower-potency hemp edible beverages is permitted in a municipal liquor store, subject to compliance with the requirements of this section.
- (19) 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.

SECTION 4: Chapter 28, Article X, Section 28-429 of the Bemidji City Code is hereby amended by adding a new paragraph (c) as follows:

- (c) 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 this section and Minn. Stat., Section 342.14, subdivision 7.
- 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 this Code.
 - The City of Bemidji shall be subject to all same retail license requirements and procedures applicable to all other applicants.

SECTION 5. Effective Date. This Ordinance is adopted by the Board of Adjustment pursuant to Section 3.06(b) of the Bemidji City Charter and is effective immediately upon its passage.

SECTION 6. Incorporation of Amendments. City staff are authorized and directed to incorporate these amendments into the City Code and to make such non-substantive corrections and additions as may be needed to properly incorporate these provisions.

Yeas:

Nays:

Absent:

First Reading and Hearing:

Final Reading:

ATTEST:

APPROVED:

Jamin Carlson, Planning Director

Audrey Thayer, Board of Adjustment Chair

Deleted material is shown as ~~stricken~~ and added material is shown as double underlined.



PLANNING BOARD AGENDA ITEM

Meeting Date: January 12, 2026

Action Requested: Final Reading of Ordinance Amending Chapter 28

Prepared By: Melissa Fahrenbruch (via Town Law Center), Assistant Planner

Background:

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 to local governments, prompting the City of Bemidji to update our ordinance to clarify and add language on Low-Potency Hemp.

Prior to the State Legislative changes Low-Potency Hemp Edible Retailers were not required to register with the city and would be allowed to operate in commercial zoning districts as general retail without special permitting through the Planning and Zoning department.

Proposed changes will bring the Ordinance within the State statute and OCM guidance as well as, clarifies definitions and processes.

Recommendation:

Based on the recommended changes to the ordinance to clarify and add language for hemp business to the ordinance and to bring the ordinance in line with amendments made to Minn. Stat. Ch. 343 in 2025. The Planning Commission recommends the Planning Board to conduct a final reading of an Ordinance Amending Chapter 28 of the Bemidji City Code Entitled "Zoning", Specifically, Article X, Section 28-429 for "Cannabis Business Zoning and Land Use."



PLANNING COMMISSION

Meeting Date: Thursday, November 20, 2025 Postponed to December 18, 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.

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- (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:
- 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
 - 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:
- All manufacturing shall take place in a facility and on equipment that meets the applicable health and safety regulations established by the OCM;
 - 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
 - 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:
- Cannot allow for dispensing of lower-potency hemp edibles in vending machines;
 - 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
 - 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.
- Low potency hemp beverages are permitted in places that meet requirements of this ordinance.
 - Cannot allow for dispensing of lower-potency hemp edibles or beverages in vending machines.
 - 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.
- 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.
 - 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.



The rail corridor with all building removed on 12/17/25 (Looking west).

**City of Bemidji
Planning Board
Submitted by Jamin
Carlson, Planning
Director**



City of Bemidji

**317 4th St NW
Bemidji, MN 56601
(218) 759-3582**

Planning & Zoning News

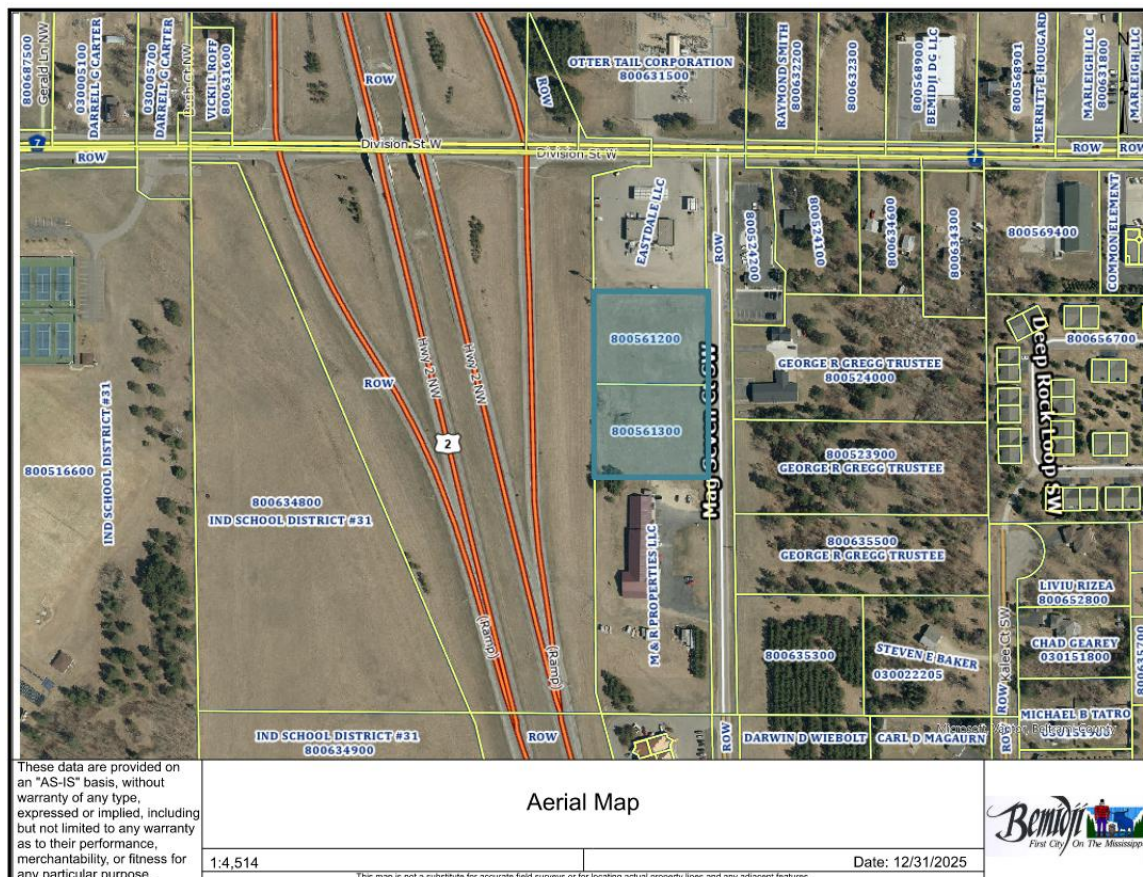
- The City of Bemidji **still has a vacancy on its planning commission and each meeting attendance/participation is compensated (\$75 per meeting)**. If interested, please submit an application from the city's website at [City Boards, Commissions and Committees - City Staff - Bemidji, MN](#). If you have questions or want more information on the position, please reach out to planning staff at City Planning City.Planning@ci.bemidji.mn.us. The City of Bemidji Planning Commission had to cancel their November 2025 meeting due to the fact they could not make quorum (at least four members needed of the seven), thus stalling the planning process.
- City of Bemidji Planning & Zoning is pleased to congratulate our employee Melissa Fahrenbruch, Assistant Planner for earning her AICP certification. AICP is the only nationwide, independent verification of planners' qualifications, and is the much-deserved culmination of Melissa's experience, deep knowledge of planning, and commitment to pursuing this rigorous credential. AICP Certification also demonstrates Melissa's dedication to ethics as embodied in the AICP Code of Ethics.
We are proud to support and congratulate Melissa Fahrenbruch as she worked very hard on this certification. Along with all our employees in their pursuit of this AICP credential. To learn more about what AICP means for our organization and the communities we serve, visit planning.org/AICP/value.

Permit/License Activity Items	Totals (Issued since 1/1/2025)
Planning Cases (Variances, CUPs, IUPs, Rezones, PUDs, & Plats)	30
Sign Permits	51
Lot Combinations/Realignments/Divisions Permits	13
Environmental Alteration Permits (Tree/Shoreland)	10
Temporary Storage Containers/Semi-Trailer Permits	11
Animals/Home Occupation/Fence/Land Use Permits	54
Site Plans Reviews/ Zoning Verification Letters	104
PERMIT/LICENSE ACTIVITY	273

* As of January 9, 2026

Upcoming Planning Cases

City of Bemidji SUP-2025-0015 & SUP-2025-0016: - AMERCO Real Estate Company (U-Haul) is requesting a Conditional Use Permit (CUP) to operate Mini-Storage/Self-Service Storage and an Interim Use Permit (IUP) for a truck and trailer rental on the property. The subject property is located at TBD Mag Seven CT SW (PIN 800561200 & 800561300 located behind Northdale Oil off Division St. W) in the City of Bemidji and is in the B-1 Low Density Commercial Zoning District.



[illegible]

Thank you for taking a few minutes to share your perspective on electric vehicles (EVs) in Bemidji. This survey is designed to help us understand what matters most to community members as electrified transportation becomes more common. Your input will be used to develop a

Community-Wide EV Vision Statement that connects the community's goals, values, and priorities to the future of EVs in Bemidji.

A community-wide EV vision statement helps set the direction for transportation electrification and ensures that future decisions align with the broader community's goals. It brings different voices together to identify both the opportunities and the challenges associated with EVs. The result is a shared vision that can guide policies, programs, and investments, and can be updated periodically as technology and community needs evolve.

Your responses will help Bemidji focus on practical steps that fit local priorities. Please answer as honestly as you can, based on your experience and what you want to see moving forward. This survey should take less than 10 minutes, and results will be used to inform the EV vision and Bemidji's next actions related to EVs.

THE BUSINESS COMMUNITY'S VOICE IS NEEDED.

The city of Bemidji, in partnership with the HRDC, is actively updating its Comprehensive Plan. The decisions made through this process will shape housing, commercial development, and business growth for years to come. If the business community does not engage, these decisions risk being made without an understanding of the challenges of owning and operating a business in the city of Bemidji.

This survey is brief, but its impact is long-lasting. Your input will not only inform the Comprehensive Plan but also help guide future ordinance and code reviews that directly affect how businesses operate and grow in our city.

Please take a few minutes to complete the survey and ensure that those who run businesses every day help shape decisions that will impact our community for years to come.

Take the survey [here](#).

IMPORTANT NOTICE

- The Planning Board meeting scheduled for Monday, January 12th, 2026, at 5:30 p.m. will be held at City Hall Council Chambers.
- The Planning Commission meeting scheduled for Thursday, January 22nd, 2026, at 5:30 p.m. will be held at City Hall Council Chambers

January 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	31	1 New Year's Day Office Closed	2	3
4	5	6	7	8	9	10
11	12 Board	13	14	15	16	17
18	19 MLK Jr Day Office Closed	20	21	22 Commission	23	24
25	26	27	28	29	30	31

Calendarlabs.com

February 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Groundhog Day	3	4	5	6	7
8	9 Board	10	11	12	13	14 Valentine's Day
15	16 Presidents' Day Office Closed	17	18	19	20	21
22	23	24	25	26 Commission	27	28

Calendarlabs.com



Planning & Zoning Department

Site Analyst & Enforcement Activities for December 2025

Development Projects City Commercial

- **7 Brew Bemidji (Paul Bunyan Dr NW)** – Landscape survivability will be reviewed Spring 2026. Utility As-Builts and final wrap up remain. Additional paving is being planned for 2026.
- **AirCorps Aviation (Mahnomen Dr)** Building addition, site plan review is underway.
- **AT&T Tower (Bardwell Dr NW)** Site plan review completed. Construction appears complete. Landscape survivability will be reviewed in 2026.
- **Battery Warehouse Inc. (Gillette Dr)** Site plan review complete. Construction appears complete. Landscape survivability will be reviewed in 2026
- **Beltrami County Adult Corrections Center (Pioneer St SE)** The development agreement has been completed and signed. Under construction.
- **Beltrami County Solid Waste (Fern St NW)** Site plan review complete. Construction complete. **CLOSED**
- **Bemidji Airport Planning Area 3 (Hangar Dr)** PUD approved; road install appears to be complete.
- **Bemidji Marine (Laurel Dr NW)** Site plan review submitted for new storage building. Construction underway.
- **Bemidji Storage (Carr Lake Rd)** Reopened; DA is signed, waiting on developer to start.
- **Border States (Cooperative Ct)** Site plan review completed; construction is nearly complete.
- **Dairy Queen (Paul Bunyan Dr NW)** Project has been approved, waiting for developer to finalize plans/timelines. Owner states the project is out for bid.
- **Dale Schmidt Agency (Washington Ave S)** Building expansion. Site plan approved; construction underway.
- **Glass Doctor (24th St NW)** Site plan review for new commercial building submitted, Construction underway.
- **Gracewin Cooperative** – Developer states that pre-sales slowed following June 21 storm, but they have seen an uptick in the last 1.5 months following renewed advertising. If required numbers are reached, they will begin permitting process in February.
- **Green Legacy Investments (Anne St)** Waiting for completion of lot division.
- **Hanson Contracting Shop (Irvine Ave NW)** Paving complete, needs striping. Stormwater retention is seeded. Trees planted, two need to be replaced. Final greenspace seeding remains along with utility As-Builts.
- **Les Schwab Tire Centers (Paul Bunyan Dr)** Site plan under review.
- **MotorWorks Auto Repair (Washington Ave)** Paving is complete, striping remains to be done. Landscape stabilization to be reviewed Spring 2026.
- **North Central Door (Re-branded Garaga) (Carr Lake Rd)** Construction and paving completed, trees and lighting brought into compliance. Sign permit needed.
- **People's Church (America Ave NW)** – Construction is nearly complete. Landscaping will be reviewed in 2026.
- **Pizza Ranch (Paul Bunyan Dr)** Landscape survivability Summer/Fall 2025.
- **Rohde Feed & Garden (Washington Ave S)** Plan review complete, waiting on DA to be signed. Had issues with government shutdown affecting his project.
- **Security Bank Parking Lot Redevelopment (Paul Bunyan Dr)** Project underway. Landscape survivability will be reviewed 2026.



Planning & Zoning Department

Site Analyst & Enforcement Activities for December 2025

- **Skips (Paul Bunyan Dr)** Needs grass re-seeded and trees planted by July 18, 2025. Did not meet deadline, next steps underway.
- **Starbucks South (Shevlin Ave)** Is open for business. Waiting on Utility As-Builts.
- **UPS MDC Expansion (Industrial Park Dr SE)** Construction completed, waiting on landscape survivability Fall 2025.
- **T-Hangar (Moberg Dr NW)** Site plan review completed 4/8/2024. Dirt work was completed prior to the end of the construction season 2024.
- **The Boardwalk (South Shore)** Trash enclosure installed 10/24/2025. **CLOSED**
- **Voyageur Expeditionary High School (Bemidji Ave)** Site plan under review.
- **Westridge Redevelopment (Paul Bunyan Dr)** CUP issued, plan review completed, construction underway.



Road paving complete and landscape stabilization in progress at Bemidji Airport Planning Area 3, November 4, 2025

Site Analyst & Enforcement Activities for December 2025

Development Projects City Residential

- **Amundson (Sherman Dr)** Site plan review approved 5/30/2025. Construction ongoing.
- **BI-CAP (Gould Ave NE)** Site plan review done 10/19/2022. Building permit issued. Building in progress.
- **BI-CAP (Scott Ave)** Site plan approved 5/28/2025, construction underway.
- **Bader-Dickson (Birchmont Dr)** Site plan review completed 6/9/2025, construction is underway.
- **Carlson (Fern St NW)** Site plan review underway. SSTS compliance inspection results received, and plan approved.
- **Fletcher (Birchmont Dr NE)** Site plan review completed for new house construction 10/9/2024. Construction underway.
- **Habitat for Humanity (26th St NW)** Site plan approved 5/30/2025. Construction underway.
- **Habitat for Humanity (19th St NW)** Site plan approved 5/29/2025. Construction underway.
- **Hill Crest Manor (Irving Ave NW) Garage/Shop** – Site Plan Review complete 6/4/2024. Slab is in place, construction not started. There has been no movement on this project in 2025.
- **Jasko (S Lake Irving Dr SW)** Site Plan Review complete. Construction of foundation slab complete. No above ground construction has been completed. There has been no movement on this project in 2025.
- **Kimble (Scott Ave SE)** Site plan review done 6/21/2022. Building Permit issued. Construction is ongoing.
- **Kopang (Moonlight Ln)** Site plan approved 6/4/2025. Construction is underway.
- **Mountain View Meadows 6 Plex #2 (Moonlight Lane SW)** Site plan review complete 4/30/2025, construction started mid-May. Project was impacted by the June 21 storm.
- **Mrazek (Jefferson Ave SW)** Site plan review submitted 10/2/2025, awaiting payment.
- **Puddle Duck Properties (Moonlight Ln SW)** Site plan review complete, payment pending.
- **Puddle Duck Properties, Block 2, Lot 2 (Shedhorn St SW)** Site plan review complete, payment pending.
- **Puddle Duck Properties, Block 2, Lot 8 (Beartooth Ave SW)** Site plan review approved.
- **Puddle Duck Properties, Block 3, Lot 1 (Beartooth Ave SW)** Site plan review approved.
- **Puddle Duck Properties (Shaw), Block 3, Lot 8 (Beartooth Ave SW)** Site plan review approved, construction underway.
- **R2M2 LLC (Florence Ln NW)** New home build, site plan review approved 7/7/2025.
- **Ricke (Elliot Rd NE)** Site plan review completed 10/16/2024.
- **Weiher (Irvine Ave NW)** Site plan review complete, construction underway.
- **Wiebolt (Elliot Rd NE)** Site plan review completed 10/9/2024. Construction is ongoing.



Mountain View Meadows home construction nearing completion, November 4, 2025

Site Analyst & Enforcement Activities for December 2025

Significant Enforcement Issues

- Enforcement actions in the last month have been focused on exterior storage and fence issues. There has been an increase in exterior storage violations as the leaves fell and people prepare for winter.
- Fences remain a focal point as tree damage from the storm has created issues among property owners.
- Human Activity Sites: Additional sites have been located along the trail west towards Adams Avenue. Due to their location, we are working with BNSF to determine locations, as they may be in railroad ROW.



Human Activity Site between City trail and railroad, west towards Adams Ave October 30, 2025

- Notices to property owners regarding unresolved storm damage have gone out. These are being pursued as General Nuisance under the development code as they are considered a threat to public safety. If not resolved after 3 notices (90 days total), citations and fines may then be issued. If compliance is still not attained, a court injunction may then be pursued.



Property with unresolved storm damage.



Site Analyst & Enforcement Activities for December 2025

Summary of Enforcement Actions

Enforcement - Total Open Cases - October 2025			
By Ward	Residential Districts	Non-Residential	Totals
Ward 1	13	2	15
Ward 2	3	14	17
Ward 3	7	2	9
Ward 4	11	27	38
Ward 5	16	5	21
Total	50	50	100

As of 11/4/2025

Totals for October 2025 Enforcement	
Closed 2025 YTD	City
January Residential	4
January Non-Residential	6
February Residential	4
February Non-Residential	3
March Residential	4
March Non-Residential	13
April Residential	5
April Non-Residential	4
May Residential	9
May Non-Residential	11
June Residential	5
June Non-Residential	7
July Residential	3
July Non-Residential	6
August Residential	0
August Non-Residential	0
September Residential	21
September Non-Residential	4
October Residential	11
October Non-Residential	2
November Residential	0
November Non-Residential	0
December Residential	0
December Non-Residential	0
Total Closed Cases 2025	122
As of 11/4/2025	

Site Analyst & Enforcement Activities for December 2025

Enforcement Totals by Code - October 2025		
Enforcement Items by Code	Open	Closed
Residential R-1 through R-6		
28-81 - Allowed, Permitted, Conditional, and Interim Uses	2	0
28-355 - Non-Conforming Structures in Shoreland	0	0
28-359 - Vegetative Alterations	0	0
28-360 - Topographic Alterations - Shoreland	0	0
28-402 - Exterior Storage & Outdoor Display of Merchandise	30	7
28-403 - Sight Visibility Triangle	1	0
28-404 - Fences	4	2
28-406 - Landscaping Requirements	0	0
28-408 - Lighting	1	0
28-409 - Off-Street Parking, Loading & Surfacing Standards	3	2
28-411 - Temporary Uses or Structures	3	0
28-421 - Farm Animals	1	0
28-523 - Land Use, Building & Admin Permits	1	0
28-524 - CUP Violation	2	0
28-528 - Nuisance	2	0
Total Residential Cases	50	11
Commercial, Industrial, U, UR, OM, LC, LD, & MH		
28-81 - Allowed, Permitted, Conditional, and Interim Uses	2	0
28-244 - Prohibited Signs	2	1
28-245 - Nonconforming Signs	1	0
28-246 - Sign Permit Required	3	0
28-251 - Signs Permitted in LC & LD Districts	1	0
28-253 - Signs Permitted in the (UR) Urban Renaissance	0	0
28-252 - Sign Allowed in B-1 & B-2 Commercial Districts	0	0
28-258 - Dynamic Displays	2	0
28-402 - Exterior Storage & Outdoor Display of Merchandise	13	1
28-403 - Sight Visibility Triangle	0	0
28-405 - Screening	1	0
28-406 - Landscaping Requirements	5	0
28-407 - Tree Preservation	2	0
28-408 - Lighting	0	0
28-409 - Off-Street Parking, Loading & Surfacing Standards	6	0
28-411 - Temporary Uses or Structures	9	0
28-413 - Manufactured Home Park Standards	1	0
28-523 - Land Use, Building, & Other Administrative Permits	1	0
28-524 - Conditional Use or Interim Permits	1	0
28-528 - General Nuisance	0	0
Total Non- Residential Cases	50	2
Total Cases	100	13

As of 11/4/2025