BEMIDJI PLANNING BOARD
REGULAR MEETING AGENDA

Monday, February 9, 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) January 12, 2026 Planning Board Meeting Minutes

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.

NEW BUSINESS

2) Consider Resolution for Conditional Use Permit and Interim Use Permit Requests for Parcels 80.05612.00 & 80.05613.00 - Amerco Real Estate Company

3) Consider Resolution for Final Planned Unit Development through Conditional Use Permit Requests For Parcels 80.00344.99, 80.00505.04 & 80.00505.05 - Marco McLane Development representing Greater Bemidji

4) Consider Resolution for Interim Use Permit Request for Parcel 80.04204.00 - First City Cannabis

STAFF REPORTS

5) Director's Report

6) Site Analyst and Enforcement Report

UPCOMING MEETINGS

7) March 9, 2026 Planning Board Meeting

ADJOURN

DRAFT

PLANNING BOARD PROCEEDINGS
BEMIDJI, MINNESOTA
Regular Meeting – Monday, January 12, 2026

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, Lead Accounting Clerk/Utility Billing Rachelle Barckholtz**

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

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

MINUTES
The following minutes were presented for approval:
Planning Board Meeting: **November 10, 2025**
Motion by **Eaton**, second by **Rivera**, approving minutes as presented. Motion carried by unanimous voice vote.

CITIZENS WITH BUSINESS NOT ON AGENDA
No appearance.

Election of Officers
Chair Thayer called for nominations for Chair. (New officers seated at February meeting)
Fiskevold Gould nominated **Rivera**
Dickinson nominated **Eaton**.
Votes for Rivera: **Fiskevold Gould, Rivera**.
Votes for Eaton: **Prince, Peterson, Dickinson, Rivera, Thayer**, with **Eaton** abstaining.
Chair Thayer addressed that **Eaton** has been elected as the 2026 Planning Board Chair.

Chair Thayer called for nominations for Vice-Chair. (New officers seated at February meeting)
Dickinson nominated **Rivera. Rivera** declined the nomination.
Prince nominated **Dickinson.**
Rivera nominated **Fiskevold Gould**.
Votes for Dickinson: **Eaton**
Votes for Fiskevold Gould: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Thayer**.
Chair Thayer addressed that **Fiskevold Gould** has been elected 2026 Planning Board Vice-Chair.

NEW BUSINESS
CONSIDER RESOLUTION FOR CONDITIONAL USE PERMIT REQUEST – 80.03761.00 – KODIAK BUILDERS
Fahrenbruch presented the first planning case 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 Planning Commission recommend approval of a Conditional Use Permit (CUP) for a contractor shop and storage facility and Mixed Use (commercial & residential) for a rental house

on the property at parcel # 80.03761.00 628 Paul Bunyan Dr S, with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- No Comments

Motion by **Prince**, second by **Fiskevold Gould**, to approve **Resolution 2026-01** for a Conditional Use Permit (CUP) for a Contractor Shop with Storage Facility and Mixed Use (Residential & Commercial) for a Rental House at parcel # 80.03761.00, 628 Paul Bunyan Dr S, with the findings of fact and conditions as presented. Motion carried by the following roll call vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer.** Nays: **None.**

CONSIDER RESOLUTION FOR CONDITIONAL USE PERMIT REQUEST – 80.00083.00 – TAMARACK WOODS APARTMENTS

Carlson presented the second planning case request: Greg Johnson, representing Tamarack Woods Apartments, is requesting a Conditional Use Permit (CUP) for greater that 30 units of high density residential along with removing high quality significant trees above the base minimum landscape standard. The subject property is located at 2590 Ridgeway Ave NW (PIN# 80.00083.00) in the City of Bemidji.

The Planning Commission recommend approval of a Conditional Use Permit (CUP) for 30 units of high density residential along with removing high quality significant trees above the base minimum landscape standard. The subject property is located at 2590 Ridgeway Ave NW (PIN# 80.00083.00) with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Eaton voiced support for the project.
- Rivera requested clarification of Planning Commission amendment regarding the addition of rooftop solar. Carlson responded.
- Prince requested clarification regarding an email that was received by the Planning Board following the Commission meeting which stated that the applicant would implement a Tennant Board as part of their operations. Carlson responded.
- Rivera and Prince discussed the relevance of the email issue.
- Board discussed opening the meeting to public comment to allow Tom Schuett to respond.
- Chair Thayer questioned Gilchrist about opening the meeting to public comment. Gilchrist responded.
- Schuett addressed the Board confirming the Tenant Board.
- Prince asked Gilchrist about the legality of adding conditions recommended by appointed commissions. Gilchrist responded.
- Peterson addressed past issues with the property management company and voiced support for the project.
- Chair Thayer addressed past issues with management company and the failed sustainability commission recommendation.

Motion by **Fiskevold Gould**, seconded by **Peterson**, to approve **Resolution 2025-02** for a Conditional Use Permit (CUP) for greater of 30 units of high density residential along with removing high quality significant trees above the base minimum landscape standard at Parcel # 80.00083.00, 2590 Ridgeway Ave NW, with the findings of fact and conditions as presented. Motion carried by the following roll call vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton.** Nays: **Thayer.**

CONSIDER RESOLUTION FOR CONDITIONAL USE PERMIT REQUEST – 80.04204.00 – FIRST CITY CANNABIS - POSTPONED

Chair Thayer addressed that this planning case request had been held over at the Planning Commission and would come before the Planning Board at its next scheduled meeting on February 9, 2026.

CONSIDER ORDINANCE AMENDING THE ZONING MAP ADOPTED IN CHAPTER 28 OF THE BEMIDJI CITY CODE AND

CONSIDER RESOLUTION FOR CONDITIONAL USE PERMIT – 80.03760.00 – VISION PROPERTIES OF BEMIDJI

Fahrenbruch presented the third planning case 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 and a Conditional Use Permit (CUP) for a 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 Planning Commission recommend approval of the Land Use Map Amendment (rezone) from (R-4) Moderate Density Residential to (B-2) General Commercial and a Conditional Use Permit (CUP) for a Mixed Use (commercial & residential) to rent the house on the property at parcel # 80.03760.00.

Board members made the following comments regarding the rezone request:

- Prince and staff discussed other possible allowed uses of the property if the rezone was approved.

Motion by **Eaton**, seconded by **Peterson**, to approve a Land Use Map Amendment (rezone) at parcel # 80.03760.00, 506 & 616 6th St SE, with the findings of fact and conditions as presented. Motion carried by the following roll call vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer.** Nays: **None.**

Board members made the following comments regarding CUP the request:

- No Comments

Motion by **Fiskevold Gould**, seconded by **Prince**, to approve **Resolution 2025-03** for a Conditional Use Permit (CUP) for Mixed Use (Commercial & Residential) to rent the house at parcel # 80.03760.00, 506 & 616 6th St SE, with the findings of fact and conditions as presented. Motion carried by the following roll call vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer.** Nays: **None.**

FINAL READING OF AN ORDINANCE TEXT AMENDMENT FOR ARTICLE X, SECTION 28-429 CANNABIS ZONING AND LAND USE

Fahrenbruch presented the text amendment request: 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.

The Planning Commission recommend approval of the text amendment ordinance to Chapter 28, Article X, Section 28-429 for Cannabis Business Zoning and Land Use with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Eaton asked about the inclusion of buffer zones, Gilchrist responded.

Motion by **Rivera**, seconded by **Eaton**, to approve a text amendment to Chapter 28, Article X, Section 28-429 for Cannabis Business Zoning and Land Use, with the findings of fact and conditions as presented. Motion carried by the following roll call vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer.** Nays: **None.**

Motion by **Rivera**, seconded by **Prince**, to publish **Ordinance 228** approving a text amendment to Chapter 28, Article X, Section 28-429 for Cannabis Business Zoning and Land Use. Motion carried by the following roll call 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:

- Dickinson and Carlson discussed.

Site Analyst & Enforcement Report

Wielenberg presented the Site Analyst & Enforcement Report.
Board members had the following comments:

- Prince asked about the year-end human activity site clean-up numbers, Wielenberg replied.
- Rivera and staff discussed snow related enforcement issues and public notification of these issues.
- Thayer addressed snow related issues, sidewalks, and the former Federal Building, Wielenberg responded.

UPCOMING BOARD MEETINGS

- February 9, 2026 5:30 p.m. Planning Board Meeting

ADJOURN

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

Respectfully submitted,

David Wielenberg
Compliance Inspector & Site Analyst

PB Minutes approved and attested by: _____
Planning Board Representative

The City of Bemidji
Planning and Zoning Department

PLANNING CASE: SUP-2025-0015 & SUP-2025-0016	**MEETING DATE:** January 22, 2026
APPLICANT: U-Haul (Sahithya Cheruku, Amerco Real Estate Company)	**60-DAY RULE DATE:** March 1, 2026
PROCEEDING: Conditional Use Permit (CUP) - Mini-Storage or Self-Service Storage & Interim Use Permit (IUP) - Truck and trailer rental	**ZONING DISTRICT:** (B-1) Low Density Commercial Zoning District
PREPARED BY: Melissa Fahrenbruch Assistant Planner	**EXHIBITS:** Aerial Map, Application, Site Plans, Supporting Documentation

PLANNING MEMORANDUM

SUMMARY OF REQUEST

Sahithya Cheruku, Amerco Real Estate Company representing U-Haul is requesting a Conditional Use Permit (CUP) to construct and operate a Mini-Storage or Self-Service Storage business and an Interim Use Permit (IUP) for operating a Truck and trailer rental business on the property. The subject property is located at TBD Mag Seven Ct SW (PIN 800561200 & 800561300) in the City of Bemidji and is in the B-1 Low Density Commercial Zoning District.

PUBLIC HEARING & DISCUSSION

Commission members made the following comments:

- No comments.

Public Hearing opened at 5:38 p.m.

- Lucy Aveen-West, company president of U-Haul of Northern Minnesota addressed Commission, stating she could answer any questions they had about the project.

Public Hearing closed at 5:39 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 and an Interim Use Permit.

RECOMMENDATION FOR APPROVAL
Approval is recommended with the following conditions based on the findings of fact:

CUP Conditions

1. A Planning Site Plan Review shall be submitted and approved prior to construction.
2. Final building plans will need to be approved by the City of Bemidji Building Department and Bemidji Fire Department, with a building permit obtained prior to construction.
3. Final engineering grading, drainage and utility plans will need to be reviewed and approved by City staff before any construction can commence.
4. The developer must follow the Surface Water Management Plan for stormwater treatment for the project.
5. A development agreement shall be entered into between the City and the Applicant to ensure all site construction is completed to a satisfactory condition.
6. A master sign plan shall be submitted, and a permit obtained from the City of Bemidji prior to construction.
7. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
8. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
9. 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 and IUP.
10. A parking and display plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval prior to construction.
11. 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.

IUP Conditions

1. A Planning Site Plan Review shall be submitted and approved prior to construction.
2. Final building plans will need to be approved by the City of Bemidji Building Department and Bemidji Fire Department, with a building permit obtained prior to construction.
3. Final engineering grading, drainage and utility plans will need to be reviewed and approved by City staff before any construction can commence.
4. The developer must follow the Surface Water Management Plan for stormwater treatment for the project.
5. A development agreement shall be entered into between the City and the Applicant to ensure all site construction is completed to a satisfactory condition.
6. A master sign plan shall be submitted, and a permit obtained from the City of Bemidji prior to construction.
7. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
8. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
9. 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 and IUP.
10. A parking and display plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval prior to construction.

11. The IUP shall terminate upon a change in use, a change in the owner/operator (leaseholder), or a change in the lease space as may be determined by the Planning Staff.
12. The IUP shall expire and become void if the use it allows is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. The council may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

Findings of Fact for both CUP and IUP

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 parking and maneuvering areas for the business is on the parcels.

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 uses are consistent with the goals and policies of the City of Bemidji Comprehensive Plan as well as the City Code through an approved CUP and IUP.

5. **Whether adequate utility, drainage and other such necessary facilities have been or can be provided.**
   The property has adequate infrastructure and is served by City services. Hook up to city services will be required.

Motion by **Meehlhause**, second by **Peterson**, to recommend approval of the Conditional Use Permit request for parcels PIN 800561200 & 800561300, 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 unanimously.

Motion by **Meehlhause**, second by **Peterson**, to recommend approval of the Interim Use Permit request for parcels PIN 800561200 & 800561300, 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 unanimously.

CITY OF BEMIDJI PLANNING BOARD

Resolution No. 2026-05

RESOLUTION APPROVING
A CONDITIONAL USE PERMIT
FOR PARCELS 80.05612.00 & 80.05613.00

WHEREAS, Sahithya Cheruku (Applicant), Amerco Real Estate Company representing U-Haul ("Applicant"), submitted an application to the City of Bemidji Planning Board on December 31, 2025, requesting approval of a conditional use permit ("CUP") to construct and operate a Mini-Storage or Self-Service Storage business on parcels 80.05612.00 & 80.05613.00 located at TBD Mag Seven Ct SW within the City of Bemidji;

WHEREAS, the requested Conditional Use Permit is for parcels 80.05612.00 & 80.05613.00, legally described as:

Lots 1 and 2, Block One, Dick and Gloria's N.W. Commercial Addition, Beltrami County, Minnesota; and

WHEREAS, the Property is zoned and located within the B-1 Low Density Commercial 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 January 22, 2026, 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 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 parking and maneuvering areas for the business is on the parcels.

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 uses are consistent with the goals and policies of the City of Bemidji Comprehensive Plan as well as the City Code through an approved CUP and IUP.

5. **Whether adequate utility, drainage and other such necessary facilities have been or can be provided.**
   The property has adequate infrastructure and is served by City services. Hook up to city services will be required.

NOW, THEREFORE BE IT RESOLVED that the City of Bemidji Planning Board hereby grants the approval of the Conditional Use Permit (CUP) to construct and operate a Mini-Storage or Self-Service Storage business on the property to be located at TBD Mag Seven Ct SW within the City of Bemidji, with the following conditions:

1. A Planning Site Plan Review shall be submitted and approved prior to construction.
2. Final building plans will need to be approved by the City of Bemidji Building Department and Bemidji Fire Department, with a building permit obtained prior to construction.
3. Final engineering grading, drainage and utility plans will need to be reviewed and approved by City staff before any construction can commence.
4. The developer must follow the Surface Water Management Plan for stormwater treatment for the project.
5. A development agreement shall be entered into between the City and the Applicant to ensure all site construction is completed to a satisfactory condition.

6. A master sign plan shall be submitted, and a permit obtained from the City of Bemidji prior to construction.
7. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
8. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
9. 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 and IUP.
10. A parking and display plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval prior to construction.
11. 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 9th day of February 2026 by Lynn Eaton, City of Bemidji Planning Board Chair.

_____
Lynn Eaton, City of Bemidji Planning Board Chair

Subscribed and sworn to before me
this 9th day of February 2026.

_____
Notary Public

_____

Applicant Signature

_____

Date

CITY OF BEMIDJI PLANNING BOARD

Resolution No. 2026-05

RESOLUTION APPROVING
AN INTERIM USE PERMIT
FOR PARCEL 80.05612.00 & 80.05613.00

WHEREAS, Sahithya Cheruku (Applicant), Amerco Real Estate Company representing U-Haul ("Applicant"), submitted an application to the City of Bemidji Planning Board on December 31, 2025, requesting approval of a conditional use permit ("CUP") to construct and operate a Mini-Storage or Self-Service Storage business on parcel 80.05612.00 & 80.05613.00 located at TBD Mag Seven Ct SW within the City of Bemidji;

WHEREAS, the requested Conditional Use Permit is for parcels 80.05612.00 & 80.05613.00, legally described as:

Lots 1 and 2, Block One, Dick and Gloria's N.W. Commercial Addition, Beltrami County, Minnesota; and

WHEREAS, the Property is zoned and located within the B-1 Low Density Commercial Zoning District; and

WHEREAS, the requested Interim 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 January 22, 2026, to review the application for the Interim 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 Interim 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 parking and maneuvering areas for the business is on the parcels.

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 uses are consistent with the goals and policies of the City of Bemidji Comprehensive Plan as well as the City Code through an approved CUP and IUP.

5. **Whether adequate utility, drainage and other such necessary facilities have been or can be provided.**
   The property has adequate infrastructure and is served by City services. Hook up to city services will be required.

NOW, THEREFORE BE IT RESOLVED that the City of Bemidji Planning Board hereby grants the approval of the Interim Use Permit (IUP) for operating a Truck and trailer rental business on the property to be located at TBD Mag Seven Ct SW within the City of Bemidji, with the following conditions:

1. A Planning Site Plan Review shall be submitted and approved prior to construction.
2. Final building plans will need to be approved by the City of Bemidji Building Department and Bemidji Fire Department, with a building permit obtained prior to construction.
3. Final engineering grading, drainage and utility plans will need to be reviewed and approved by City staff before any construction can commence.
4. The developer must follow the Surface Water Management Plan for stormwater treatment for the project.
5. A development agreement shall be entered into between the City and the Applicant to ensure all site construction is completed to a satisfactory condition.

6. A master sign plan shall be submitted, and a permit obtained from the City of Bemidji prior to construction.
7. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
8. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
9. 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 and IUP.
10. A parking and display plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval prior to construction.
11. The IUP shall terminate upon a change in use, a change in the owner/operator (leaseholder), or a change in the lease space as may be determined by the Planning Staff.
12. The IUP shall expire and become void if the use it allows is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. The council 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 9th day of February 2026 by Lynn Eaton, City of Bemidji Planning Board Chair.

_____
Lynn Eaton, City of Bemidji Planning Board Chair

Subscribed and sworn to before me
this 9th day of February 2026.

_____
Notary Public

Applicant Signature and Date

The City of Bemidji
Planning and Zoning Department

PLANNING CASE: SUP-2025-0015 & SUP-2025-0016	**MEETING DATE:** January 22, 2026
APPLICANT: U-Haul (Sahithya Cheruku, Amerco Real Estate Company)	**60-DAY RULE DATE:** March 1, 2026
PROCEEDING: Conditional Use Permit (CUP) - Mini-Storage or Self-Service Storage & Interim Use Permit (IUP) - Truck and trailer rental	**ZONING DISTRICT:** (B-1) Low Density Commercial Zoning District
PREPARED BY: Melissa Fahrenbruch Assistant Planner	**EXHIBITS:** Aerial Map, Application, Site Plans, Supporting Documentation

PLANNING REPORT

SUMMARY OF REQUEST

Sahithya Cheruku, Amerco Real Estate Company representing U-Haul is requesting a Conditional Use Permit (CUP) to construct and operate a Mini-Storage or Self-Service Storage business and an Interim Use Permit (IUP) for operating a Truck and trailer rental business on the property. The subject property is located at TBD Mag Seven Ct SW (PIN 800561200 & 800561300) in the City of Bemidji and is in the B-1 Low Density Commercial Zoning District.

BACKGROUND

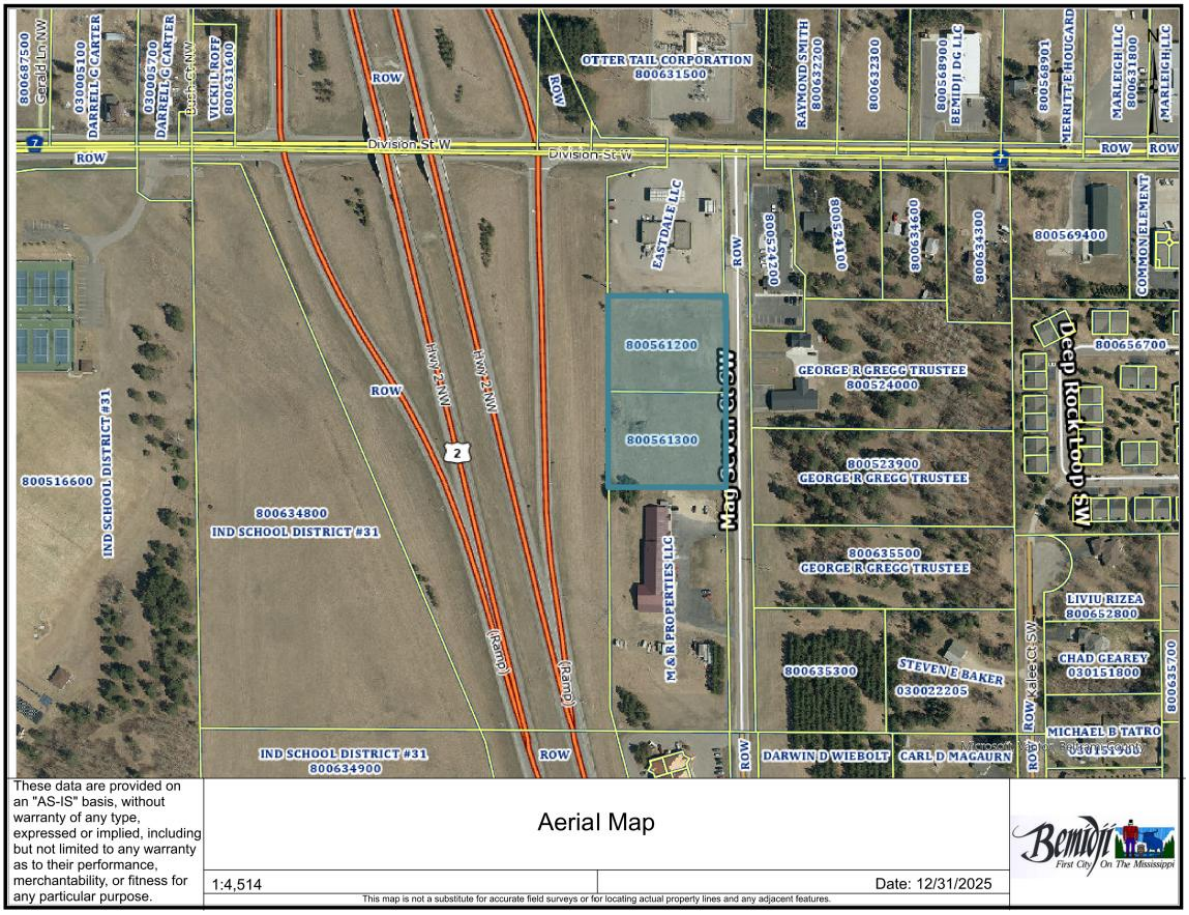
This property was a vacant treed lot. The property owner in 2017 clear cut the property for possible development with out permits. This site has been vacant for some time.

The applicant is seeking a Conditional Use Permit (CUP) to construct two large one-story climate-controlled buildings, one U-Box Storage building, and a smaller long building to operate a Mini-Storage or Self-Service Storage business this includes a retail space in one of the buildings. Also, an Interim Use Permit (IUP) for operating a U-Haul truck and trailer rental business.

The Applicant states: “U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. …”

Hours of Operation:

Mon. - Thurs. 7:00 a.m. to 7:00 p.m.
Fri. 7:00 a.m. to 8:00 p.m.
Sat. 7:00 a.m. to 7:00 p.m.
Sun. 9:00 a.m. to 5:00 p.m.



DISCUSSION/DEVELOPMENT ANALYSIS

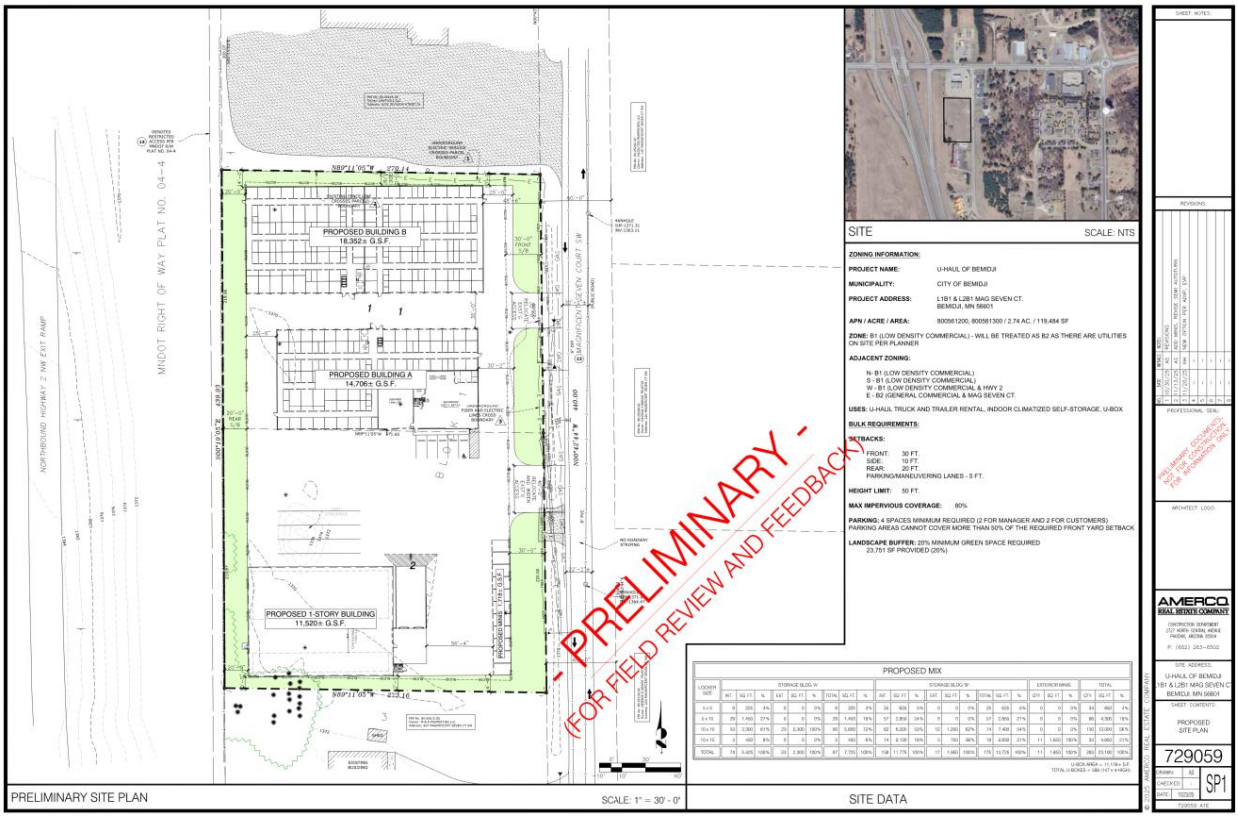
Planning Considerations

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

Per City of Bemidji Code Section 28-9 and 28-524:

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

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 City ordinance.



Section 28-9. – Definitions
The definition of the proposed uses are as followed:

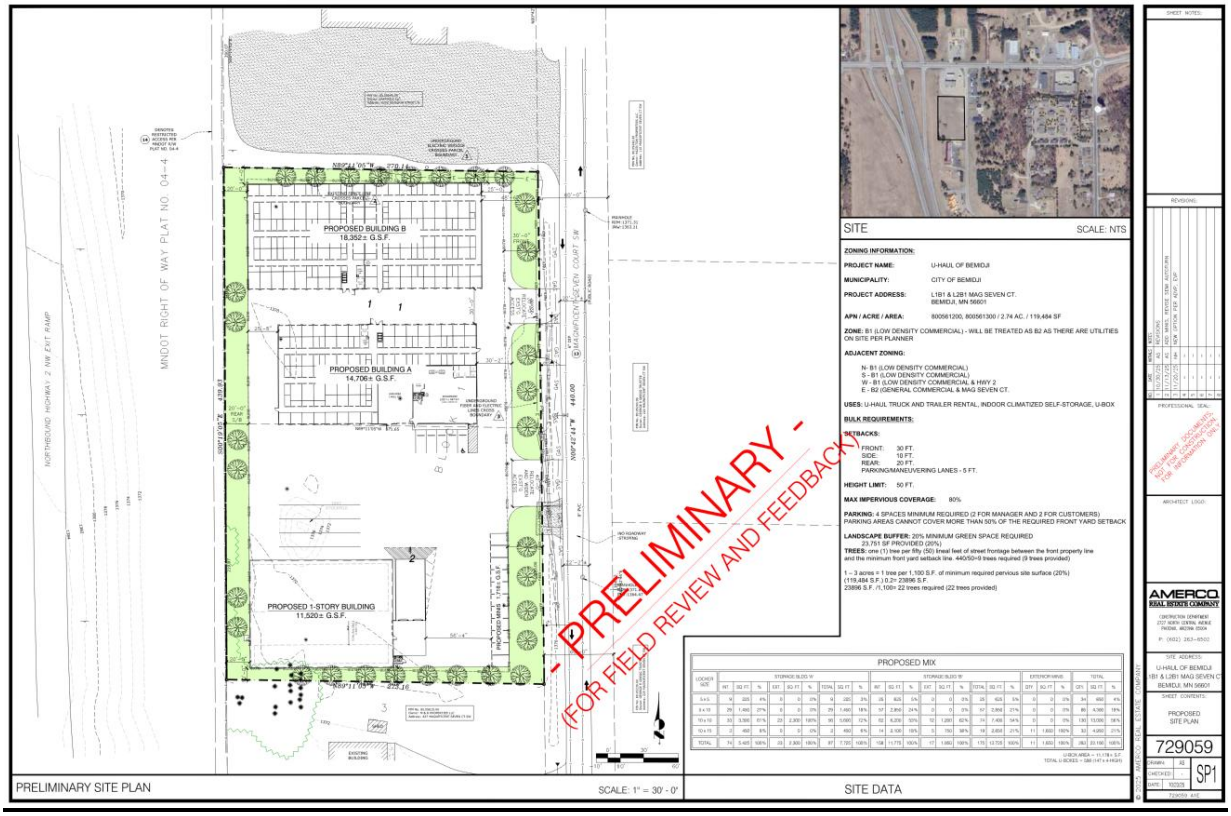
> *Mini storage means a building which contains separate, individual and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time, or as part of an approved CIC.*
>
> *Automobile sales or rental means the sale, display, lease, rental, or storage of motor vehicles, including automobiles, vans, trucks, trailers, boats, and recreational vehicles. This shall not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use. Sales or Rental lots must meet the requirements of accessory open sales lot. Primarily sale of rental of passenger vehicles not exceeding one and one-half ton.*

Section 28-252 - Signage for B-1 & B-2 Commercial
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.

Section 28-402 - 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.

Section 28-406 - Landscaping/Trees
Road frontage trees will be required per Section 28-406 of the Ordinance along with greenspace. The applicant will be planting a minimum of thirty-three (33) trees in total, nine (9) of those are along the road frontages.



Section 28-408 - Lighting
All exterior lighting proposed for this site must meet Section 28-408 of the Development Ordinance.

Section 28-409 - Parking and Traffic
Mini-Storage Facilities: Four spaces, two spaces for the manager's office and two for potential customers, if there is a manager's office.

Open Sales Lots - Automobile Showrooms and Sales Facilities (New and Used), Mobile Home and Trailer Sales/Rental Lots, and Boat and Other Recreational Equipment/Vehicle Sales: One space for each 400 square feet of enclosed floor area and one space for each 3,000 square feet of open lot area devoted to sales and display.

This location also has a small retail space in the main structure which will need to meet those parking requirements. Retail: One space for each 300 square feet of gross floor area used for the sale of goods, plus one space for each employee on max shift.

Project Narrative from Applicant
Please see the letter in the packet.

Development Team:

City Engineer/Director of Public Works, Sam Anderson

Good morning,

The development itself will be required to submit engineering plans completed by a licensed civil engineer with the State of Minnesota for approval prior to construction. These engineering plans will include, but not limited to, grading & drainage, erosion control, utility plan, and site plan sheets. Stormwater calculations will need to accompany these engineering plans meeting the pre- and post- stormwater calculations and water quality thresholds provided in the City of Bemidji's Stormwater Design Guide for a new development. A granted variance for additional impervious doesn't waive any stormwater related standards required of a new development.

A few specific items of note on preliminary site plan:

- *The currently proposed south entrance is shown to be 40 feet wide. Public Works staff would request a 30-foot maximum to match the existing north entrance unless a hardship can be proven during plan review.*
- *City water & sanitary sewer is available under Mag Seven Court SW. With 3 separate structures being proposed, utility design plans will need to consider # of connections and sizing as it'll affect the fees associated with connection to public infrastructure during design.*

Thank you,

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 does not have any concerns or issues with this request.

Bruce Hasbargen
Public Works Director

Sustainability Commission, Chair, Jordan Lutz

The Bemidji Sustainability Commission reviewed the conditional use permit and interim use permit applications for the U-Haul and submits the following recommendations for consideration.

Regarding vegetation related to the site development, plant a variety of native species of trees and shrubs that are well suited to the site conditions. Consult the Parks Dept and Beltrami Soil and Water Conservation District as needed. Consider including plants that support native pollinators in the planting plan as well.

The Commission recommends consideration of on-site energy efficiency and electricity generation through roof-top solar photovoltaics (PV). Considering a future solar array during

the design phase preserves options in the future. Generating electricity on-site can help manage the long-term operational costs and provide other positive outcomes that benefit the owner and broader community. Local utilities have the staff and expertise to assist in energy efficiency planning. They are also generally eager to support the design and installation of PV arrays, so we encourage collaboration, as possible.

Thank you for considering this input.

Jordan Lutz
Chair, Bemidji Sustainability Commission

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 and IUP 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 construct and operate a Mini-Storage or Self-Service Storage business and an Interim Use Permit (IUP) for operating a Truck and trailer rental business on the property. The subject property is located at TBD Mag Seven Ct SW (PIN 800561200 & 800561300) in the City of Bemidji.

The following are the proposed conditions and findings of fact:

Conditions

1. A Planning Site Plan Review shall be submitted and approved prior to construction.
2. Final building plans will need to be approved by the City of Bemidji Building Department and Bemidji Fire Department, with a building permit obtained prior to construction.
3. Final engineering grading, drainage and utility plans will need to be reviewed and approved by City staff before any construction can commence.
4. The developer must follow the Surface Water Management Plan for stormwater treatment for the project.
5. A development agreement shall be entered into between the City and the Applicant to ensure all site construction is completed to a satisfactory condition.
6. A master sign plan shall be submitted, and a permit obtained from the City of Bemidji prior to construction.
7. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
8. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
9. 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 and IUP.
10. A parking and display plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval prior to construction.
11. 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.

12. The IUP shall terminate upon a change in use, a change in the owner/operator (leaseholder), or a change in the lease space as may be determined by the Planning Staff.
13. The IUP shall expire and become void if the use it allows is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. The council may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

Findings of Fact

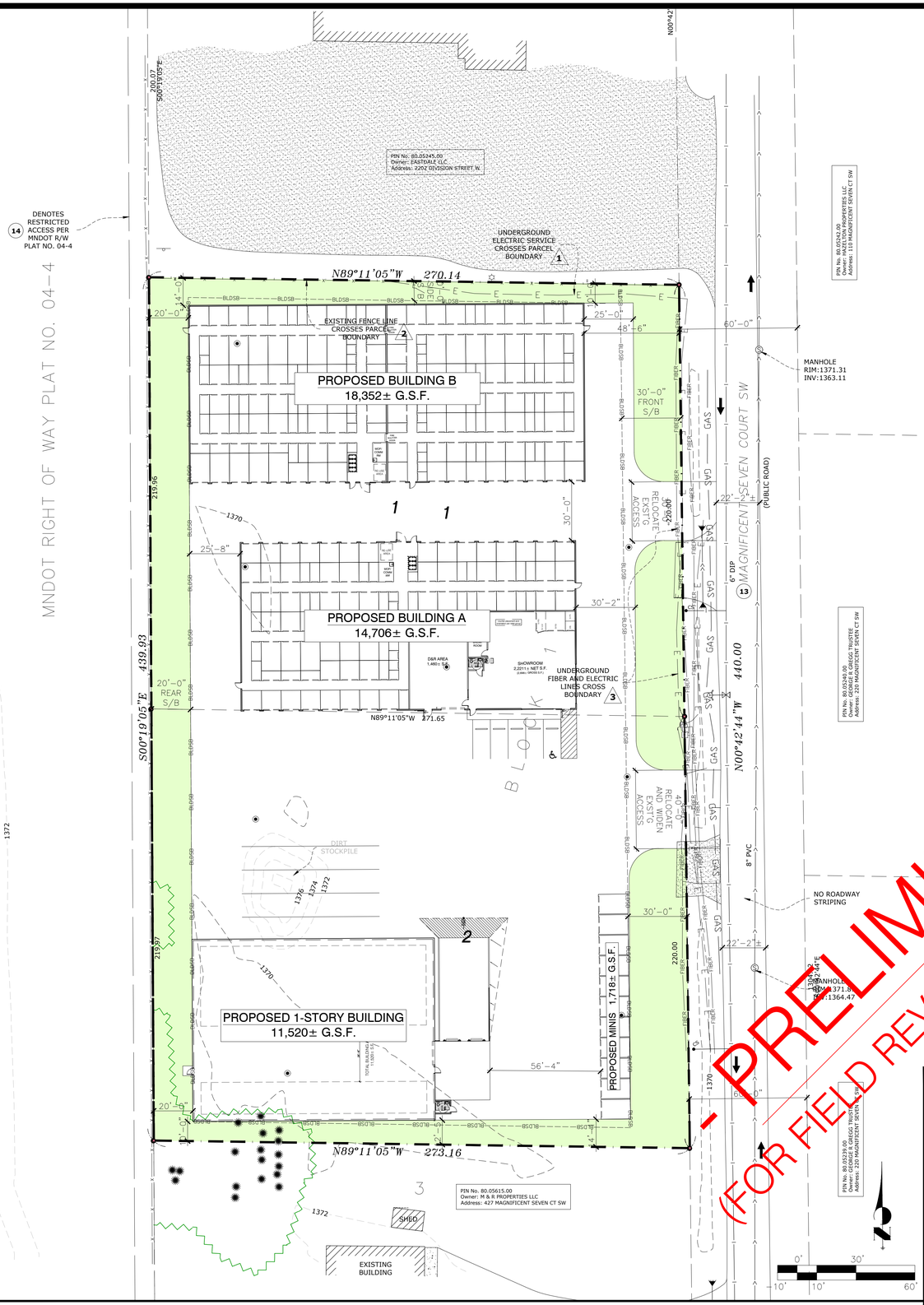
1. **Whether the proposed use adversely affects the public safety, health, morals, convenience, and general welfare of the occupants of the surrounding land.**
   The proposed use is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding 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 parking and maneuvering areas for the business is on the parcels.

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 uses are consistent with the goals and policies of the City of Bemidji Comprehensive Plan as well as the City Code through an approved CUP and IUP.

5. **Whether adequate utility, drainage and other such necessary facilities have been or can be provided.**
   The property has adequate infrastructure and is served by City services. Hook up to city services will be required.



PRELIMINARY SITE PLAN

SCALE: 1" = 30' - 0"

- PRELIMINARY -
(FOR FIELD REVIEW AND FEEDBACK)



SITE

SCALE: NTS

ZONING INFORMATION:

PROJECT NAME: U-HAUL OF BEMIDJI

MUNICIPALITY: CITY OF BEMIDJI

PROJECT ADDRESS: L1B1 & L2B1 MAG SEVEN CT.
BEMIDJI, MN 56601

APN / ACRE / AREA: 800561200, 800561300 / 2.74 AC. / 119,484 SF

ZONE: B1 (LOW DENSITY COMMERCIAL) - WILL BE TREATED AS B2 AS THERE ARE UTILITIES ON SITE PER PLANNER

ADJACENT ZONING:

N- B1 (LOW DENSITY COMMERCIAL)
S - B1 (LOW DENSITY COMMERCIAL)
W - B1 (LOW DENSITY COMMERCIAL & HWY 2
E - B2 (GENERAL COMMERCIAL & MAG SEVEN CT.

USES: U-HAUL TRUCK AND TRAILER RENTAL, INDOOR CLIMATIZED SELF-STORAGE, U-BOX

BULK REQUIREMENTS:

SETBACKS:

FRONT: 30 FT.
SIDE: 10 FT.
REAR: 20 FT.
PARKING/MANEUVERING LANES - 5 FT.

HEIGHT LIMIT: 50 FT.

MAX IMPERVIOUS COVERAGE: 80%

PARKING: 4 SPACES MINIMUM REQUIRED (2 FOR MANAGER AND 2 FOR CUSTOMERS)
PARKING AREAS CANNOT COVER MORE THAN 50% OF THE REQUIRED FRONT YARD SETBACK

LANDSCAPE BUFFER: 20% MINIMUM GREEN SPACE REQUIRED
23,751 SF PROVIDED (20%)

PROPOSED MIX

LOCKER SIZE	STORAGE BLDG "A"									STORAGE BLDG "B"									EXTERIOR MINIS			TOTAL		
	INT.	SQ. FT.	%	EXT.	SQ. FT.	%	TOTAL	SQ. FT.	%	INT.	SQ. FT.	%	EXT.	SQ. FT.	%	TOTAL	SQ. FT.	%	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%
5 x 5	9	225	4%	0	0	0%	9	225	3%	25	625	5%	0	0	0%	25	625	5%	0	0	0%	34	850	4%
5 x 10	29	1,450	27%	0	0	0%	29	1,450	18%	57	2,850	24%	0	0	0%	57	2,850	21%	0	0	0%	86	4,300	19%
10 x 10	33	3,300	61%	23	2,300	100%	56	5,600	72%	62	6,200	53%	12	1,200	62%	74	7,400	54%	0	0	0%	130	13,000	56%
10 x 15	3	450	8%	0	0	0%	3	450	6%	14	2,100	18%	5	750	38%	19	2,850	21%	11	1,650	100%	33	4,950	21%
TOTAL	74	5,425	100%	23	2,300	100%	97	7,725	100%	158	11,775	100%	17	1,950	100%	175	13,725	100%	11	1,650	100%	283	23,100	100%

U-BOX AREA = 11,178± S.F.
TOTAL U-BOXES = 588 (147 x 4-HIGH)

SITE DATA

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/25	AS	REVISIONS
2	11/13/25	AS	ADD MINIS, REVISE SEMI AUTOTURN
3	11/20/25	NH	NEW OPTION PER ADVP- EVP
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF BEMIDJI
L1B1 & L2B1 MAG SEVEN CT
BEMIDJI, MN 56601

SHEET CONTENTS:
PROPOSED SITE PLAN

729059

DRAWN:	AS
CHECKED:	-
DATE:	10/23/25

SP1

729059 A1E

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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-2025-0015

CONDITIONAL OR INTERIM USE PERMIT

SITE ADDRESS: UNKNOWN UNKNOWN
PRIMARY PARCEL: 800561200
PROJECT NAME: U-HAUL

ISSUED:

EXPIRES:

APPLICANT: Cheruku, Sahithya
2727 N Central Ave
Phoenix, AZ 85004
6022636555

OWNER: GEORGE R GREGG TRUSTEE
220 MAG SEVEN CT SW
BEMIDJI, MN 56601

Detail Name	Detail Value
Select the type of use permit application from the list:	Conditional Use
Describe the proposed use of your property:	Amerco Real Estate Company is proposing U-Haul moving and storage uses on the property. The use of self-storage requires a Conditional Use permit, while the truck and trailer sharing use requires an Interim Use Permit. U-Haul is applying for the necessary permits to allow these uses.
Describe the existing use of your property:	Vacant Land
Are you aware of any existing Use Permits or Variances for this property?	No
Will the proposal generate increased traffic over existing conditions?	Yes
If yes, an increase amount of traffic, please explain.	U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Please refer to the traffic study table in the project narrative that gives more details.
Will the proposal require additional parking spaces?	Yes
How many people will occupy your premises on an average day? Please provide numbers for employees, customers, and residents.	there are 2-3 employees on a normal business day
Will your proposal increase water usage or sewage generation over the existing use?	Yes
If yes, increase in water usage or sewage generation please provide, how many gallon per day.	New service to be determined
Will your proposal generate additional waste?	Yes
Describe your disposal method .	The trash dumpster is enclosed within a commercial hauler

City of Bemidji, MN

City of Bemidji

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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
Escrow Payer Name (Who should the check for the escrow funds be made out to when the project is complete?)	Amerco Real Estate company
Escrow Payer Mailing Address	2727 N central Avenue, Phoenix AZ 85004
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:	**Paid**	**Due**
Planning Escrow Deposit	$500.00	$0.00
PLN Special/Conditional/Interim Use Permit	$500.00	$0.00
Totals :	**$1,000.00**	**$0.00**

DRAFT

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-2025-0016

CONDITIONAL OR INTERIM USE PERMIT

SITE ADDRESS: UNKNOWN UNKNOWN
PRIMARY PARCEL: 800561200
PROJECT NAME: U-HAUL

ISSUED:

EXPIRES:

APPLICANT: Cheruku, Sahithya
2727 N Central Ave
Phoenix, AZ 85004
6022636555

OWNER: GEORGE R GREGG TRUSTEE
220 MAG SEVEN CT SW
BEMIDJI, MN 56601

Detail Name	Detail Value
Select the type of use permit application from the list:	Interim Use
Describe the proposed use of your property:	Amerco Real Estate Company is proposing U-Haul moving and storage uses on the property. The use of self-storage requires a Conditional Use permit, while the truck and trailer sharing use requires an Interim Use Permit. U-Haul is applying for the necessary permits to allow these uses.
Describe the existing use of your property:	Vacant Land
Are you aware of any existing Use Permits or Variances for this property?	No
Will the proposal generate increased traffic over existing conditions?	Yes
If yes, an increase amount of traffic, please explain.	U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Please refer to the traffic study table in the project narrative that gives more details.
Will the proposal require additional parking spaces?	Yes
How many people will occupy your premises on an average day? Please provide numbers for employees, customers, and residents.	there are 2-3 employees on a normal business day
Will your proposal increase water usage or sewage generation over the existing use?	Yes
If yes, increase in water usage or sewage generation please provide, how many gallon per day.	New service to be determined
Will your proposal generate additional waste?	Yes
Describe your disposal method .	The trash dumpster is enclosed within a commercial hauler

City of Bemidji, MN

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Does your property contain low areas, wetlands, or areas with standing water?	No
Escrow Payer Name (Who should the check for the escrow funds be made out to when the project is complete?)	Amerco Real Estate company
Escrow Payer Mailing Address	2727 N central Avenue, Phoenix AZ 85004
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

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

AMERCO
REAL ESTATE COMPANY
2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Bemidji's participation and counseling regarding a Conditional Use permit & Interim Use Permit for the property located at L1B1 & L2B1 Mag Seven CT, Bemidji MN. AREC is the wholly owned real estate subsidiary of the U-Haul System.

U-Haul is proposing to develop two single-story, climate-controlled self-storage buildings on the site (refer to the attached site plan). Building A will consist of 14,706 ± gross square feet (GSF), including a ±2,698 GSF showroom area, while Building B will total 18,352 ± GSF. In addition to the primary self-storage facility, the project includes U-Box storage services, offering a convenient alternative storage option totaling ±11,520 GSF, as well as a mini-storage facility on the site. The proposed uses for the development include self-storage, U-Haul truck and trailer sharing, and related retail sales. This development will allow U-Haul to better serve the storage needs of the community while activating a property that is currently vacant.

The property is currently zoned B-1 Low Density Commercial. The use of self-storage, U-Box and mini storage uses require a Conditional Use permit, while the truck and trailer sharing use requires an Interim Use Permit. U-Haul is applying for the necessary permits to allow these uses.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue

- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.

- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.

- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.

- Items that may not be stored include: chemicals, flammables, and paints.

- U-Haul stores are protected by video surveillance.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

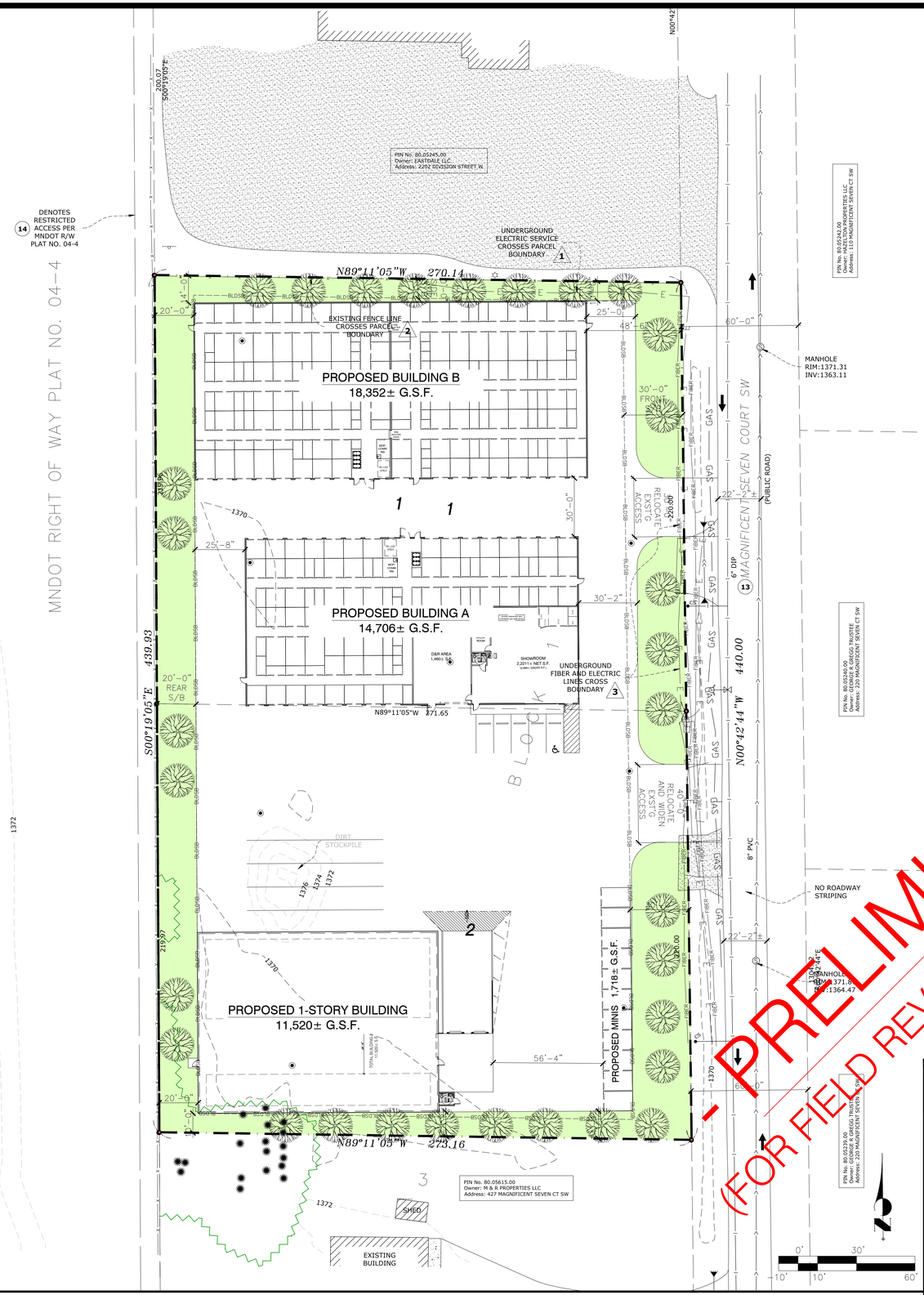
USE COMPARISON

Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Bemidji as you consider the CUP/IUP Application we are currently submitting.

Sincerely,

Sahithya Cheruku
AMERCO Real Estate - Planner



PRELIMINARY SITE PLAN

SCALE: 1" = 30' - 0"

- PRELIMINARY -
(FOR FIELD REVIEW AND FEEDBACK)



SITE

SCALE: NTS

ZONING INFORMATION:

PROJECT NAME: U-HAUL OF BEMIDJI

MUNICIPALITY: CITY OF BEMIDJI

PROJECT ADDRESS: L1B1 & L2B1 MAG SEVEN CT.
BEMIDJI, MN 56601

APN / ACRE / AREA: 800561200, 800561300 / 2.74 AC. / 119,484 SF

ZONE: B1 (LOW DENSITY COMMERCIAL) - WILL BE TREATED AS B2 AS THERE ARE UTILITIES ON SITE PER PLANNER

ADJACENT ZONING:

N- B1 (LOW DENSITY COMMERCIAL)
S - B1 (LOW DENSITY COMMERCIAL)
W - B1 (LOW DENSITY COMMERCIAL & HWY 2
E - B2 (GENERAL COMMERCIAL & MAG SEVEN CT.

USES: U-HAUL TRUCK AND TRAILER RENTAL, INDOOR CLIMATIZED SELF-STORAGE, U-BOX

BULK REQUIREMENTS:

SETBACKS:

FRONT: 30 FT.
SIDE: 10 FT.
REAR: 20 FT.
PARKING/MANEUVERING LANES - 5 FT.

HEIGHT LIMIT: 50 FT.

MAX IMPERVIOUS COVERAGE: 80%

PARKING: 4 SPACES MINIMUM REQUIRED (2 FOR MANAGER AND 2 FOR CUSTOMERS)
PARKING AREAS CANNOT COVER MORE THAN 50% OF THE REQUIRED FRONT YARD SETBACK

LANDSCAPE BUFFER: 20% MINIMUM GREEN SPACE REQUIRED
23,751 SF PROVIDED (20%)
TREES: one (1) tree per fifty (50) lineal feet of street frontage between the front property line and the minimum front yard setback line. 440/50=9 trees required (9 trees provided)

1 – 3 acres = 1 tree per 1,100 S.F. of minimum required pervious site surface (20%)
(119,484 S.F.) 0.2= 23896 S.F.
23896 S.F. /1,100= 22 trees required (22 trees provided)

PROPOSED MIX

LOCKER SIZE	STORAGE BLDG "A"									STORAGE BLDG "B"									EXTERIOR MINIS			TOTAL		
	INT.	SQ. FT.	%	EXT.	SQ. FT.	%	TOTAL	SQ. FT.	%	INT.	SQ. FT.	%	EXT.	SQ. FT.	%	TOTAL	SQ. FT.	%	QTY.	SQ. FT.	%	QTY.	SQ. FT.	%
5 x 5	9	225	4%	0	0	0%	9	225	3%	25	625	5%	0	0	0%	25	625	5%	0	0	0%	34	850	4%
5 x 10	29	1,450	27%	0	0	0%	29	1,450	18%	57	2,850	24%	0	0	0%	57	2,850	21%	0	0	0%	86	4,300	19%
10 x 10	33	3,300	61%	23	2,300	100%	56	5,600	72%	62	6,200	53%	12	1,200	62%	74	7,400	54%	0	0	0%	130	13,000	56%
10 x 15	3	450	8%	0	0	0%	3	450	6%	14	2,100	18%	5	750	38%	19	2,850	21%	11	1,650	100%	33	4,950	21%
TOTAL	74	5,425	100%	23	2,300	100%	97	7,725	100%	158	11,775	100%	17	1,950	100%	175	13,725	100%	11	1,650	100%	283	23,100	100%

U-BOX AREA = 11,178± S.F.
TOTAL U-BOXES = 588 (147 x 4-HIGH)

SITE DATA

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	10/30/25	AS	REVISIONS
2	11/13/25	AS	ADD MINIS, REVISE SEMI AUTOTURN
3	11/20/25	NH	NEW OPTION PER ADVP- EVP
4	--	--	--
5	--	--	--
6	--	--	--
7	--	--	--
8	--	--	--

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF BEMIDJI
L1B1 & L2B1 MAG SEVEN CT
BEMIDJI, MN 56601

SHEET CONTENTS:
PROPOSED SITE PLAN

729059

DRAWN: AS
CHECKED: -
DATE: 10/23/25

SP1

729059 A1E

© 2025 AMERCO REAL ESTATE COMPANY

ALTA/NSPS LAND TITLE SURVEY

~for~ AMERCO REAL ESTATE COMPANY
~of~ XXX MAG SEVEN COURT SW
BEMIDJI, MN 56601
ENTITY NUMBER 729059

CERTIFICATION

I hereby certify to AMERCO Real Estate Company, a Nevada Corporation; U-Haul Co. of Minnesota; First American Title Insurance Company; and to Landmark Title Assurance Agency that this is a survey of:

The Land referred to herein below is situated in the County of Beltrami, State of Minnesota and is described as follows:

Lots 1 and 2, Block One, Dick and Gloria's N.W. Commercial Addition, Beltrami County, Minnesota.

and is based upon information found in the title search report prepared by Near North Title Group LLC, File No. MN2516186, dated effective September 24, 2025 at 8:00AM, and that all easements, if any, listed in Schedule B-II on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 19, and 20 (topo details per AMERCO Exhibit B 2025) of Table A thereof. The field work was completed on September 29, 2025.

I further certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: October 29, 2025

E.G. Rud & Sons, Inc.

Jason E. Rud, Land Surveyor
Minnesota License No. 41578

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Beltrami, State of Minnesota and is described as follows:

Lots 1 and 2, Block One, Dick and Gloria's N.W. Commercial Addition, Beltrami County, Minnesota.

GENERAL NOTES

1. Fee ownership is vested in George R. Gregg, as Trustee of the Gregg Family Trust dated August 26, 2013. Parcel ID Numbers: 80.05612.00 (Lot 1), and 80.05613.00 (Lot 2).
2. Address of the surveyed premises: XXX Mag Seven Court SW, Bemidji, MN 56601.
3. Bearings shown hereon are based on the Beltrami County Coordinate System.
4. Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to City of Bemidji Panning Department. There is no published FEMA mapping available.
5. Boundary area of the surveyed premises: 119,485± sq. ft. (2.74 acres).
6. A zoning endorsement letter was not furnished to the surveyor. A search of the City of Bemidji's web site indicates that the surveyed premises shown on this survey is currently zoned B1-(Low Density Commercial). Based upon a discussion with the assistant city planner, this parcel will be considered B-2 General Commercial since public services are available. Under the applicable zoning regulations, the current B-2 setbacks are:

   Building: Front = 30 feet
   Side = 10 feet
   Rear = 20 feet

   Building height restrictions: 50 feet

   For additional information contact Melissa Fahrenbruch with the Planning and Zoning Department at the City of Bemidji at 218-759-3594.
7. There are no marked or striped parking areas onsite.
8. The surveyed premises has direct access to Mag Seven Court SW, a public street.
9. Location of utilities existing on or serving the surveyed property determined by:
   - Observed evidence collected pursuant to Section 5.E.iv.
   - Utility mapping provided by the City of Bemidji, and prior construction plans.
   - Markings requested by E.G. Rud and Sons per Gopher State One Call Ticket No. 252650727.

   Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
10. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
11. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field work.
12. There are no proposed changes in the street right of way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
13. There were no wetland markers on site. National Wetland Inventory (NWI) mapping does not show any wetlands on site.
14. The legal description does not contain a point of beginning.

SCHEDULE B-II SURVEY RELATED EXCEPTIONS

15. First American Title Insurance Company, File No. MN2516186, Schedule B-II Survey Related Exceptions:

13. Easements as shown on the recorded plat of Dick and Gloria's N.W. Commercial Addition, filed on December 31, 2003, as Documented No. 437355.
[Surveyor's Note: Said plat dedicated the public right of way of MAGNIFICENT SEVEN COURT SW as shown hereon. There were no other easements dedicated that affect Lots 1 and 2.]

14. Access Restrictions as shown on Minnesota Department of Transportation Right of Way Plat No. 04-4, filed May 11, 1977, as Document No. 245377.
[Surveyor's Note: Said access restrictions are shown hereon.]

15. Terms and conditions contained in the Resolution approving a Conditional Use Permit, ordered April 14, 1997 and filed August 1, 1997, as Document No. 373657.
[Surveyor's Note: Said C.U.D. applies outside the subject tract, as it pertains to the northerly neighboring parcel.]

16. Terms and conditions of Joint Resolution for Orderly Annexation adopted August 15, 1998, and filed October 22, 1998, as Document No. 384472.
[Surveyor's Note: Said annexation applies outside of the subject tract and affects land westerly of surveyed premises.]

17. Terms and conditions of Ordinance No. 278, 2nd Series, Annexing Properties, passed June 19, 2000, filed August 24, 2000, as Document No. 401125.
[Surveyor's Note: Title matter only, as it pertains to annexation of surveyed premises.]

18. Terms and conditions of Order approving Rezoning, dated November 30, 2000, and filed December 6, 2000, as Document No. 403652.
[Surveyor's Note: Title matter only, as it pertains to rezoning of surveyed premises.]

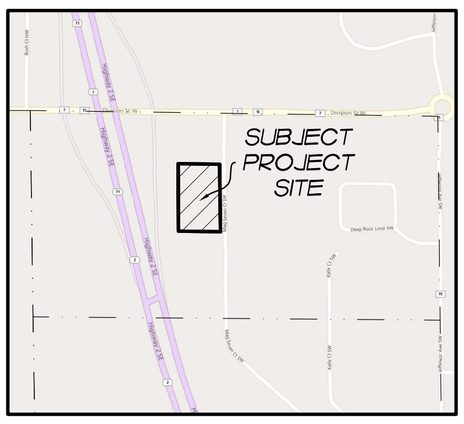
19. Right of Way Grant for pipeline purposes in favor of Lakehead Pipe Line Company, dated December 2, 1949, and filed March 17, 1950 as Document No. 167044; as amended by Amendment to Right-of-Way Agreement dated September 12, 1991, filed September 25, 1991, as Document No. 329051; See also Crossing Agreement dated October 3, 2002, filed October 8, 2002, as Document No. 421625. Note: The recorded plat of Dick and Gloria's N.W. Commercial Addition shows a pipe line easement southerly of the subject property but the recorded documents do not describe the location of the pipeline.
[Surveyor's Note: The pipeline and easement do not affect surveyed premises, as it affects Lot 4, Block 1, and lies southerly of Lots 1 and 2.]

BENCHMARK

BENCHMARK: MNDOT BENCHMARK NYGAARD MNDT
ELEVATION: 1392.405 (NAVD88)

VICINITY MAP

PART OF SEC. 18, TWP. 146, RNG. 33



BELTRAMI COUNTY, MINNESOTA
(NO SCALE)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

DRAWN BY: RAF		JOB NO: 251044AB	DATE: 10-03-25
CHECK BY: JER		FIELD CREW: BH/BJ	
1	10-16-25	CLIENT COMMENTS	RAF
2	10-29-25	CLIENT COMMENTS	RAF
3			
NO.	DATE	DESCRIPTION	BY

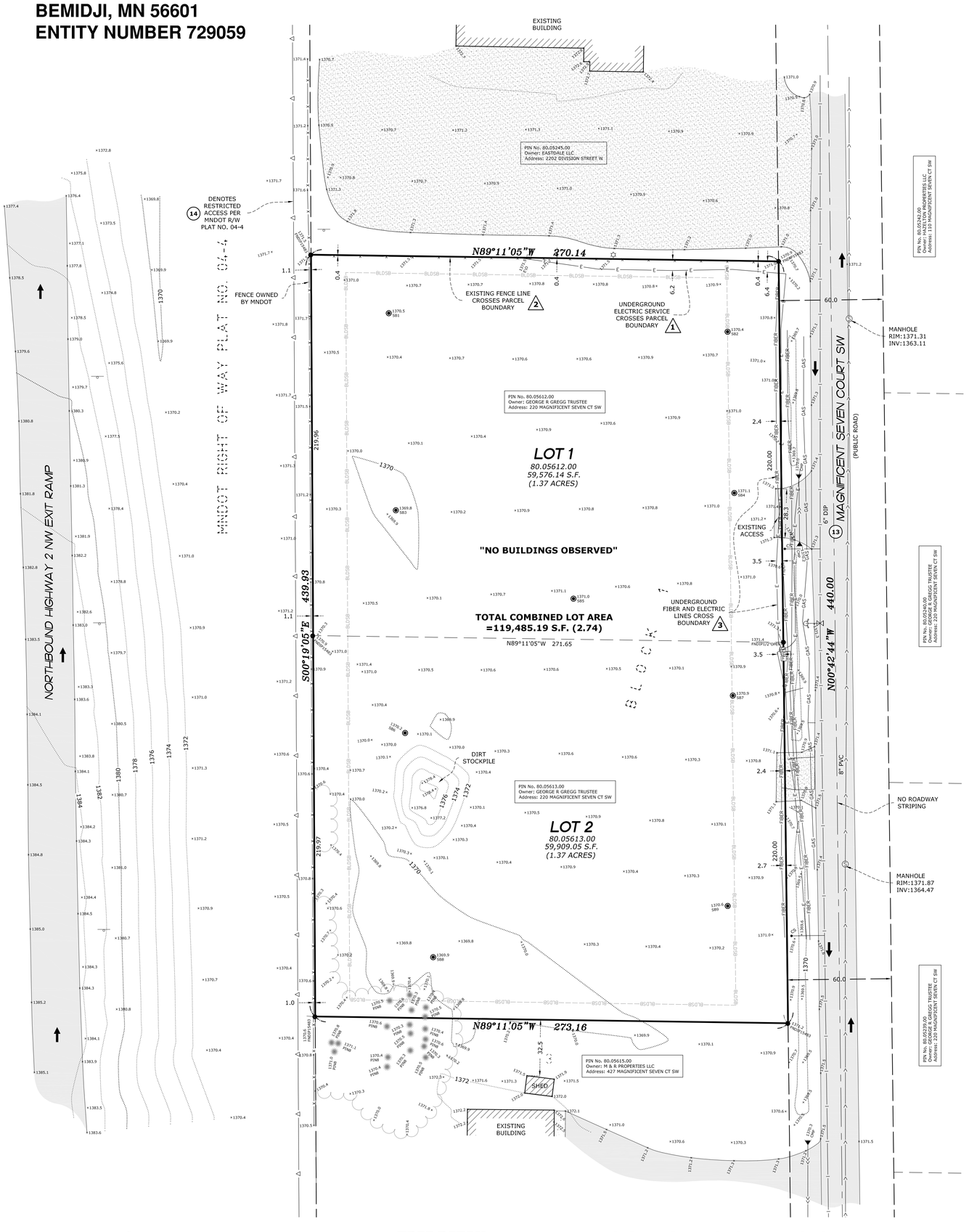
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ALTA/NSPS LAND TITLE SURVEY

~for~ AMERCO REAL ESTATE COMPANY
~of~ XXX MAG SEVEN COURT SW
BEMIDJI, MN 56601
ENTITY NUMBER 729059

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NORTH



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES FIBER OPTIC BOX
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES SIGN
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES STORM SEWER APRON
- DENOTES WATER VALVE
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING STORM SEWER
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES RESTRICTED ACCESS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BUILDING SETBACK LINE
- DENOTES SCHEDULE B-II EXCEPTION NO.
- DENOTES DIRECTION OF TRAFFIC FLOW
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER BELTRAMI COUNTY TAX INFORMATION)

PIN No. 17-119-22-14-0008
Owner: City of X
Address: Unassigned

TREE DETAIL

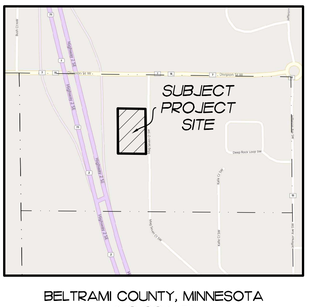
- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

SIGNIFICANT OBSERVATIONS

1. There is an existing underground electric line that crosses the north boundary line by up to 6.4 feet as shown.
2. There is an existing fence line that crosses the north boundary line by up to 0.4 feet as shown.
3. There are existing fiber and electric lines that cross the east boundary line by up to 3.5 feet as shown.

VICINITY MAP

PART OF SEC. 18, TWP. 146, RNG. 33



BELTRAMI COUNTY, MINNESOTA
(NO SCALE)

SITE PICTURE/FACING WEST



BENCHMARK

BENCHMARK: MNDOT BENCHMARK NYGAARD MNDT
ELEVATION: 1392.405 (NAVD88)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
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Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

DRAWN BY: RAF	JOB NO: 251044AB	DATE: 10-07-25
CHECK BY: JER	FIELD CREW: BH/BJ	

NO.	DATE	DESCRIPTION	BY
1	10-16-25	CLIENT COMMENTS	RAF
2	10-29-25	CLIENT COMMENTS	RAF
3			

S:\RUD\CAD\25PROJ\251044AB\251044AB.DWG

FINDINGS OF FACT

Conditional Use Permits:

In considering the granting of any conditional use permit throughout the City of Bemidji, the Planning Commission shall evaluate the effect of the proposed use upon the maintenance of the public health, safety and welfare; location and compatibility. In considering the granting of any conditional use permit in shoreland areas, the Planning Commission shall also evaluate the effect of the proposed use. Upon consideration of the factors listed above, the Planning Commission may attach such reasonable conditions, in addition to those required elsewhere in this Ordinance, which it deems necessary for the furtherance of the purposes set forth in this Ordinance.

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

- the proposed use will have no adverse impacts on the public health, safety, or general welfare of the community. It aligns with the goals and intent of the zoning ordinance, particularly within the B-1 Low density district, which is intended to provide areas for the placement of commercial establishments, including service, retail, and wholesale providers, in locations where central services are not available. U-Haul's moving and storage services provide a valuable, multi-use, one-stop solution for the community's moving and storage needs. Our services and products will benefit the surrounding area, contributing positively to the local economy and enhancing convenience for all residents.

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

The proposed self-storage and moving services use is anticipated to generate minimal traffic compared to other permitted B-1 district uses. Traffic will be intermittent and dispersed throughout the day, with no significant peak-hour congestion. Adequate on-site parking and maneuvering areas will be provided to accommodate customer vehicles and moving trucks, thereby preventing overflow parking or congestion on adjacent streets. As designed, the development will not adversely affect traffic conditions or parking in the surrounding area.

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

The proposed use will not adversely affect nearby properties. Self-storage is a low-impact commercial use that generates minimal noise, lighting, and activity outside of normal business hours. The development will be designed to be compatible with surrounding land uses through appropriate building placement and landscaping. Additionally, the project is expected to stabilize and enhance the area by bringing investment to currently undeveloped land, thereby supporting surrounding property values.

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

Yes, the proposed use is consistent with the City of Bemidji Comprehensive Plan (City of Bemidji comprehensive plan 2024-2044), as it represents a low-impact commercial service that supports economic vitality and efficient land use. The Comprehensive Plan identifies appropriate locations for commercial and service uses that support community and regional needs, and self-storage is considered a low-intensity commercial use compatible with surrounding development.

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

- Yes, the proposed site has water and sanitary sewer facility and will meet all required standards for all other such necessary facilities. The development will ensure compliance with applicable regulations, minimizing environmental impact.

Packet Distribution List

SUP-2025-0015 & SUP-2025-0016 U-Haul CUP & IUP

	Contact	E-MAILED
☒	Applicant / Representative	1/6/2026
☒	City Building Department	1/6/2026
☒	City Attorney (Planning & Zoning)	1/6/2026
☒	City Engineer	1/6/2026
☒	City Manager	1/6/2026
☐	City Community Development (Vacant)	_____
☒	City GIS Department	1/6/2026
☒	City Police Department	1/6/2026
☒	City Fire Department	1/6/2026
☐	City Parks Department	_____
☐	Beltrami County ESD/SWCD	_____
☐	Beltrami County Recorder	_____
☐	Beltrami County GIS Department	_____
☐	Beltrami County Sheriff	_____
☒	Beltrami County Engineer / Highway	1/6/2026
☐	Beltrami County Natural Resources	_____
☐	MnDNR Trails	_____
☐	MnDNR Waters	_____
☐	MnDNR District	_____
☒	MnDOT	1/6/2026
☐	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	1/6/2026
☐	Other: _____	_____

Planning and Zoning Department
City of Bemidji

317 4th Street NW Bemidji, MN 56601 **Office** (218) 759-3579 **Email** SGAdmin@ci.bemidji.mn.us

January 6, 2026

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.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, January 22, 2026,** 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** 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, January 16, 2026,** 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-2025-0015 & SUP-2025-0016.**

Respectfully,

Planning Staff
City of Bemidji
Planning and Zoning Department

Planning & Zoning Department
City of Bemidji
317 4th Street NW Bemidji, MN 56601 **Office** (218) 759-3579 **Email** SGAdmin@ci.bemidji.mn.us

January 6, 2026

Dear Property Owner:

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

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.

This public hearing will be held on **Thursday, January 22, 2026,** 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, January 16, 2026,** 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

GEORGE R GREGG TRUSTEE
GREGG FAMILY TRUST
220 MAG SEVEN CT SW
BEMIDJI, MN 56601

EASTDALE LLC
3000 HEARTLAND DR
GRAND FORKS, ND 58201

HAZELTON PROPERTIES LLC
110 MAG SEVEN CT SUITE 220
BEMIDJI, MN 56601

M & R PROPERTIES LLC
427 MAG SEVEN CT SW
BEMIDJI, MN 56601

OTTER TAIL CORPORATION
215 S CASCADE ST
FERGUS FALLS, MN 56537

AFFIDAVIT OF SERVICE BY MAIL

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

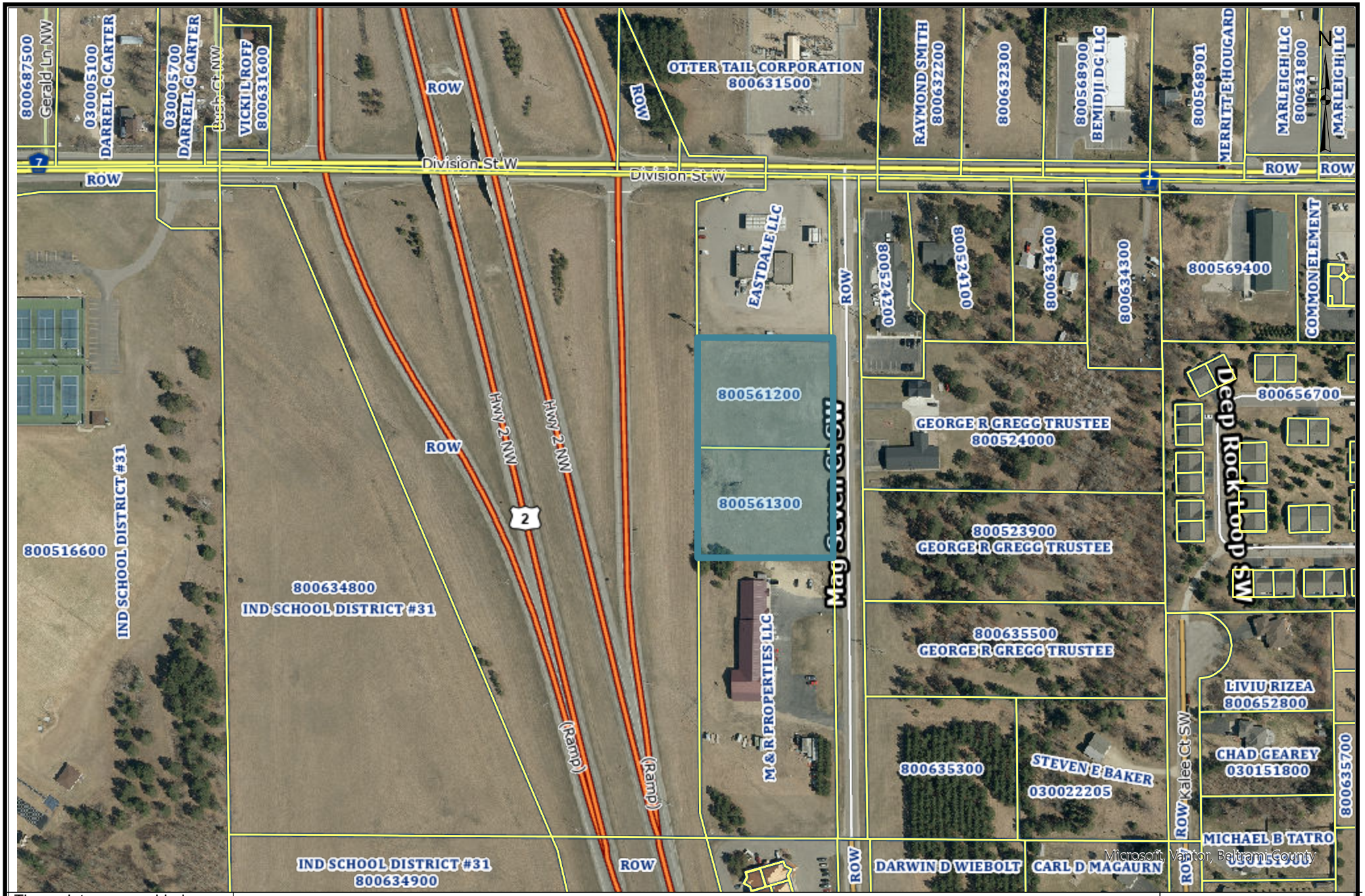
David Wielenberg, being first duly sworn, on oath deposes and states that on the 7th of January 2026, he/she served the attached Hearing Notice upon each of the following parties on the attached list by depositing in the U.S. Mail, envelopes properly sealed with postage prepaid thereon.

Subscribed and sworn to before me
this 7th day of January 2026.

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

Notary Public

Planning Case: **Conditional Use Permit & Interim Use Permit Request for 800561200 & 800561300 – SUP-2025-0015 & SUP-2025-0016**



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

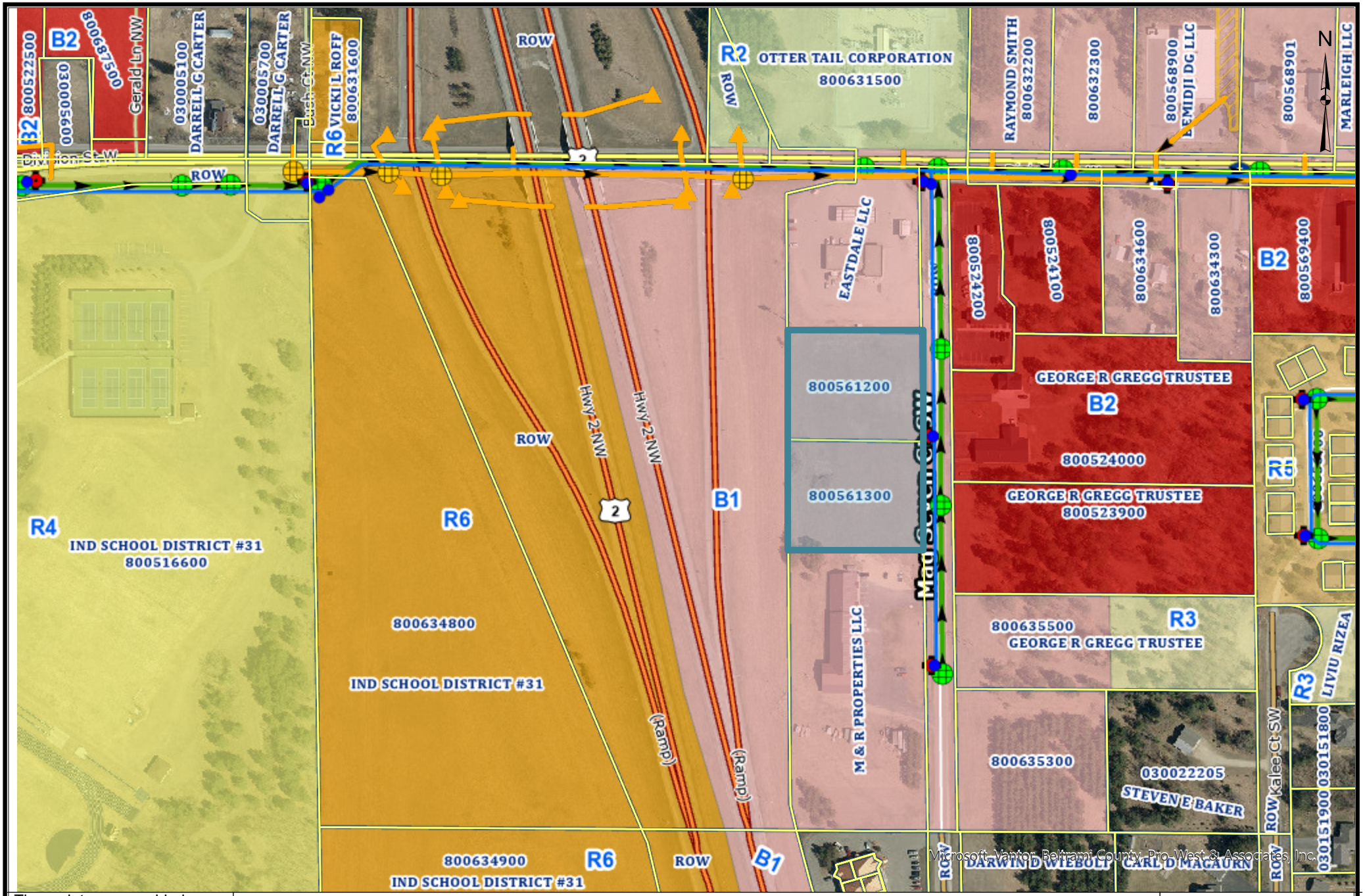
Aerial Map

1:4,514

Date: 12/31/2025

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

Bemidji First City On The Mississippi



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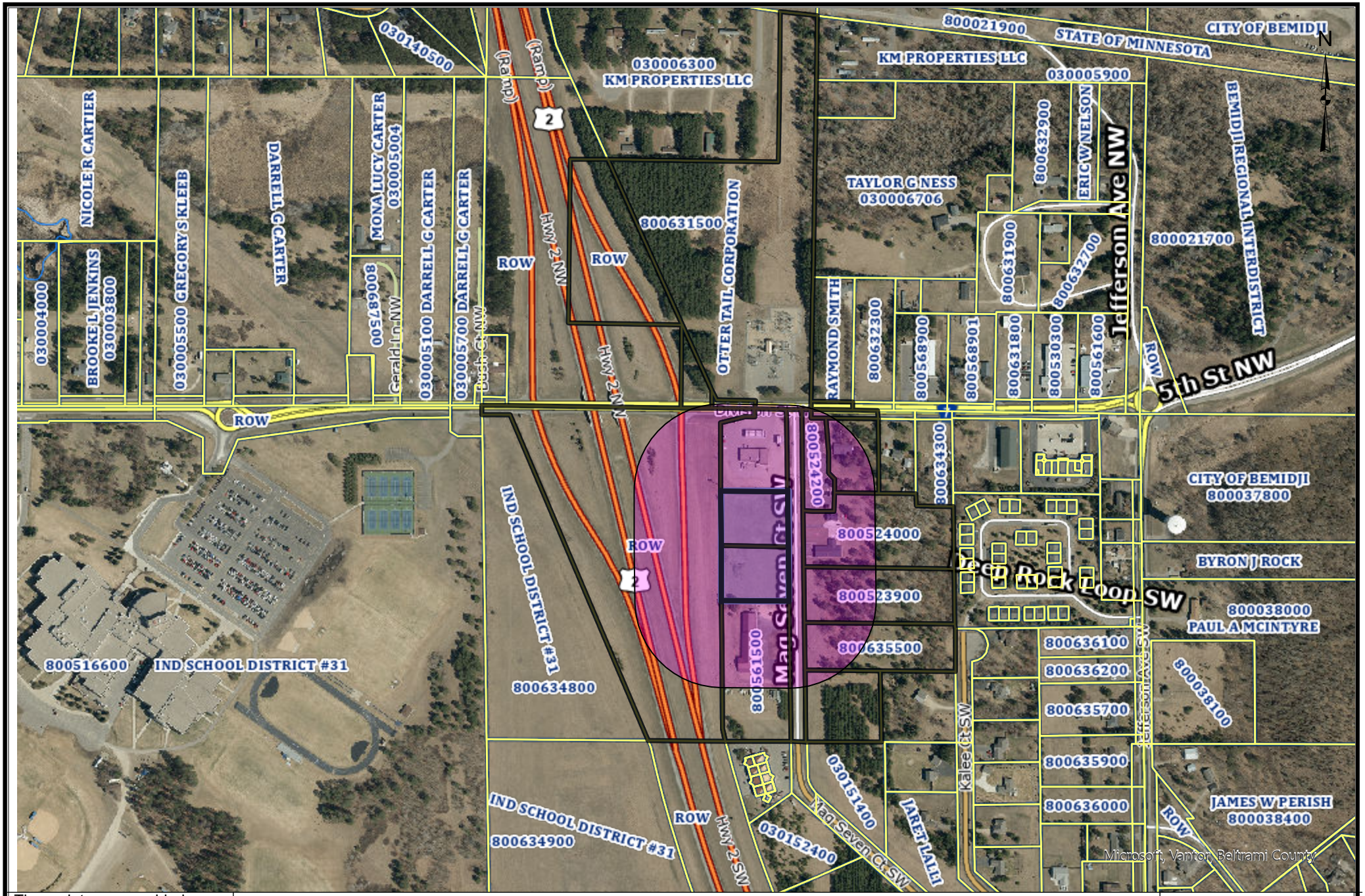
Zoning Map

1:4,514

Date: 12/31/2025

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

Bemidji
First City On The Mississippi



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

1:9,028

Date: 12/31/2025

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

Bemidji First City On The Mississippi

Forum Communications Company

MN Affidavit No. nr4VwPoWi61hAE8CPR4h

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 quailified 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, January 10, 2026
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331.A06, 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)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 01/13/2026

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, January 22, 2026, 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 4 th St. NW, Bemidji MN, and broadcasted on Channel 2, regarding the following request(s):

Conditional and Interim Use Permits Request 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 .

Planned Unit Development Request Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting approval for a Final Planned Unit Development through a Conditional Use permit (CUP) & Plat (PUD/PLAT) to develop a multi-phase project which would include a YMCA Community Wellness Center and a hotel and convention center along with other future developments within the Urban Renaissance (UR) zoning district & the General Commercial (B-2) zoning district and the Shoreland Overlay. The subject property is located at multiple addresses off Minnesota Ave NW (PIN #80.00344.99, 80.00505.04, and 80.00505.05) in the City of Bemidji (also known as the railroad corridor).

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, January 16, 2026,** so they may be incorporated into the staff report to the Planning Commission.
(Jan. 10, 2026)

The City of Bemidji
Planning and Zoning
Department

PLANNING CASE: SUB-2025-0003	**MEETING DATE:** January 22nd, 2026
APPLICANT: Greater Bemidji	**60-DAY RULE DATE:** March 7th, 2026
PROCEEDING: Planned Unit Development (PUD) through a Conditional Use Permit (CUP) (Final)	**ZONING DISTRICT:** (UR) Urban Renaissance, B-2 General Commercial Zoning Districts & Shoreland Overlay
PREPARED BY: Jamin Carlson Planning Director	**EXHIBITS:** Zoning Map, Aerial Map, Application, Site Drawings, Civil Design Drawings, Stormwater Management Plan, Supporting Documentation

PLANNING & ZONING MEMORANDUM

SUMMARY OF REQUEST
Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting approval for a Final Planned Unit Development through a Conditional Use permit (CUP) & Plat (PUD/PLAT) to develop a multi-phase project which would include a YMCA Community Wellness Center and a hotel and convention center along with other future developments within the Urban Renaissance (UR) zoning district & the General Commercial (B-2) zoning district and the Shoreland Overlay. The subject property is located at multiple addresses off Minnesota Ave NW (PIN #80.00344.99, 80.00505.04, and 80.00505.05) in the City of Bemidji (also known as the railroad corridor).

UPDATE The final plat will be completed in the upcoming months and not included in this request as the ability to combine with the final PUD could not be attained at this time. This was due to variables to the site including property acquisition, developers, site clean-up, ROW's, and other added parcels.

PUBLIC HEARING & DISCUSSION
Commission members made the following comments:

- Commission and staff discussed the re-located multi-use trail.

Public Hearing opened at 5:46 p.m.

- Tim Marco addressed the Commission regarding the changes to the project to both sides of Minnesota Avenue, the continued work with the State of Minnesota regarding the trail, the continued work with the City regarding required infrastructure, and the changes to the east side of the project area due to the hotel project.

- **McCoy** inquired about handicapped parking stalls; Marco responded.
- Ron Seibel addressed the Commission regarding the trail placement, curbs, curves, etc., that may affect grooming of the snowmobile trail.
- **Peterson** inquired about minimum requirements needed, Seibel responded.
- Macro addressed those concerns.

Public Hearing closed at 5:52 p.m.

Commission members made the following comments:

- **Heinonen** addressed the changes to the trail and the trail groomer requirements.
- **McCoy** inquired if the traffic study had been completed before or after the addition of the hotel and convention center to the project. Marco replied that it was after.
- **Meehlhause** inquired of the Commission about the need to add a condition regarding the trail. Commission discussed.

RECOMMENDATION & FINDINGS

Conclusion based on the Ordinance and the Comprehensive Plan.
The Planning Board must decide whether the conditions and findings are sufficient for approval of a Final Planned Unit Development through the Conditional Use Permit for Parcel 80.00344.99, 80.00505.04 & 80.0505.05 located in the (UR) Urban Renaissance & (B-2) General Commercial zoning districts, with the following findings and conditions:

RECOMMENDATION FOR APPROVAL
Approval is recommended with the following findings of fact:

Findings:

1. **Whether the proposed use adversely affects the public safety, health, morals, convenience and general welfare of the occupants of surrounding land;**
   No. The area is zoned (U-R) Urban Renaissance and (B-2) General Commercial, and this development meets the development requirements. The use of a community center and hotel are allowed through the approval of a planned unit development (PUD) and no negative impacts are anticipated, as these uses will provide much needed services for the residents that live within and around the City of Bemidji.

2. **Whether the proposed use adversely affects traffic conditions and parking on adjacent streets and land;**
   No. No adverse effects on traffic conditions or parking are anticipated. Based on the traffic impact study that was completed, the analysis determined that a four-way stop should be installed at the America Ave & 2nd Street intersection. All movement within the Development should have the capacity to handle the proposed uses.

3. **Whether the proposed use adversely affects property in the surrounding area;**
   This type of development should not be detrimental to the surrounding area as the uses are conducive for the area and zone. The development of the rail corridor will be beneficial to the surrounding properties with added business traffic.

4. **Whether the proposed use is in conformance with the community's Comprehensive Plan; and,**
   This development is in conformity with the goals and policies for a mixed-use development in accordance with the Comprehensive Plan as well as the Ordinance. A Planned Unit Development is encouraged in these areas to help provide flexibility.

5. **Whether adequate utility, drainage and other such necessary facilities have been or can be provided.**
   This project will be connecting to centralized services. Final engineering plans for the improvement of on-site storm water system, roadway and trails, final grading and drainage plan and site layout have been provided and will be incorporated in the approved Developers Agreement between the Developer and the City of Bemidji.

Conditions:

1. A final private park plan shall be submitted to the City of Bemidji for review and approval prior to construction. The park shall satisfy the City of Bemidji Park standards; failure to meet minimum requirements will result in the Developer paying Parkland Dedication fees in lieu of the park.
2. A master sign plan shall be submitted, and a permit obtained from the City of Bemidji prior to construction for each parcel or project.
3. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
4. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
5. A landscaping plan meeting Section 28-406 of the Ordinance shall be submitted for review and approval for each project.
6. A parking plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval prior to construction of each project.
7. Any major change to the current plat shall require a major review of the CUP by the City of Bemidji.
8. Developer's agreements shall be entered into with the City of Bemidji for all development for each phase.
9. Architectural building plans and engineered civil drawings shall be submitted for full review by the City of Bemidji staff for each of the proposed buildings. All proper permitting including building permits shall be obtained prior to construction.
10. All stormwater management areas shall be constructed and properly maintained in accordance with the approved plans within the Developers Agreement & Stormwater Management.
11. The developer(s) will be required to relocate the existing multi-use trail and acquire easements where needed along with meeting the minimal trail requirements (paving, width, elevations & radii).
12. 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.
13. There shall be an approved final plat within the next 6 months, or the final PUD will be reviewed by the Planning Board.

Motion by **Peterson**, seconded by **Meehlhause**, to recommend approval of the Final Planned Unit Development through a Conditional Use Permit and Plat requests for parcel 800034499, 800050504 and 800050505, with the conditions and findings of fact as presented in the packet. Motion carried by the following roll call vote:

Ayes: **Peterson, Meehlhause, McCoy, Lemmer, Heinonen, Faver.**
Nays: **None**
Abstentions: **None.**

Motion carried unanimously.

CITY OF BEMIDJI PLANNING BOARD

Resolution No. 2026-07

RESOLUTION ISSUING A CONDITIONAL USE PERMIT APPROVING A PLANNING UNIT DEVELOPMENT AND GRANTING PRELIMINARY PLAT APPROVAL FOR RAILROAD CORRIDOR; PARCELS 80.00344.99, 80.00505.04, and 80.00505.05

WHEREAS, Marco McLane Development representing Greater Bemidji ("Applicant") submitted an application to the City of Bemidji Planning Board on January 5, 2026 seeking approval of a Conditional Use Permit (CUP) for a Planned Unit Development ("PUD") on its property located within the City of Bemidji; and

WHEREAS, the proposed requested PUD/CUP will be located on the parcels 80.00344.99, 80.00505.04, and 80.00505.05 and will have the and

WHEREAS, the Applicant proposes to develop a multi-phase project which would include a YMCA Community Wellness Center, a private park, and a hotel and convention center along with other future developments (collectively, the "Development"); and

WHEREAS, the Applicant requested and received Concept and Preliminary Approval for the Development and is now seeking Final Approval of the PUD through a CUP;

WHEREAS, Article XI, Section 28-475 of the City of Bemidji Zoning and Subdivision Ordinance ("Ordinance") provides that PUD consists in three phases: Concept, Preliminary and Final reviews to provide greater flexibility for the PUD;

WHEREAS, the Planning Board hereby finds and determines as follows:

a. The properties contain approximately 15.69 acres among the 3 parcels;

b. The two of the Properties (Pins 800034499 & 800050504) are within the (UR) Urban Renaissance (Downtown) Zoning District and one Properties (Pins 800050505) is in the (B-2) General Commercial Zoning District and will be rezoned at a later process.

c. Pursuant to Article XI, Section 28-471, e. of the Ordinance, a PUD must be approved through the issuance of a conditional use permit, including the associated procedures and requirements;

d. The Applicant intends to develop the Property in at two (2) phases, and the Applicant will need to seek Planning Board approval for Final Plat prior to developing the Properties;

e. The City of Bemidji will enter into Development Agreements with each developer concerning the construction of each project and if any public infrastructure and utilities and identifying the circumstances under which the City will accept and maintain them as part of its system of publicly maintained roads;

f. Pursuant to Article XI, Section 1101.E of the Ordinance, a PUD must be approved through the issuance of a conditional use permit, including the associated procedures and requirements;

g. The requested PUD and subdivision may be processed and approved as part of the same resolution, but the Applicant is required to satisfy the requirements of both procedures;

h. The planning report prepared by City of Bemidji staff for the requested final approvals is hereby incorporated herein by reference including, but not limited to, the background and findings;

i. The Planning Commission conducted a public hearing concerning the Applicant's requested approvals on January 22nd, 2026, and forwarded the application to the Planning Board with a recommendation that they be approved with certain conditions; and

j. The Planning Board finds that the proposed PUD satisfy the requirements of the Ordinance.

WHEREAS, the Planning Board has made the following findings regarding the CUP application request:

1. **Whether the proposed use adversely affects the public safety, health, morals, convenience and general welfare of the occupants of surrounding land;**
   No. The area is zoned (U-R) Urban Renaissance and (B-2) General Commercial, and this development meets the development requirements. The use of a community center and hotel are allowed through the approval of a planned unit development (PUD) and no negative impacts are anticipated, as these uses will provide much needed services for the residents that live within and around the City of Bemidji.

2. **Whether the proposed use adversely affects traffic conditions and parking on adjacent streets and land;**
   No. No adverse effects on traffic conditions or parking are anticipated. Based on the traffic impact study that was completed, the analysis determined that a four-way stop should be installed at the America Ave & 2nd Street intersection. All movement within the Development should have the capacity to handle the proposed uses.

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

This type of development should not be detrimental to the surrounding area as the uses are conducive for the area and zone. The development of the rail corridor will be beneficial to the surrounding properties with added business traffic.

4. **Whether the proposed use is in conformance with the community's Comprehensive Plan; and,**
   This development is in conformity with the goals and policies for a mixed-use development in accordance with the Comprehensive Plan as well as the Ordinance. A Planned Unit Development is encouraged in these areas to help provide flexibility.

5. **Whether adequate utility, drainage and other such necessary facilities have been or can be provided.**
   This project will be connecting to centralized services. Final engineering plans for the improvement of on-site storm water system, roadway and trails, final grading and drainage plan and site layout have been provided and will be incorporated in the approved Developers Agreement between the Developer and the City of Bemidji.

NOW, THEREFORE, based on the record of this matter and the findings and determinations contained herein, the Planning Board hereby resolves as follows:

1. **Recital Incorporation**. The foregoing recitals are hereby incorporated into this Resolution.

2. **Planned Unit Development**. The Planning Board hereby grants final approval to the requested PUD, as proposed in the final version of the documents presented to the Planning Board, and hereby issues a conditional use permit for the PUD, the flexibility granted by the Planning Board for the Development as part of the PUD is a twenty (20) foot increase in monument/pylon sign height along with up to two (2) on a parcel along with an increase of 155 square feet of sign area for pylon signage. The Planning Board hereby grants a conditional use permit for the approval of the final PUD, the uses of athletic complex / community center; auditorium and performing arts; multi-family or townhome development (5 units or greater); park; athletic fields and active outdoor recreation; parking structure (public); art; business or vocational; counseling service (behavioral, mental health, drug & alcohol abuse); community indoor entertainment large (10,000 sq. ft. or more); convention or event center; hotel or motel; bank or financial institution; daycare facility (licensed commercial care); and public library are permitted. The conditional use permit issued herein for the PUD is subject to compliance with all the following conditions:

a. A final private park plan shall be submitted to the City of Bemidji for review and approval prior to construction. The park shall satisfy the City of Bemidji Park standards; failure to meet minimum requirements will result in the Developer paying Parkland Dedication fees in lieu of the park.
b. A master sign plan shall be submitted, and a permit obtained from the City of Bemidji prior to construction for each parcel or project.
c. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
d. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.

e. A landscaping plan meeting Section 28-406 of the Ordinance shall be submitted for review and approval for each project.
f. A parking plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval prior to construction of each project.
g. Any major change to the current plat shall require a major review of the CUP by the City of Bemidji.
h. Developer's agreements shall be entered into with the City of Bemidji for all development for each phase.
i. Architectural building plans and engineered civil drawings shall be submitted for full review by the City of Bemidji staff for each of the proposed buildings. All proper permitting including building permits shall be obtained prior to construction.
j. All stormwater management areas shall be constructed and properly maintained in accordance with the approved plans within the Developers Agreement & Stormwater Management.
k. The developer(s) will be required to relocate the existing multi-use trail and acquire easements where needed along with meeting the minimal trail requirements (paving, width, elevations & radii).
l. 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.
m. There shall be an approved final plat within the next 6 months, or the final PUD will be reviewed by the Planning Board.

CITY OF BEMIDJI PLANNING BOARD
State of Minnesota
County of Beltrami

This instrument was acknowledged before me on this 9th day of February 2026 by Lynn Eaton, City of Bemidji Planning Board Chair.

_____
Lynn Eaton, City of Bemidji Planning Board Chair

Subscribed and sworn to before me
this 9th day of February 2026.

_____
Notary Public

_____

Applicant Signature and Date

The City of Bemidji
Planning and Zoning Department

PLANNING CASE: SUB-2025-0003	**MEETING DATE:** January 22nd, 2026
APPLICANT: Greater Bemidji	**60-DAY RULE DATE:** March 7th, 2026
PROCEEDING: Planned Unit Development (PUD) Plat – (Final)	**ZONING DISTRICT:** (UR) Urban Renaissance, B-2 General Commercial Zoning Districts & Shoreland Overlay
PREPARED BY: Jamin Carlson Planning Director	**EXHIBITS:** Zoning Map, Aerial Map, Application, Final Drawings, Civil Design Drawings, Stormwater Management Plan, Supporting Documentation.

PLANNING REPORT

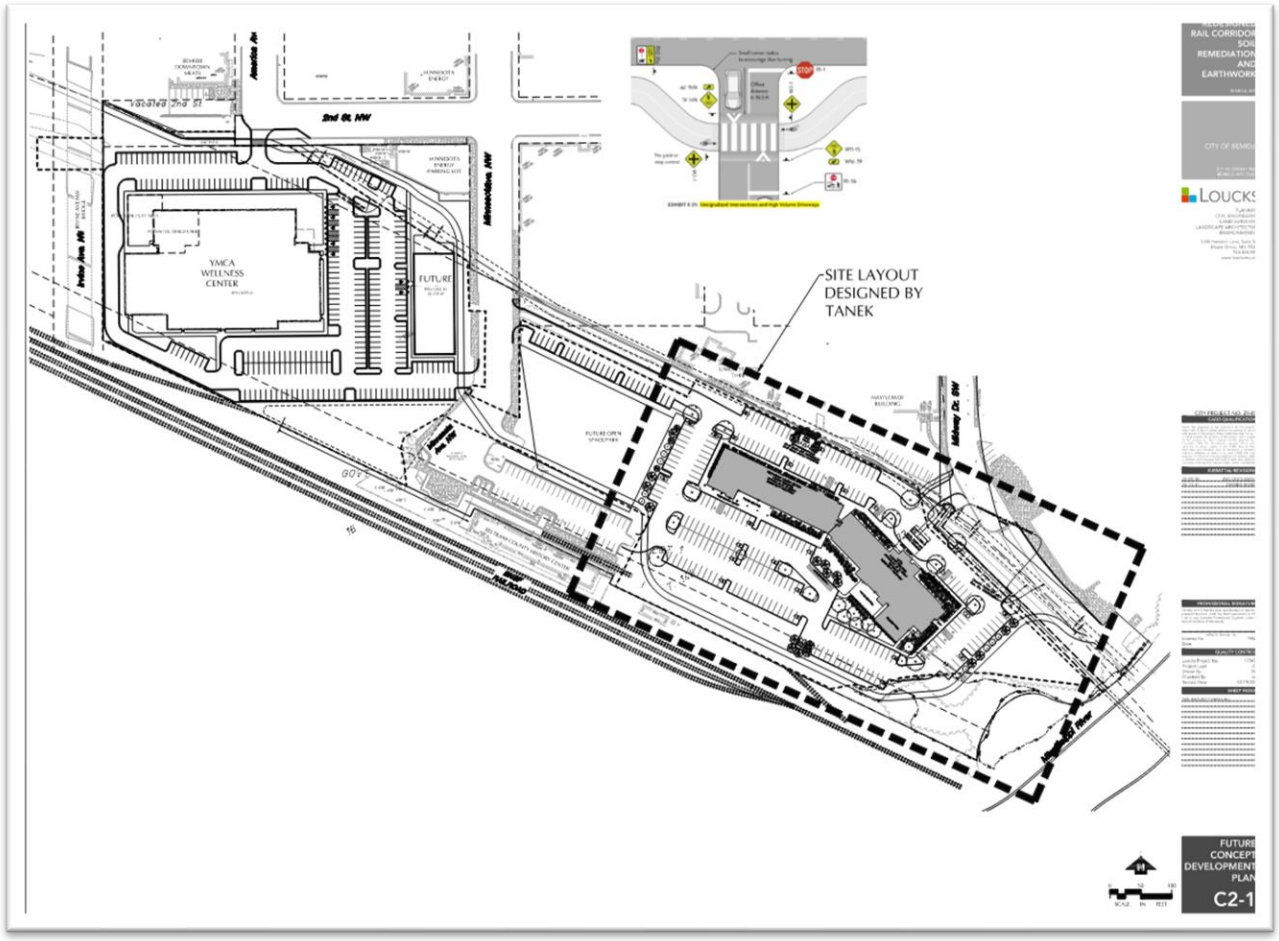
SUMMARY OF REQUEST

Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting approval for a Final Planned Unit Development through a Conditional Use permit (CUP) & Plat (PUD/PLAT) to develop a multi-phase project which would include a YMCA Community Wellness Center and a hotel and convention center along with other future developments within the Urban Renaissance (UR) zoning district & the General Commercial (B-2) zoning district and the Shoreland Overlay. The subject property is located at multiple addresses off Minnesota Ave NW (PIN #80.00344.99, 80.00505.04, and 80.00505.05) in the City of Bemidji (also known as the railroad corridor).

BACKGROUND

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

Below is the latest rendition for the western half of the project showing the YMCA now with the main entrance facing north and the multi-use trail being rerouted along with stormwater location and future building site next to Minnesota Ave.



DISCUSSION/DEVELOPMENT ANALYSIS

Planning Considerations

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

MIXED-USE PLANNED UNIT DEVELOPMENT (PUD): Planned unit development, mixed use means a planned unit development which includes a mixture of residential and commercial uses. In addition, it may be a single structure developed or converted under the statutory requirements of a common interest community.

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

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

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

(g) Final Plat.

(1) The owner or subdivider shall file a minimum of twenty-five (25) copies of the Final Plat to the planning director for the planning commission not later than six months after the date of approval of the preliminary plat by the council, otherwise, the preliminary plat and final plat will be considered void unless an extension is requested in writing by the subdivider and, for good cause, granted by the council. The owner or subdivider shall also submit at this time either an up-to-date certified Abstract of Title or Torrens Certificate of Title and/or evidence of Title Insurance Commitment as the council Attorney may require showing title or control in the property by the applicant;

(2) The final plat will have incorporated all changes or modifications approved in the preliminary plat; in all other respects it shall conform to the preliminary plat. It may constitute only that portion of the approved preliminary plat which the subdivider proposed to record and develop at the time, provided that such portion conforms to all of the requirements of this Article;

(3) Prior to submitting the final plat to the council, the subdivider shall submit a copy of the final plat to the city or township, the office of the Beltrami County Surveyor and the County planning commission for review and comment;

(4) The planning commission shall consider the final plat officially filed after the planning director has examined it and advised the planning commission that it is in proper form;

(5) As soon as the final plat is placed on file the planning director shall distribute copies of the final plat to the planning commission, and the remainder of the distribution list as approved by the council. The Abstract of Title or Torrens Certificate of Title. The planning commission may return a conditional report to the council. The council may require such changes or revisions as it deems necessary for the health, safety, general welfare and convenience of the community. The approval of a preliminary plat by the planning commission and council is tentative only, involving merely the general acceptability of the layout as submitted. Subsequent approval will be required of the engineering proposals pertaining to water supply, storm drainage, sewerage and sewage disposal, sidewalks, gas and electric service, grading, gradients and roadway widths and the surfacing of streets and by other public officials having jurisdiction, including airport zoning approval, prior to the approval of the final plat by the council. No plat will be approved that includes an area subject to periodic flooding, or that lacks adequate drainage, unless the subdivider agrees to make improvements to the property as are needed and, in the opinion of a Registered Engineer, are sufficient to allow for development of the property and to provide adequate drainage of the lots, streets, and other areas within the plat. No plat will be accepted that cannot be adequately serviced with sanitary sewer or other approved disposal system.

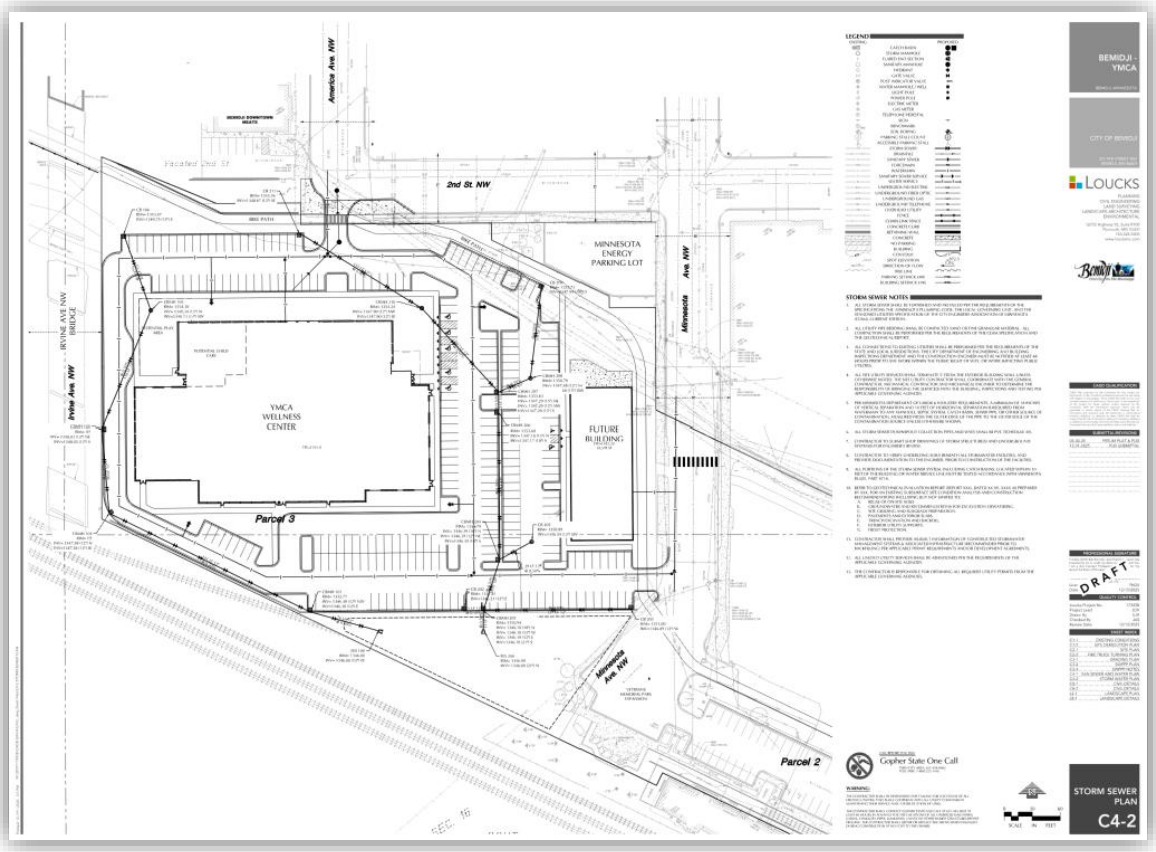
c. Final Approval. At this stage in the PUD process the council will make a determination of denial or approval. Finalized plans are required as part of this final application.

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

Phasing of the Project

The project is proposed to be completed in a total of two (2) phases. Since the preliminary approval of the PUD/Plat, a developer has made steps to build a hotel and event space on the east side of Minnesota Ave or Outlot B. Phase one may consist of the YMCA and the hotel/event being built at the same time. If the hotel development does not get built, then the developer (Greater Bemidji) will be required to secure the parcel until the time of development.

The timing and duration of each phase will be entirely dependent on market forces. The Applicant seeks approval for the two-phase project with the flexibility prior to the start of each phase of the project. If something within a subsequent phase would like to be moved to an earlier or current phase, this can be approved via Staff administratively. Anything from a current phase being delayed or pushed back to another phase will require approval through a PUD amendment. Below is an updated layout of the two (2) proposed phases.



Amenities

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

Uses

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

Athletic Complex / Community Center (YMCA) - CUP
Auditorium and Performing Arts – CUP
Multi-Family or Townhome Development (5 Units or Greater) – CUP
Park, Athletic Fields and Active Outdoor Recreation – CUP
Parking Structure (Public) – CUP
Art, Business or Vocational - IUP
Counseling Service (Behavioral, Mental Health, Drug & Alcohol Abuse) - CUP
Community Indoor Entertainment, Large (10,000 S.F or more) – CUP
Convention or Event Center – CUP
Hotel or Motel – CUP
Bank or Financial Institution – CUP
Daycare Facility (Licensed Commercial Care) – IUP
Public Library -CUP

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

Flexibility

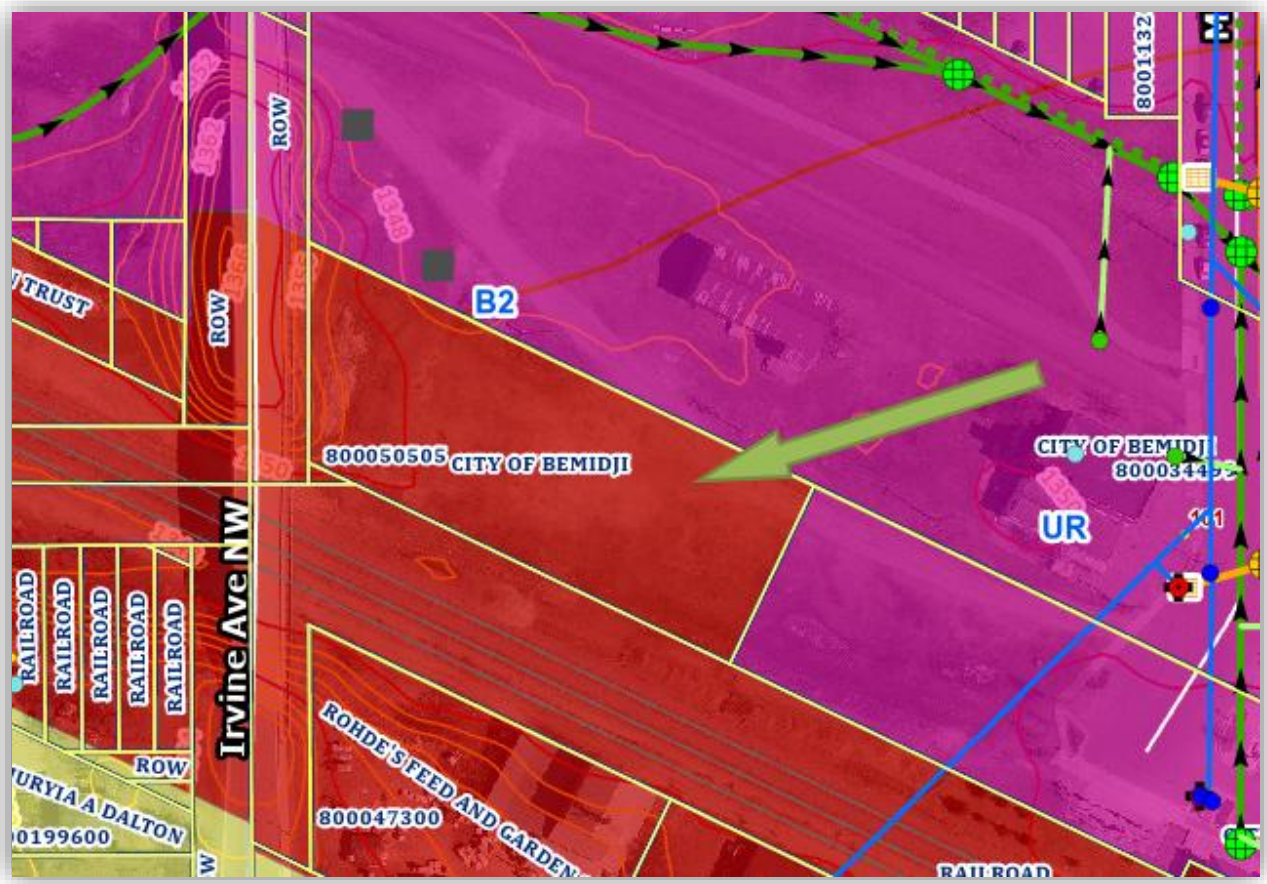
Greater flexibility is allowed with a PUD than otherwise allowed under the Ordinance, if it is a coordinated development providing public benefits not otherwise required. Flexibility can only be granted to the extent allowed by the Ordinance and flexibility will only be given to items approved during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

The Applicant is seeking flexibility for phasing timelines along with a signage flexibility to allow more square footage and height of pylon signage for better visibility. A final PUD is approved through a CUP. A PUD, as stated in the Ordinance and the above section of this report, is a type of development that allows for greater flexibility, thereby creating a project that fits within a specific location.

Zoning/ Land Use Type

The subject property is zoned as (UR) Urban Renaissance (downtown), which is defined as:
Provide areas for retail, recreational, and governmental functions in a high amenity setting, accessible by automobile but conducive to pedestrians and bicyclists.

As for surrounding uses and zoning, the areas to the north of the subject property are all within the UR zoning district and comprise of mostly commercial type uses with an apartment to the east on Minnesota Ave. The property to the direct south is the BNSF active railroad line and the Beltrami County History Museum. To the west is city owned property that was used for snow storage (west of the Irvine Ave overpass) but will have an earthen berm from the excavation from the site. Parcel *800050505* will still need to be rezoned from B-2 General Commercial to the UR zoning district. A zoning map for reference:



Traffic

A traffic impact study has been completed for this proposed development. One of the findings from the traffic study concluded that a four-way stop should be added to the end of America Ave & 2nd Street. The traffic study is included in the packet.

Public Streets & Trails

Final plans show the existing multimodal trail being moved down Minnesota then across to the south side of hotel/event lot then connecting back up to the existing trail. The multimodal trail will still need to be reconstructed in a way to accommodate for snow mobile use (groomer as well) during winter, as this is a designated snow mobile route, and bike and pedestrian use during other seasons.

Parkland Dedication

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

> *2. Non-Residential: A minimum of at least four percent (4%) of the gross area, excluding wetlands, shall be dedicated.*

Parkland dedication needed is 27,425 square feet or 4% of the total parcel which includes the current street (Minnesota Ave NW) and history center parking lot along with the former BNSF property. This calculation still does not include the potential for residential units as the

development is all commercial type uses. The site plan shows approximately 36,858 square feet of privately maintained public parkland/open space which is more than is needed for the commercial calculation.

Engineering Considerations - *Sam Anderson, City Engineer,*

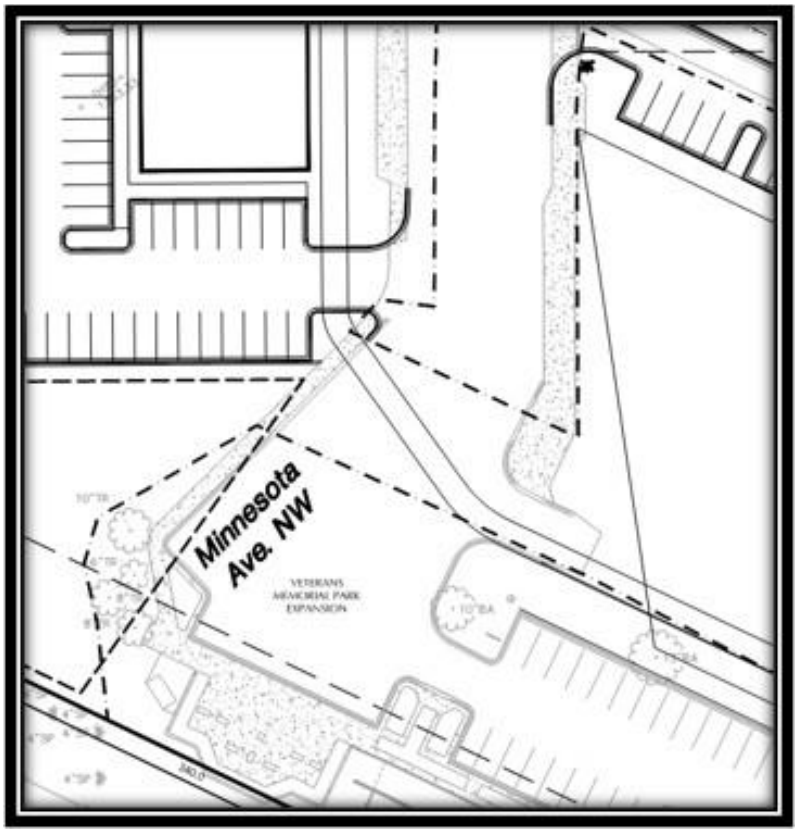
Dating back to concept phase in April 2025, below is a list of a few of the larger items related to the entire development that have been progressing over the past year:

Traffic Impact Study – (submitted upon request on Jan. 12th, 2026)

A traffic impact study was received just prior to the Jan. 16th deadline for staff comments. I was able to take an initial look at the recommendations within the report and no major improvements are being recommended at neighboring city intersections at this time with the proposed developments. I hope to complete a more thorough review prior to the Planning Commission meeting or Planning Board meeting (Feb. 9th).

Relocation of city paved trail

The proposed relocated city trail across the entirety of the PUD area looks to meet the standards of the existing trail. Further review during detailed development design will be required to ensure the trail meets ADA and MnDOT Bicycle Facility Design Manual guidelines as is currently met with the current trail segment. Each development will have future requirements for determining a relocation plan for their particular trail segment, while providing seasonal access to residents and/or necessary city approved detour routes when trails are under construction by the developer. The proposed trail crossing at Minnesota Avenue NW will take some additional design considerations and improvements to function. No immediate plans to replace Minnesota Avenue NW are being considered at the time of these comments.



Final Plat Approval – (received Jan. 16th, 2026)
The inclusion of a single development in lieu of 2 potential building sites on the east side of Minnesota Avenue NW should reduce some of the challenges with establishing public versus private ownership between Minnesota Avenue and the Mississippi River/Midway Drive. The final plat will need to establish right of way/out lots for the existing city streets of Minnesota Avenue NW, Midway Drive (to the Mississippi River), and the Historic Depot parking lot. Eventual easements for the current and relocated trail locations along with the new city sanitary sewer line proposed within the rail corridor will need to be established.

Aside from those aforementioned items, below is a list of a few additional comments from Public Works staff:

- *The existing Minnesota Energy parking lot was previously denoted to be obtained for the overall PUD as a possible relocation point for the eventual city sanitary sewer main replacement project. With the current site plan, the sanitary sewer route will need to be relocated, which may impact more of Minnesota Avenue and/or 2nd Street NW. This could impact installation cost and schedule of installation, but something that can be overcome.*
- *The City has a current contract for soil remediation and earthwork assuming the original proposal of 2 future building sites on the east side of Minnesota Avenue NW. The current final PUD submittal shows a new layout that would require a re-design to modify the building pads and an amendment to that existing contract.*
- *Consistent with other developments, each proposed parcel and respective proposed development will be required to submit engineering plans completed by a licensed civil engineer with the State of Minnesota for approval prior to construction. These engineering plans will include, but not limited to, grading & drainage, erosion control, utility plan, and site plan sheets. Stormwater calculations will need to accompany these engineering plans meeting the pre- and post- stormwater calculations and water quality thresholds provided in the City of Bemidji's Stormwater Design Guide for a new development.*
- *Design information that exceeds the requirements of the PUD has been submitted by the applicant. In this case, the YMCA development has included detailed design related to utility plans, grading & drainage, etc. Those items are noted and appreciated, but the formal review takes place as part of the site plan review process ahead of actual construction.*

Thank you,

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

Parks Department
No comments.

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

We encourage support for multi-modal access to the site by providing preferential parking for bicycles and other non-motorized vehicles. When designing bicycle parking, follow design guidelines outlined by the Association of Pedestrian & Bicycle Professionals to ensure best

practices and desired outcomes are achieved. Considerations should be made regarding the bicycle rack format, placement on site, capacity, spacing, and more. Beyond parking considerations, we encourage designing interior and exterior elements of the facility to qualify for recognition as a Bicycle Friendly Business through the League of American Bicyclists Bicycle Friendly America program. Intentionally incorporating the attributes of a Bicycle Friendly Business, which include forms of engineering, encouragement, education, and evaluation & planning, and then pursuing recognition from the League will garner positive press and position the YMCA among an elite cohort of only 1,245 business across the country. Bemidji State University is a Bicycle Friendly University, and the City of Bemidji was formerly recognized as a Bicycle Friendly Community. Regardless of whether recognition is achieved, promoting multi-modal access to the site, especially for bicyclists, will better position the facility to serve residents.

Regarding the parking plan for the development, we encourage the inclusion of dedicated parking for electric vehicles (EV's) and plug-in hybrid electric vehicles (PHEV's) adjacent to Level 2 (240V) charging infrastructure. Reference EV charging best practices such as those drafted November 2025 by the Minnesota Local Road Research Board, accessible through MnDOT's digital library. Estimates suggest the number of EV's driving Minnesota's roadways increased by a factor of approximately 16x between 2018 and 2025. Supporting further adoption of this low-emitting, efficient alternative to conventional internal combustion engines is worth the marginal cost when factoring the many co-benefits of EV's/PHEV's. Charging infrastructure may also encourage use and membership of the community center.

Regarding vegetation related to the whole development, plant native species for trees and shrubs. For any stormwater retention pond across the site, incorporate native plant species to achieve the co-benefit of supporting native pollinators.

Finally, the Commission recommends consideration of on-site electricity generation through roof-top solar photovoltaics (PV). 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 and other positive outcomes that benefit the owner and broader community. Local utilities are generally eager to support the design and installation of PV arrays, so we encourage collaboration, as possible.

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

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

Comprehensive Plan References
The City of Bemidji's Comprehensive Plan has identified this area within its future land use map as Urban Mixed Development Shoreland: Downtown development including retail, office, and high-density residential. To be developed at a density and with mixed use to not pose a negative impact to aquatic resources.

Rail Corridor District
The Rail Corridor District is located just south of Downtown Bemidji. The Corridor extends approximately 300 feet north of the existing railroad tracks, east of Park Avenue, and west of the Mississippi River. The City of Bemidji is interested in revitalizing the Corridor into a vital district

that completes Downtown by adding new uses and attractions (Central City Plan 2009). The proposed use would include mixed use commercial/residential development with high-end retail shopping and a 60-unit residential facility. The site needs to be investigated for potential environmental limitations before such a development can be built.

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

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

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

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

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

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

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

4. **Allow flexibility with site design standards to ensure high-quality development.** *Allowing for greater flexibility of zoning ordinances or density requirements for meeting site development criteria, such as increased live landscaping, stormwater retention areas, active recreation amenities, or park area, can provide a benefit to developers while ensuring a high-quality neighborhood is being designed or redeveloped.*

5. **Promote pedestrian-scale designs to increase sense of place and improve active transportation in new developments or redevelopments.** *It is important to ensure high-density residential areas are designed with active transportation in mind. Pedestrian-scale design of roadways and buildings can allow for a safe and inviting walkable environment.*

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

1. **Promote flexibility for commercial and industrial redevelopment and encourage in-fill development.**
   - **a.** Allowing for in-fill development and redevelopment of existing commercial areas will ensure the current commercial and industrial areas remain vibrant, full, and diverse. In-fill and redevelopment will be encouraged before resorting to increasing commercial and industrial areas.

2. **Identify areas where commercial and industrial uses should be located, specifically adjacent to highways with controlled access where noise, odor, dust, and glare will have minimal impact.** *When reviewing new commercial and industrial land uses, ensuring these areas are appropriate and compatible with opportunity to be successful. Piecemeal development of industrial and commercial land uses can increase urban sprawl and have negative impacts on existing, less intense surrounding land uses.*

Zoning Ordinance References

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

RECOMMENDATION & FINDINGS

Conclusion based on the Ordinance and the Comprehensive Plan.

The Planning Commission must decide whether the conditions and findings are sufficient for approval of a Final Planned Unit Development through the Conditional Use Permit and Plat for

Parcel 80.00344.99, 80.00505.04 & 80.0505.05 located in the (UR) Urban Renaissance & B-2 zoning districts, with the following findings and conditions:

Findings:

1. **Whether the proposed use adversely affects the public safety, health, morals, convenience and general welfare of the occupants of surrounding land;**
   No. The area is zoned (U-R) Urban Renaissance and (B-2) General Commercial, and this development meets the development requirements. The use of a community center and hotel are allowed through the approval of a planned unit development (PUD) and no negative impacts are anticipated, as these uses will provide much needed services for the residents that live within and around the City of Bemidji.

2. **Whether the proposed use adversely affects traffic conditions and parking on adjacent streets and land;**
   No. No adverse effects on traffic conditions or parking are anticipated. Based on the traffic impact study that was completed, the analysis determined that a four-way stop should be installed at the America Ave & 2nd Street intersection. All movement within the Development should have the capacity to handle the proposed uses.

3. **Whether the proposed use adversely affects property in the surrounding area;**
   This type of development should not be detrimental to the surrounding area as the uses are conducive for the area and zone. The development of the rail corridor will be beneficial to the surrounding properties with added business traffic.

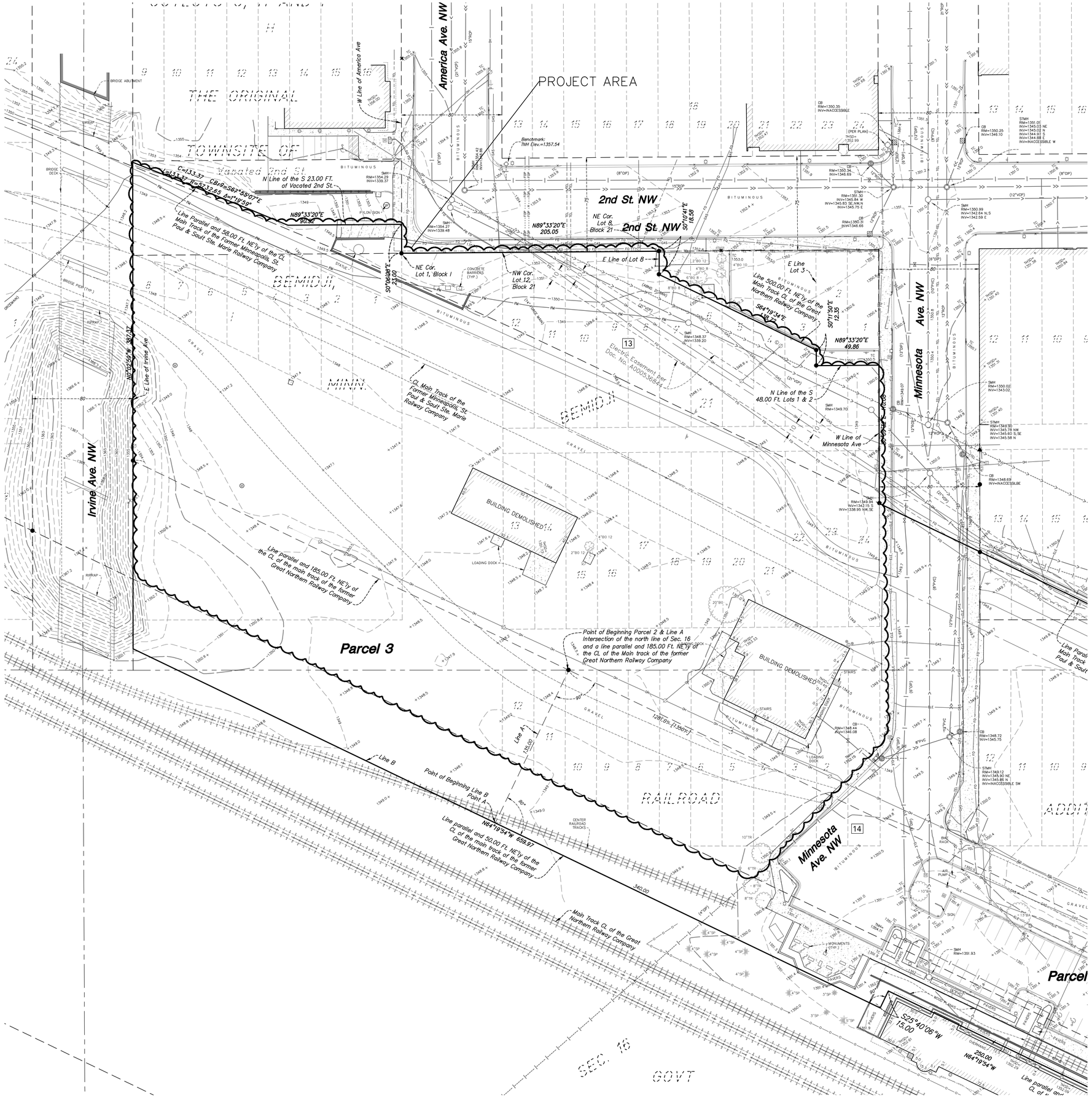
4. **Whether the proposed use is in conformance with the community's Comprehensive Plan; and,**
   This development is in conformity with the goals and policies for a mixed-use development in accordance with the Comprehensive Plan as well as the Ordinance. A Planned Unit Development is encouraged in these areas to help provide flexibility.

5. **Whether adequate utility, drainage and other such necessary facilities have been or can be provided.**
   This project will be connecting to centralized services. Final engineering plans for the improvement of on-site storm water system, roadway and trails, final grading and drainage plan and site layout have been provided and will be incorporated in the approved Developers Agreement between the Developer and the City of Bemidji.

Conditions:

1. A final private park plan shall be submitted to the City of Bemidji for review and approval prior to construction. The park shall satisfy the City of Bemidji Park standards; failure to meet minimum requirements will result in the Developer paying Parkland Dedication fees in lieu of the park.
2. A master sign plan shall be submitted, and a permit obtained from the City of Bemidji prior to construction for each parcel or project.
3. All exterior lighting on-site shall comply with Section 28-408 of the Ordinance.
4. All dumpsters on-site shall be fully enclosed complying with Section 28-402 of the Ordinance.
5. A landscaping plan meeting Section 28-406 of the Ordinance shall be submitted for review and approval for each project.

6. A parking plan meeting Section 28-409 of the Ordinance shall be submitted for review and approval prior to construction of each project.
7. Any major change to the current plat shall require a major review of the CUP by the City of Bemidji.
8. Developer's agreements shall be entered into with the City of Bemidji for all development for each phase.
9. Architectural building plans and engineered civil drawings shall be submitted for full review by the City of Bemidji staff for each of the proposed buildings. All proper permitting including building permits shall be obtained prior to construction.
10. All stormwater management areas shall be constructed and properly maintained in accordance with the approved plans within the Developers Agreement & Stormwater Management.
11. The developer(s) will be required to relocate the existing multi-use trail and acquire easements where needed along with meeting the minimal trail requirements (paving, width, elevations & radii).
12. 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.
13. The final plat shall be recorded within six-months of approval from the Planning Board.



EXISTING CONDITIONS GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS EXISTING CONDITIONS PLAN WAS PREPARED FROM AN A BOUNDRY AND TOPOGRAPHICAL SURVEY PREPARED BY LOUCKS. UTILITY INFORMATION SHOWN ON THIS PLAN, SUCH AS SANITARY SEWER, WATERMAIN, STORM SEWER, FORCEMAIN, ETC. IS PER RECORD PLANS PROVIDED BY THE CITY.
2. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BELRAMI COUNTY SOUTH COORDINATE SYSTEM NAD 83 (1996 ADJUST).
3. THE GROSS LAND AREA IS 5.93 ACRES
4. WE HAVE SHOWN BURIED STRUCTURES AND UTILITIES ON AND/OR SERVING THE SITE TO THE BEST OF OUR ABILITY, SUBJECT TO THE FOLLOWING RESTRICTIONS:
   A. UTILITY OPERATORS DO NOT CONSISTENTLY RESPOND TO LOCATE REQUESTS THROUGH THE GOPHER STATE ONE CALL SERVICE FOR BOUNDARY AND LOCATION PURPOSES SUCH AS THIS.
   B. THOSE UTILITY OPERATORS THAT DO RESPOND, OFTEN WILL NOT LOCATE SERVICES FROM THE MAIN LINE TO THE CUSTOMER'S STRUCTURE OR FACILITY - THEY CONSIDER THOSE SEGMENTS PRIVATE INSTALLATIONS THAT ARE OUTSIDE OF THEIR JURISDICTION. IF A PRIVATE SERVICE TO AN ADJOINER'S SITE CROSSES THIS SITE OR A SERVICE TO THIS SITE CROSSES AN ADJOINER, IT MAY NOT BE LOCATED SINCE MOST OPERATORS WILL NOT MARK SUCH "PRIVATE" SERVICES.
   C. MAPS PROVIDED BY UTILITY OPERATORS, EITHER ALONG WITH A FIELD LOCATION OR IN LIEU OF SUCH A LOCATION, ARE VERY OFTEN INACCURATE OR INCONCLUSIVE. MAPS PROVIDED BY UTILITY OPERATORS ARE VERY OFTEN AT A VERY SMALL SCALE, OR NO SCALE.
   D. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THE SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651-454-0002.
   E. UTILITY INFORMATION SHOWN ON THIS PLAN, SUCH AS NATURAL GAS, ELECTRIC LINES, TELEPHONE LINES, FIBER OPTIC LINES, CABLE TELEVISION LINES, UNDERGROUND PIPELINES, ETC. WAS SUPPLIED OR LOCATED BY GOPHER STATE ONE CALL, TICKET NUMBERS 222563425 & 222563477.
   F. SNOW AND ICE CONDITIONS DURING WINTER MONTHS MAY OBSCURE OTHERWISE VISIBLE EVIDENCE OF A BURIED STRUCTURE OR UTILITY.
5. THIS PROPERTY IS CONTAINED IN ZONE URBAN RENAISSANCE.

PROJECT BENCHMARK

SITE BENCHMARK: MNDOT 0416 B. A SURVEY DISK LOCATED IN BEMIDJI, IN A RAILING IN THE SOUTHEAST CORNER OF TRUNK HWY. 197 BRIDGE OVER THE MISSISSIPPI RIVER, 0.2 MILES SOUTHEAST ALONG TRUNK HWY. 197 FROM THE JUNCTION OF TRUNK HWY. 197, AND 2ND ST. IN BEMIDJI, AT TRUNK HWY. 197 MILEPOINT 2.80, 15.0 FEET SOUTHWEST OF NORTHBOUND TRUNK HWY. 197, 2.5 FEET NORTHWEST OF THE END OF A BRIDGE RAILING.
ELEVATION = 1357.13 (NAVD88)

SITE BENCHMARK: TOP NUT OF HYDRANT LOCATED AT THE NORTHWEST CORNER OF AMERICA AVE. NW, AND 2ND ST. W. ELEVATION = 1357.54 (NAVD88)

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Greater Bemidji
102 First Street West, Suite 101
Bemidji, MN 56601
218-444-5757

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

N

0 30 60
SCALE IN FEET

BEMIDJI - YMCA
BEMIDJI, MINNESOTA

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

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Bemidji MINNESOTA
First City On The Mississippi

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

05-30-25	PRELIM PLAT & PUD
12-31-2025	PUD SUBMITTAL

PROFESSIONAL SIGNATURE

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

DRAFT

Licen	19624
Date	12/15/2025

QUALITY CONTROL

Loucks Project No.	17343B
Project Lead	JDK
Drawn By	SJH
Checked By	JAS
Review Date	12/15/2025

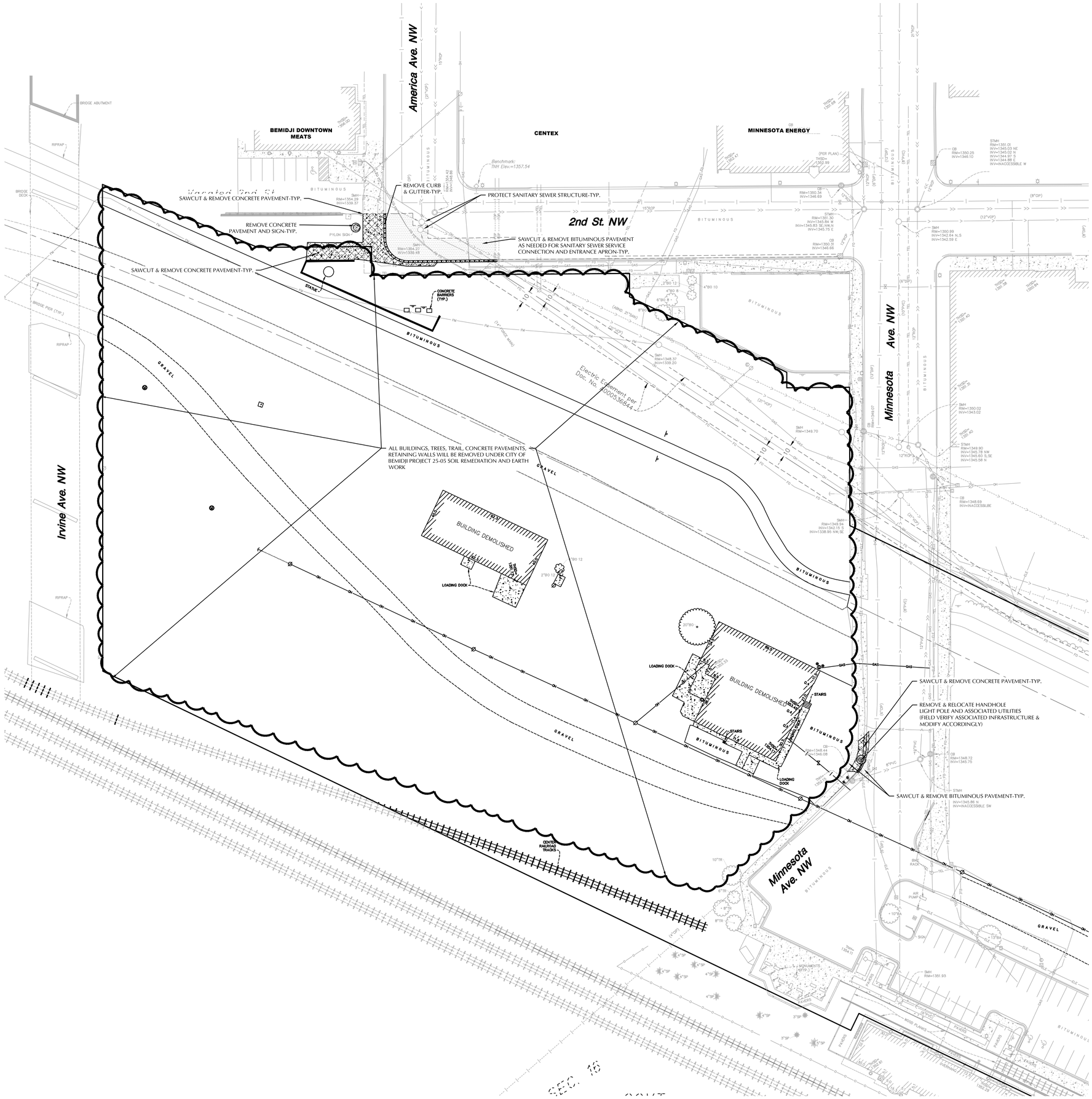
SHEET INDEX

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C1-2	SITE DEMOLITION PLAN
C2-1	SITE PLAN
C2-2	FIRE TRUCK TURNING PLAN
C3-1	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
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C4-2	STORM WATER PLAN
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C8-2	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L8-1	LANDSCAPE DETAILS

EXISTING CONDITIONS PLAN

C1-1

Plotted: 12/19/2025 2:55 PM W:\2017\17343B\CADD DATA\CIVIL dwg Sheet Files\C1-1 EXISTING CONDITIONS



SITE DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS, EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) / GRADING & EROSION CONTROL PLAN.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. REFER TO TREE INVENTORY, TREE PRESERVATION, AND TREE REPLACEMENT PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES.
6. CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
7. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
8. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
9. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
11. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
12. CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
13. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
14. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

DEMOLITION LEGEND

- REMOVE EXISTING BUILDING
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES
- TREE PROTECTION FENCE

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
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WARNING:

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SUBMITTAL/REVISIONS

05-30-25	PRELIM PLAT & PUD
12-31-2025	PUD SUBMITTAL

PROFESSIONAL SIGNATURE

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DRAFT

Jack D. Kelk - PE

License No.	19624
Date	12/15/2025

QUALITY CONTROL

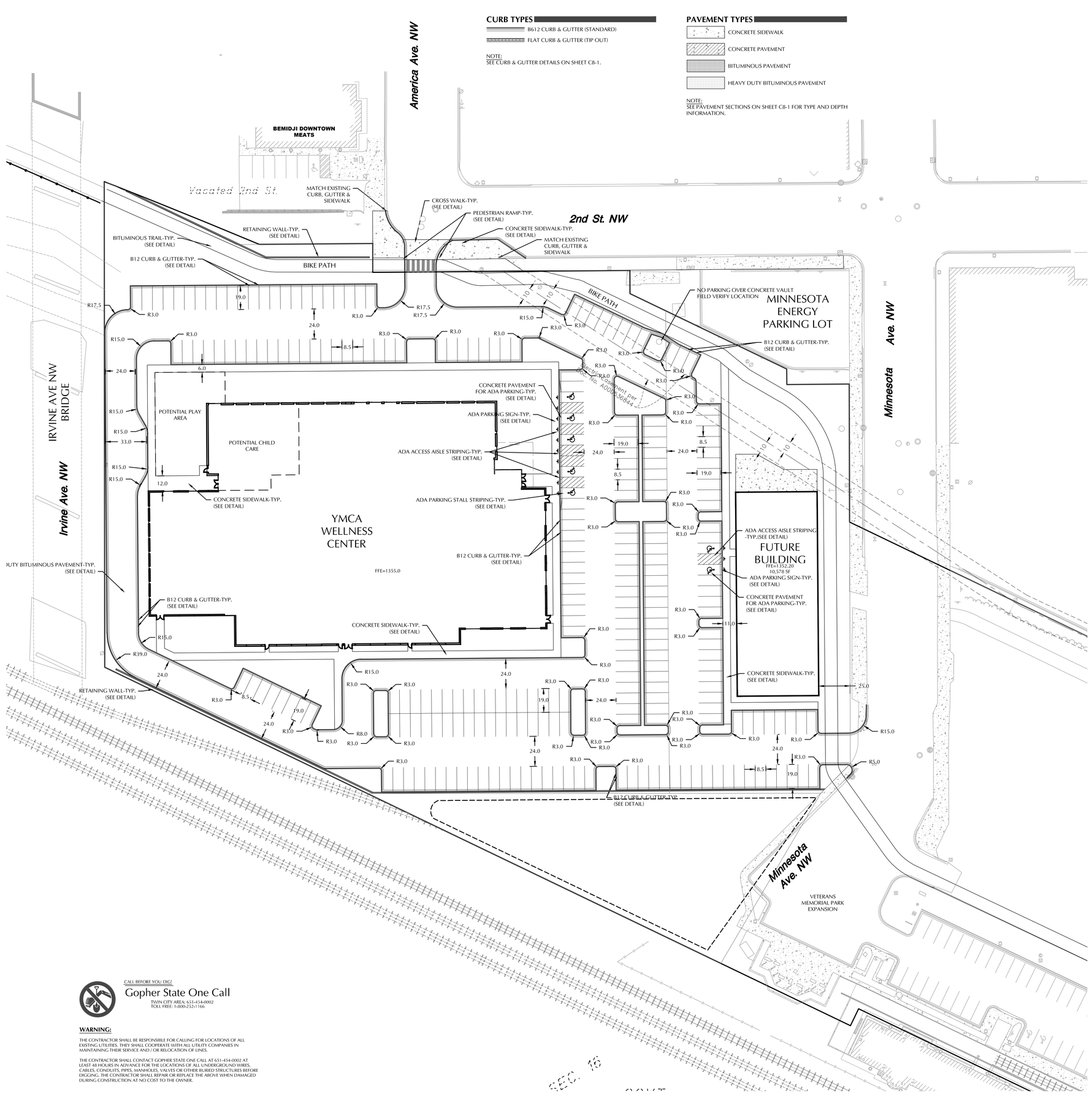
Loucks Project No.	17343B
Project Lead	JDK
Drawn By	SJH
Checked By	JAS
Review Date	12/15/2025

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C8-2	CIVIL DETAILS
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L8-1	LANDSCAPE DETAILS

SITE DEMOLITION PLAN
C1-2

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CURB TYPES

- B612 CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8-1.

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8-1 FOR TYPE AND DEPTH INFORMATION.

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. REFER TO THE GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTEC, DATED JAN 17TH, 2022 FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SITE DATA

CURRENT ZONING: URBAN RENAISSANCE
PROPOSED ZONING: URBAN RENAISSANCE

DISTURBED AREA:	5.93 ± AC
EXISTING IMPERVIOUS AREA:	1.20 ± AC (20.2%)*
EXISTING PERVIOUS AREA:	4.73 ± AC (79.8%)*
PROPOSED IMPERVIOUS AREA:	4.13 ± AC (69.6%)*
PROPOSED PERVIOUS AREA:	1.80 ± AC (30.3%)*

*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

OFF-STREET PARKING CALCULATIONS

PROPOSED SURFACE PARKING	=248 STALLS
PROPOSED SURFACE ACCESSIBLE PARKING	= 7 STALLS
PROPOSED VAN ACCESSIBLE PARKING	= 2 STALLS
TOTAL PARKING PROVIDED	= 255 STALLS
REQUIRED ACCESSIBLE PARKING:	7 STALLS**
REQUIRED VAN ACCESSIBLE PARKING:	2 STALLS**

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 201 TO 300 STALLS*

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12-31-2025	PUD SUBMITTAL

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DRAFT

Justin D. Kielkucki - PE
License No. 19624
Date 12/15/2025

QUALITY CONTROL

Loucks Project No.	17343B
Project Lead	JDK
Drawn By	SJH
Checked By	JAS
Review Date	12/15/2025

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C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L8-1	LANDSCAPE DETAILS

SITE PLAN
C2-1

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DRAFT

Liser, Derek R. PE
Date: 12/15/2025
License Number: 19624

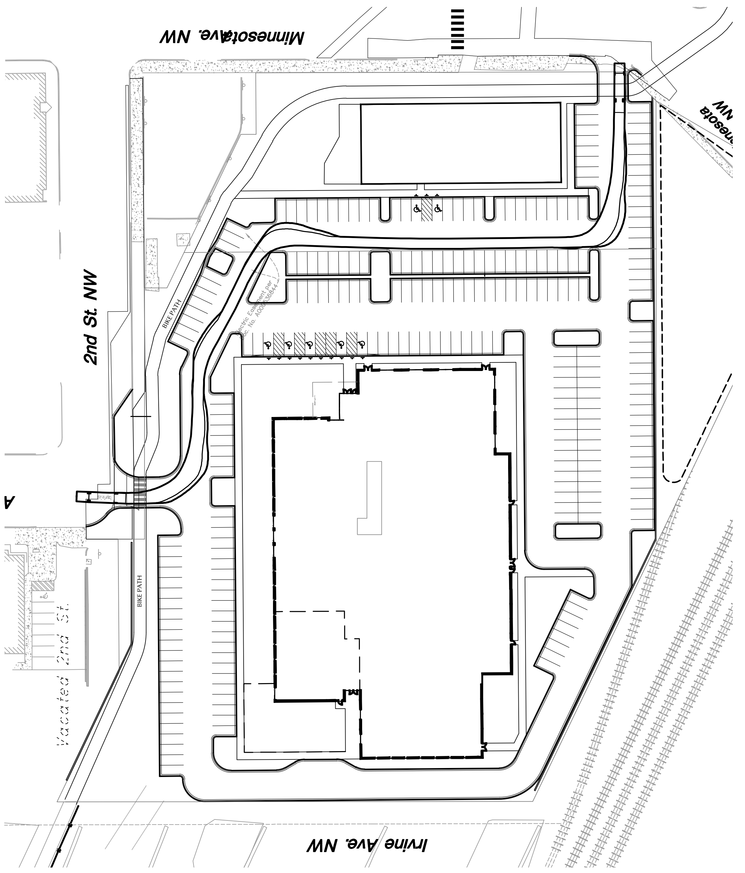
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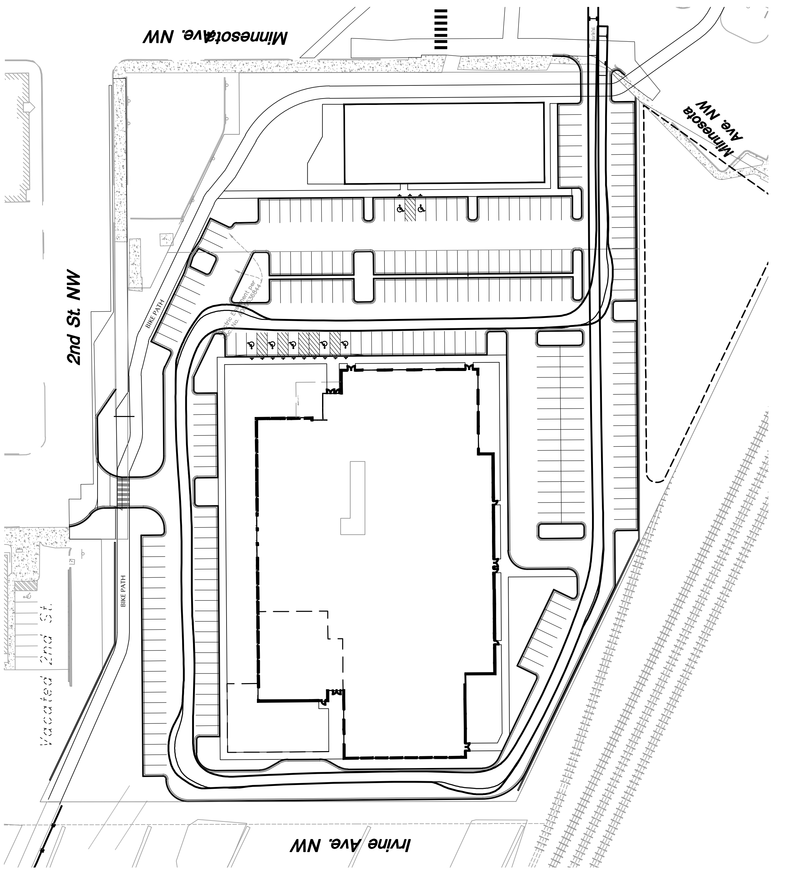
Loucks Project No.	173438
Project Lead	JDK
Drawn By	SLH
Checked By	JAS
Review Date	12/15/2025

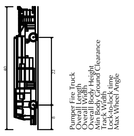
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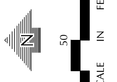
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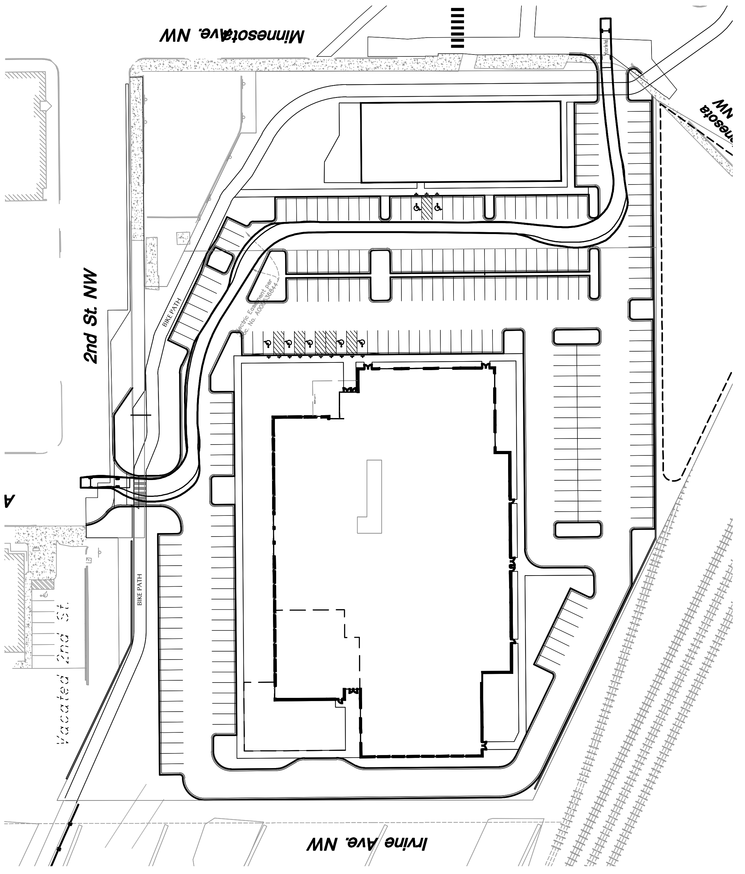
FIRE TRUCK TURNING EXHIBIT C2-2

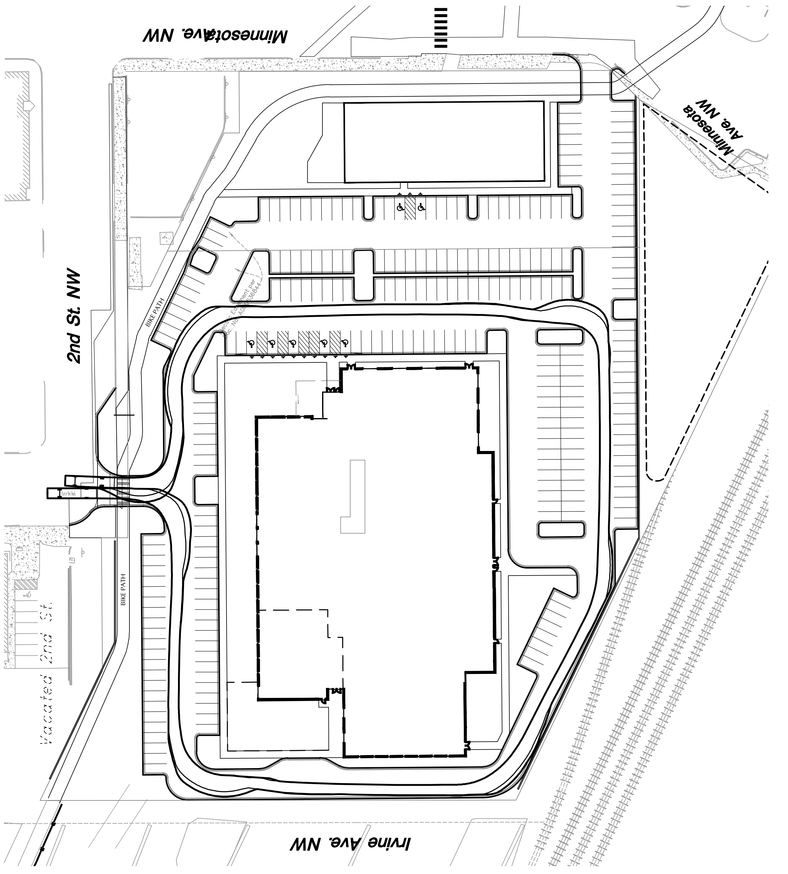




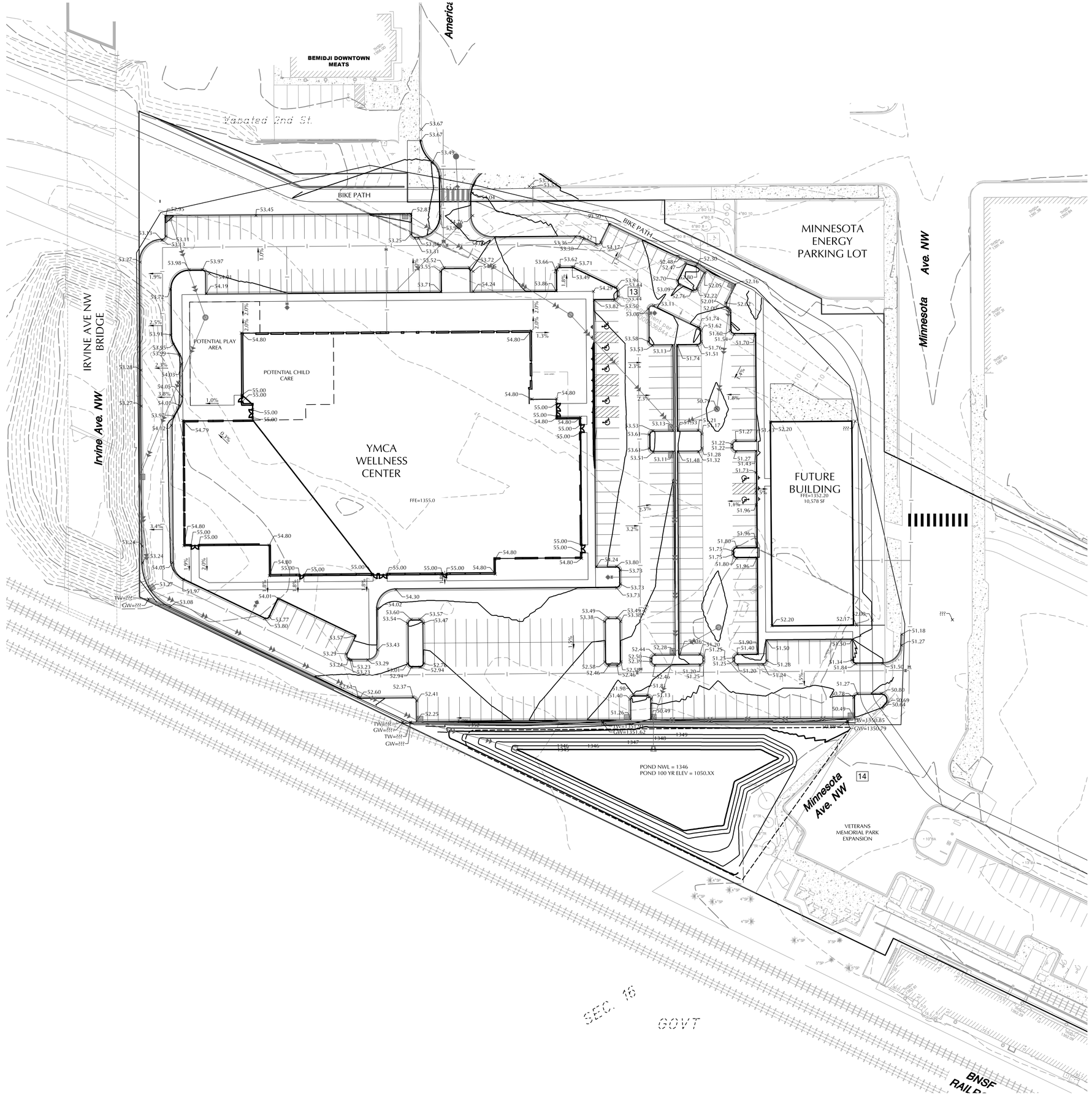








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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
3. AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
4. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
5. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
6. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
   - A. REUSE OF ON-SITE SOILS
   - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   - C. SITE GRADING AND SUBGRADE PREPARATION.
   - D. PAVEMENTS AND EXTERIOR SLABS.
   - E. TRENCH EXCAVATION AND BACKFILL.
   - F. EXTERIOR UTILITY SUPPORTS.
   - G. FROST PROTECTION.
7. EXISTING SOILS ARE ASSUMED TO BE COARSE-GRAINED SOILS (GW, GP, GM, GC, SW, SP, SM, SC) PER THE UNIFIED SOIL CLASSIFICATION. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
8. GRADING, INCLUDING BUT NOT LIMITED TO EXCAVATION AND BACKFILL, OF THE INFILTRATION AREA(S) SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED. NO WHEELED MACHINES SHALL BE USED.
9. SOIL BENEATH THE INFILTRATION AREA(S) SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE PRIOR TO BACKFILL.
10. A FLOOD TEST OR DOUBLE RING INFILTROMETER TEST SHALL BE COMPLETED FOR THE INFILTRATION SYSTEM TO VERIFY INFILTRATION RATES ARE WITHIN THE ACCEPTABLE RANGE OF X.X IN/HR TO X.X IN/HR.
11. CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPS.
12. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
13. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES). ← FURTHER DISCUSSION
14. FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
15. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
16. DUST MUST BE ADEQUATELY CONTROLLED.
17. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
18. SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
19. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
20. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
21. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
22. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
23. PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
24. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

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DRAFT

Jason D. Kenk - PE
License No. 19624
Date 12/15/2025

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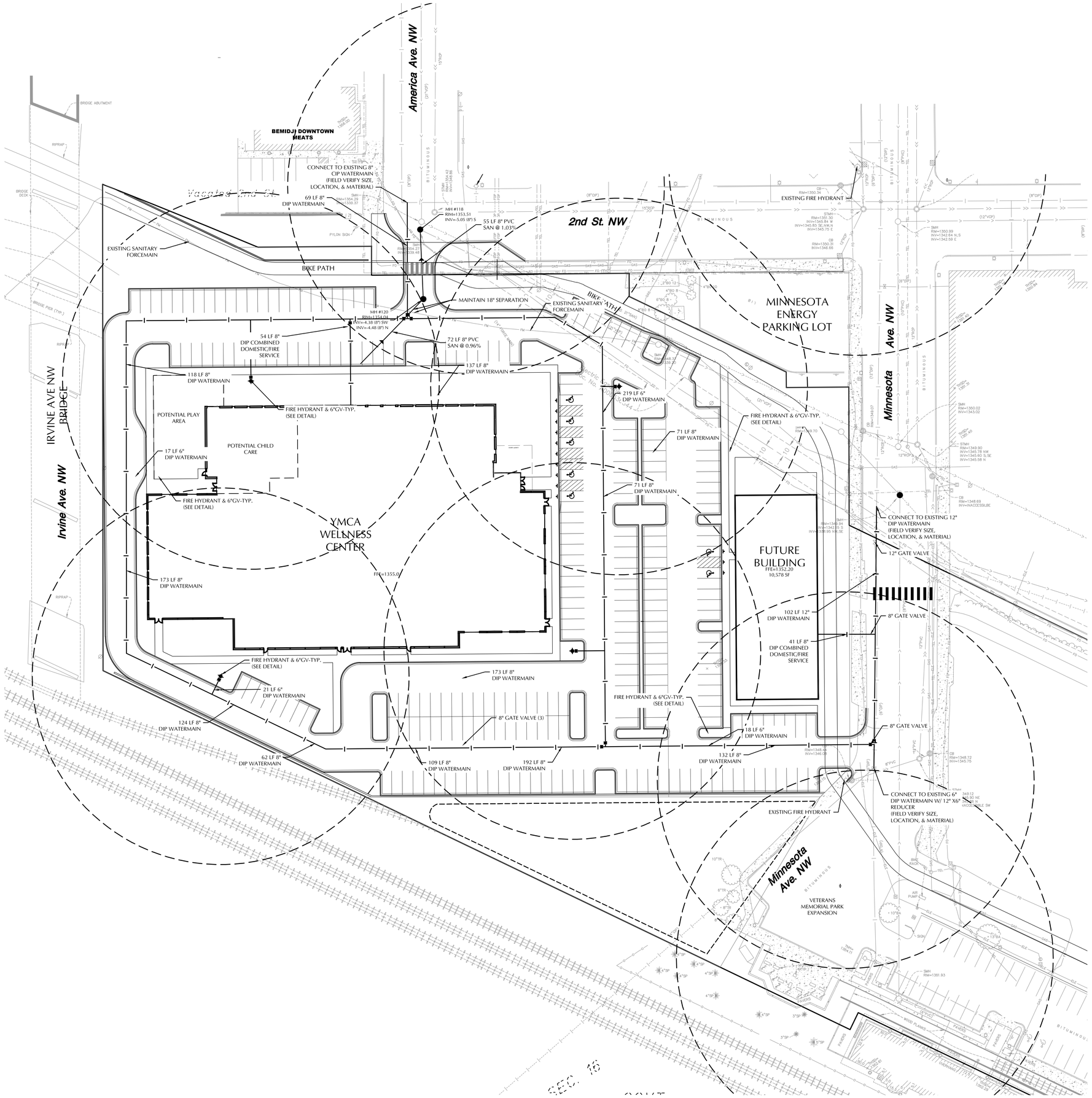
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L2-1	LANDSCAPE PLAN
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GRADING PLAN
C3-1

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LEGEND

EXISTING		PROPOSED
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	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

SANITARY SEWER & WATERMAIN NOTES

1. ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
5. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
6. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
9. HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PUBLIC UTILITIES DEPARTMENT WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH, HYDRANT METER IS AVAILABLE FROM PUBLIC UTILITIES DEPARTMENT. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PUBLIC UTILITIES DEPARTMENT. ALSO APPLIES TO SUBCONTRACTORS.
10. OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
11. TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
12. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
    - A. REUSE OF ON-SITE SOILS
    - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
    - C. SITE GRADING AND SUBGRADE PREPARATION.
    - D. PAVEMENTS AND EXTERIOR SLABS.
    - E. TRENCH EXCAVATION AND BACKFILL.
    - F. EXTERIOR UTILITY SUPPORTS.
    - G. FROST PROTECTION.
13. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
14. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

N

0 30 60
SCALE IN FEET

BEMIDJI - YMCA

BEMIDJI, MINNESOTA

CITY OF BEMIDJI

317 4TH STREET NW
BEMIDJI, MN 56601

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Plymouth, MN 55441
763.424.5505
www.loucksinc.com

Bemidji MINNESOTA
First City On The Mississippi

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

05-30-25	PRELIM PLAT & PUD
12-31-2025	PUD SUBMITTAL

PROFESSIONAL SIGNATURE

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

Name: Derek - PE
License No. 19624
Date 12/15/2025

DRAFT

QUALITY CONTROL

Loucks Project No.	17343B
Project Lead	JDK
Drawn By	SJH
Checked By	JAS
Review Date	12/15/2025

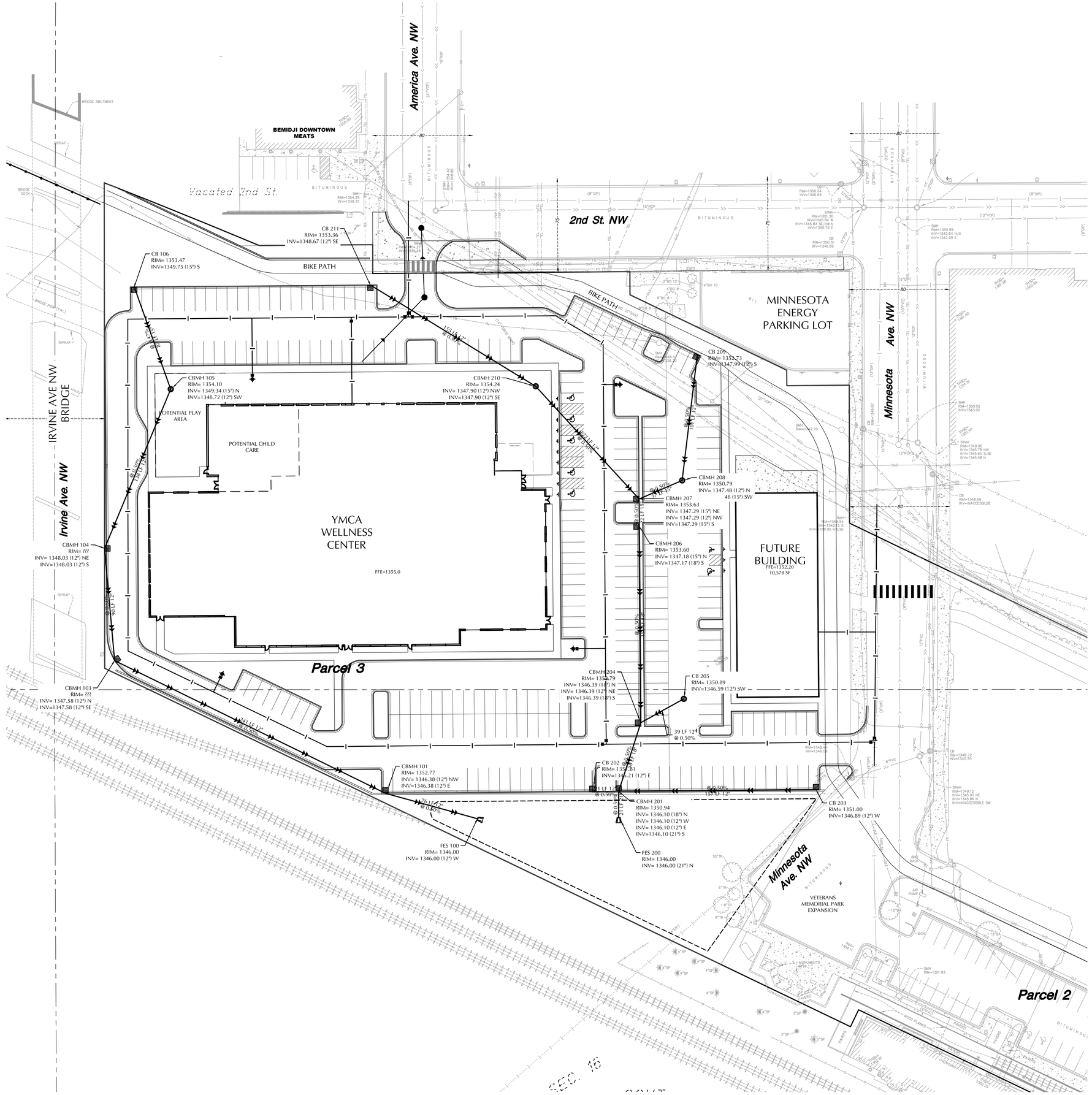
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C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L8-1	LANDSCAPE DETAILS

SANITARY SEWER AND WATERMAIN PLAN

C4-1

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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
	SANITARY SEWER	
FM	FORCEMAIN	FM
	WATERMAIN	
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	
O	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
NO PARKING	NO PARKING	
	BUILDING	
972	CONTOUR	972
x 972.5	SPOT ELEVATION	x 972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
PSBL	PARKING SETBACK LINE	PSBL
BSBL	BUILDING SETBACK LINE	BSBL

STORM SEWER NOTES

1. ALL STORM SEWER SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
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5. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
6. ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF STORM STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
8. CONTRACTOR TO VERIFY UNDERLYING SOILS BENEATH ALL STORMWATER FACILITIES, AND PROVIDE DOCUMENTATION TO THE ENGINEER, PRIOR TO CONSTRUCTION OF THE FACILITIES.
9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
10. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
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    C. SITE GRADING AND SUBGRADE PREPARATION.
    D. PAVEMENTS AND EXTERIOR SLABS.
    E. TRENCH EXCAVATION AND BACKFILL.
    F. EXTERIOR UTILITY SUPPORTS.
    G. FROST PROTECTION.
11. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED STORMWATER MANAGEMENT SYSTEMS & ASSOCIATED INFRASTRUCTURE (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
12. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
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N

0 30 60
SCALE IN FEET

BEMIDJI - YMCA

BEMIDJI, MINNESOTA

CITY OF BEMIDJI

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BEMIDJI, MN 56601

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Bemidji MINNESOTA
First City On The Mississippi

CADD QUALIFICATION

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SUBMITTAL/REVISIONS

05-30-25	PRELIM PLAT & PUD
12-31-2025	PUD SUBMITTAL

PROFESSIONAL SIGNATURE

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

DRAFT

Name - PE
Licer 19624
Date 12/15/2025

QUALITY CONTROL

Loucks Project No.	17343B
Project Lead	JDK
Drawn By	SJH
Checked By	JAS
Review Date	12/15/2025

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C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L8-1	LANDSCAPE DETAILS

STORM SEWER PLAN

C4-2

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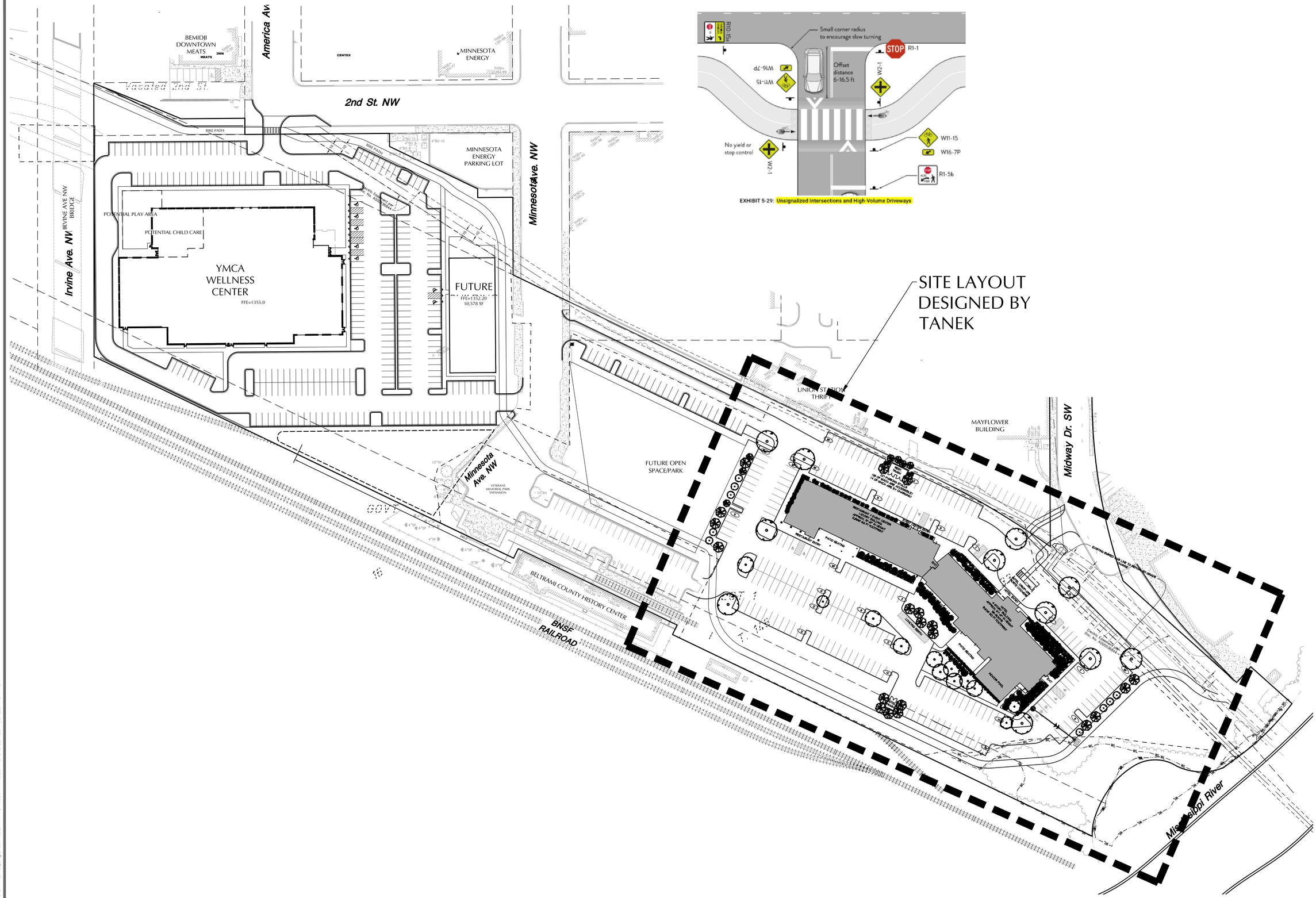


EXHIBIT 5-29: Unsignalized Intersections and High-Volume Driveways

REDESIGNED RAIL CORRIDOR SOIL REMEDIATION AND EARTHWORK

BEMIDJI, MN

CITY OF BEMIDJI

317 4th STREET NW
BEMIDJI, MN 56601

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CITY PROJECT NO. 25-05

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SUBMITTAL/REVISIONS

25 09-15	BID DOCUMENTS
25 12-31	OWNER REVIEW

PROFESSIONAL SIGNATURE

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

Jeffrey A. Shopek - PE

License No. 19624
Date

QUALITY CONTROL

Loucks Project No.	17343D
Project Lead	JDK
Drawn By	SKB
Checked By	JAS
Review Date	12/19/2025

SHEET INDEX

SEE PROJECT MANUAL

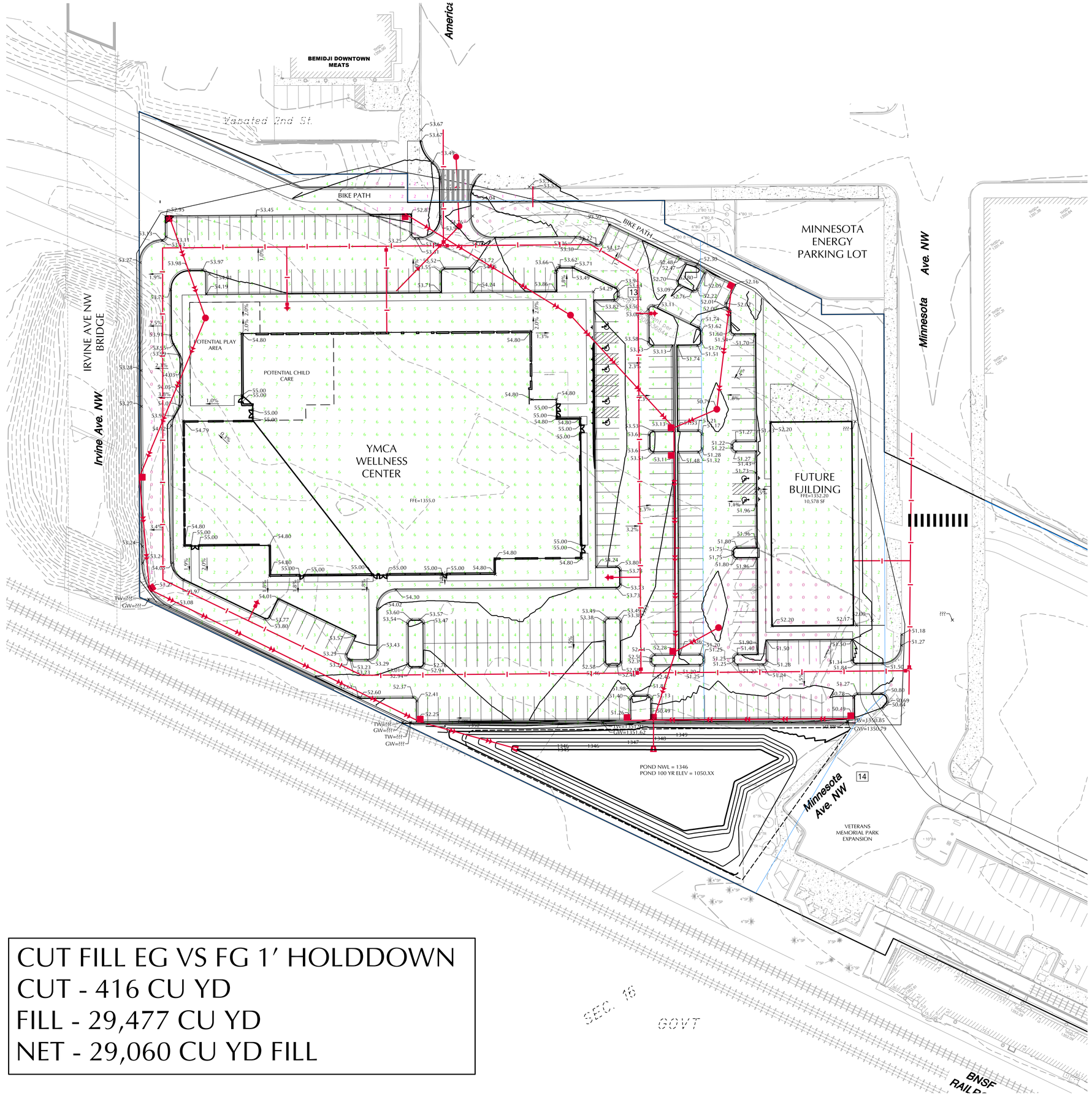
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SCALE IN FEET

FUTURE CONCEPT DEVELOPMENT PLAN

C2-1

Plotted: 12/19/2025 3:19 PM W:\2017\17343B\CADD DATA\CIVIL_dwg Sheet Files\EARTHWORK SUBMITTAL\C2-1 FUTURE CONCEPT DEVELOPMENT PLAN



CUT FILL EG VS FG 1' HOLDDOWN
CUT - 416 CU YD
FILL - 29,477 CU YD
NET - 29,060 CU YD FILL

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
3. AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
4. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
5. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
6. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
   - A. REUSE OF ON-SITE SOILS
   - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   - C. SITE GRADING AND SUBGRADE PREPARATION.
   - D. PAVEMENTS AND EXTERIOR SLABS.
   - E. TRENCH EXCAVATION AND BACKFILL.
   - F. EXTERIOR UTILITY SUPPORTS.
   - G. FROST PROTECTION.
7. EXISTING SOILS ARE ASSUMED TO BE COARSE-GRAINED SOILS (GW, GP, GM, GC, SW, SP, SM, SC) PER THE UNIFIED SOIL CLASSIFICATION. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
8. GRADING, INCLUDING BUT NOT LIMITED TO EXCAVATION AND BACKFILL, OF THE INFILTRATION AREA(S) SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED. NO WHEELED MACHINES SHALL BE USED.
9. SOIL BENEATH THE INFILTRATION AREA(S) SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE PRIOR TO BACKFILL.
10. A FLOOD TEST OR DOUBLE RING INFILTROMETER TEST SHALL BE COMPLETED FOR THE INFILTRATION SYSTEM TO VERIFY INFILTRATION RATES ARE WITHIN THE ACCEPTABLE RANGE OF X.X IN/HR TO X.X IN/HR.
11. CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPS.
12. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
13. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES). ← FURTHER DISCUSSION
14. FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
15. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
16. DUST MUST BE ADEQUATELY CONTROLLED.
17. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
18. SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
19. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
20. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
21. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
22. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
23. PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
24. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

N

0 30 60
SCALE IN FEET

BEMIDJI - YMCA

BEMIDJI, MINNESOTA

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

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
12755 Highway 55, Suite R100
Plymouth, MN 55441
763.424.5505
www.loucksinc.com

Bemidji First City On The Mississippi

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SUBMITTAL/REVISIONS

05-30-25	PRELIM PLAT & PUD
12-31-2025	PUD SUBMITTAL

PROFESSIONAL SIGNATURE

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

DRAFT

Jordan D. Kerk - PE
License No. 19624
Date 12/15/2025

QUALITY CONTROL

Loucks Project No.	17343B
Project Lead	JDK
Drawn By	SJH
Checked By	JAS
Review Date	12/15/2025

SHEET INDEX

C1-1	EXISTING CONDITIONS
C1-2	SITE DEMOLITION PLAN
C2-1	SITE PLAN
C2-2	FIRE TRUCK TURNING PLAN
C3-1	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1	SAN SEWER AND WATER PLAN
C4-2	STORM WATER PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L8-1	LANDSCAPE DETAILS

GRADING PLAN
C3-1

Plotted: 12/19/2025 2:45 PM W:\2017\17343B\CADD DATA\CIVIL\ dwg Sheet Files\C3-1 GRADING PLAN

City of Bemidji, MN

City of Bemidji

317 4th Street NW
Bemidji, MN 56601
218-759-3560
https://www.ci.bemidji.mn.us/

Application

SUB-2025-0003

SUBDIVISION PLAT/CIC/PUD

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

ISSUED:

EXPIRES:

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

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

Detail Name	Detail Value
Number of Lots or Acres Numeric (Need for Fee)	4.00
Escrow Deposit	2500.00
Is there one acre of contiguous land on the property?	No
Have there been any Variances/Use Permits granted on this property?	No
Is property within 1000 feet of a public water?	Yes
Select application type from the list:	PUD
Describe the existing use of your property including number of existing buildings:	Rail corridor
Describe the proposed use of your property including number of existing and proposed buildings:	Multiphase commercial development
How many total acres/sq. feet are included in the plat?	10
How many existing parcels are part of this proposal?	1
How many proposed parcels are suggested?	4.00
Does this require a rezone of the zoning district of all or part of the property?	Yes
Will this proposal include mixed uses (Commercial/Residential)?	Yes
How many Residential units are proposed? (Enter N/A if not applicable)	TBD
How many Commercial units are proposed? (Enter N/A if not applicable)	TBD
How many people will occupy your premises on an average day? Please provide numbers for employees, customers, and residents.	TBD
Will your proposal generate an increased amount of traffic?	Yes - please explain
If your proposal will generate an increase in traffic, please describe:	vacant land will be have commercial uses
Total Number of Off Street Parking Spaces	Shown on plan
Total Number of PROPOSED Off Street Parking Spaces	Shown on plan

City of Bemidji, MN

City of Bemidji

317 4th Street NW
Bemidji, MN 56601
218-759-3560
https://www.ci.bemidji.mn.us/

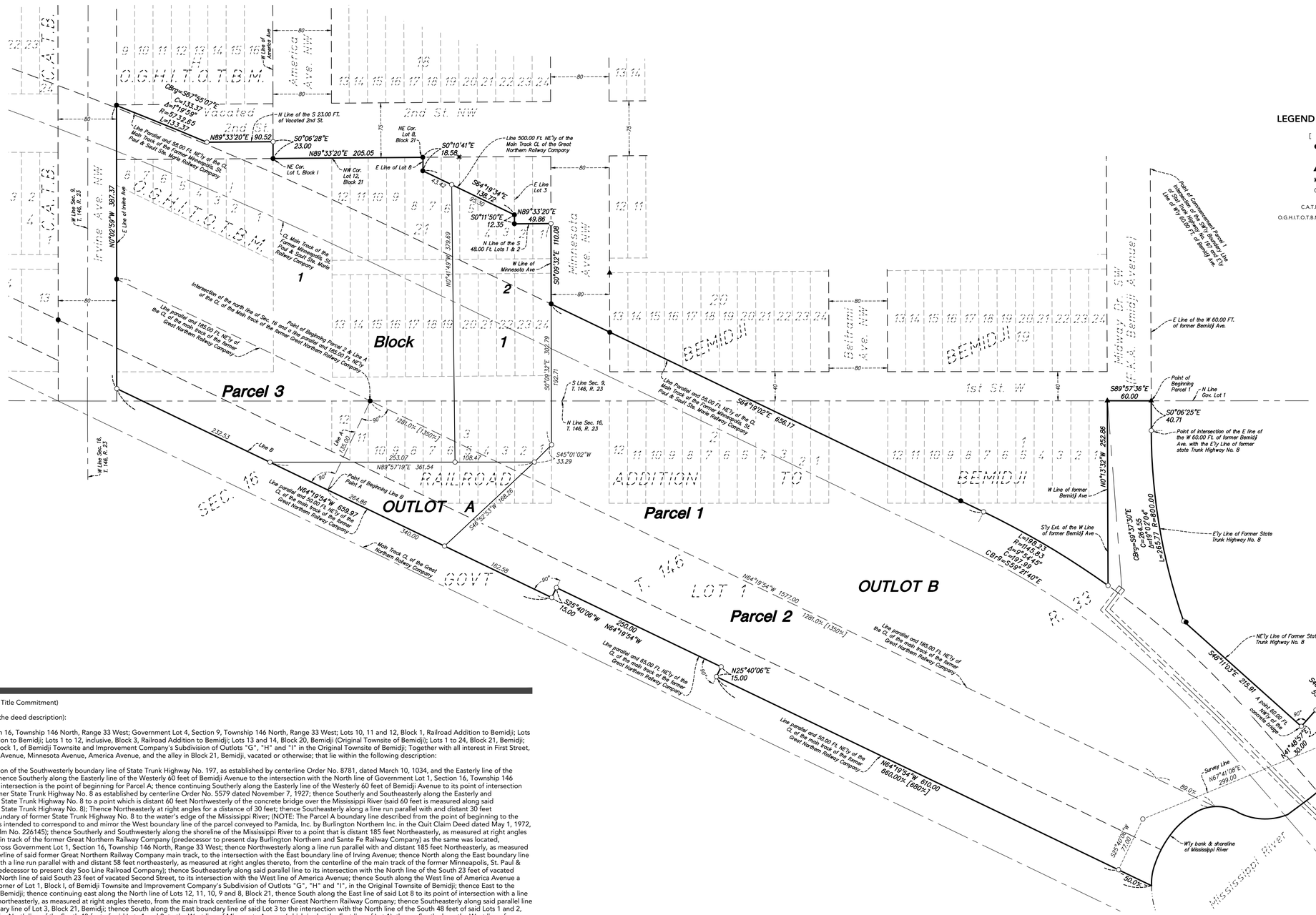
What is the distance to the nearest public water & sewer utilities?	Less than 100ft
Does your proposal include increased water usage?	Yes - please enter the number of gallons per day
Will your proposal generate additional waste?	Yes
Describe your disposal method .	commercial
Does your proposal include additional lighting that can be seen from roads or adjacent properties?	Yes - please explain
Does your proposal include signs?	Yes - please describe
Does your property contain low areas, wetlands, or areas with standing water?	Yes - Please explain below if you intend to drain, fill or otherwise alter this area for any reason
Escrow Payer Name (Who should the check for the escrow funds be made out to when the project is complete?)	Greater Bemidji
Escrow Payer Mailing Address	102 1st St W Suite 101, Bemidji, MN 56601
I hereby certify that I am the owner or authorized agent of the owner of the above described property and that all uses will conform to the provisions of the City of Bemidji Development Code. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.	I Certify
I also authorize the City of Bemidji Planning staff to inspect the property during review of this application and subsequent construction during reasonable times of the day.	I Authorize

CONDITIONS

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

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

FEES:	**Paid**	**Due**
Planning CIC/PUD/Plat/Subdivision Fee	$1,600.00	$0.00
Planning Escrow Deposit	$2,500.00	$0.00
Totals :	**$4,100.00**	**$0.00**



LEGAL DESCRIPTION

(Per Schedule A of the herein referenced Title Commitment)

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

Those parts of Government Lot 1, Section 16, Township 146 North, Range 33 West; Government Lot 4, Section 9, Township 146 North, Range 33 West; Lots 10, 11 and 12, Block 1, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 2, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 3, Railroad Addition to Bemidji; Lots 13 and 14, Block 20, Bemidji (Original Townsite of Bemidji); Lots 1 to 24, Block 21, Bemidji; Outlot I, Bemidji; Lots 1 to 8, inclusive, Block 1, of Bemidji Townsite and Improvement Company's Subdivision of Outlots "G", "H" and "I" in the Original Townsite of Bemidji; Together with all interest in First Street, Second Street, Bemidji Avenue, Beltrami Avenue, Minnesota Avenue, America Avenue, and the alley in Block 21, Bemidji, vacated or otherwise; that lie within the following description:

Commencing at the point of intersection of the Southwesterly boundary line of State Trunk Highway No. 197, as established by centerline Order No. 8781, dated March 10, 1034, and the Easterly line of the Westerly 60 feet of Bemidji Avenue; thence Southerly along the Easterly line of the Westerly 60 feet of Bemidji Avenue to the intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West, which point of intersection is the point of beginning for Parcel A; thence continuing Southerly along the Easterly line of the Westerly 60 feet of Bemidji Avenue to its point of intersection with the Easterly boundary line of former State Trunk Highway No. 8 as established by centerline Order No. 5579 dated November 7, 1927; thence Southerly and Southeasterly along the Easterly and Northeasterly boundary line of former State Trunk Highway No. 8 to a point which is distant 60 feet Northwesterly of the concrete bridge over the Mississippi River (said 60 feet is measured along said Northeasterly boundary line of former State Trunk Highway No. 8); Thence Northeasterly at right angles for a distance of 30 feet; thence Southeasterly along a line run parallel with and distant 30 feet Northeasterly of the Northeasterly boundary of former State Trunk Highway No. 8 to the water's edge of the Mississippi River; (NOTE: The Parcel A boundary line described from the point of beginning to the water's edge of the Mississippi River is intended to correspond to and mirror the West boundary line of the parcel conveyed to Pamida, Inc. by Burlington Northern Inc. in the Quit Claim Deed dated May 1, 1972, and recorded June 1, 1972, as Microfilm No. 226145); thence Southerly and Southwesterly along the shoreline of the Mississippi River to a point that is distant 185 feet Northeasterly, as measured at right angles thereto, from the centerline of the main track of the former Great Northern Railway Company (predecessor to present day Burlington Northern and Sante Fe Railway Company) as the same was located, maintained and operated over and across Government Lot 1, Section 16, Township 146 North, Range 33 West; thence Northwesterly along a line run parallel with and distant 185 feet Northeasterly, as measured at right angles thereto, from the centerline of said former Great Northern Railway Company main track, to the intersection with the East boundary line of Irving Avenue; thence North along the East boundary line of Irvine Avenue to the intersection with a line run parallel with and distant 58 feet northeasterly, as measured at right angles thereto, from the centerline of the main track of the former Minneapolis, St. Paul & Sault Ste. Marie Railway Company (predecessor to present day Soo Line Railroad Company); thence Southeasterly along said parallel line to its intersection with the North line of the South 23 feet of vacated Second Street; thence East along the North line of said South 23 feet of vacated Second Street, to its intersection with the West line of America Avenue; thence South along the West line of America Avenue a distance of 23 feet to the Northeast corner of Lot 1, Block I, of Bemidji Townsite and Improvement Company's Subdivision of Outlots "G", "H" and "I", in the Original Townsite of Bemidji; thence East to the Northwest corner of Lot 12, Block 21, Bemidji; thence continuing east along the North line of Lots 12, 11, 10, 9 and 8, Block 21, thence South along the East line of said Lot 8 to its point of intersection with a line run parallel with and distant 500 feet northeasterly, as measured at right angles thereto, from the main track centerline of the former Great Northern Railway Company; thence Southeasterly along said parallel line to its intersection with the East boundary line of Lot 3, Block 21, Bemidji; thence South along the East boundary line of said Lot 3 to the intersection with the North line of the South 48 feet of said Lots 1 and 2, Block 21, Bemidji; thence East along the North line of the South 48 feet of said Lots 1 and 2, to the West line of Minnesota Avenue (which is also the East line of Lot 1); thence South along the West line of Minnesota Avenue to its intersection with a line run parallel with and distant 55 feet Northeasterly, as measured at right angles thereto, from the main track centerline of the former Minneapolis, St. Paul & Sault Ste. Marie Railway Company; thence Southeasterly along said parallel line to its intersection with the West line of Bemidji Avenue extended South; thence North along the West boundary line of Bemidji Avenue extended South, to its intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West; thence East along the North line of said Government Lot 1 a distance of 60 feet to the point of beginning.

Abstract Property

Parcel 2:

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

Beginning at a point on the North line of said Section 16 distant 185.0 feet Northeasterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southwesterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeasterly, as measured at right angles from said Main Track centerline; thence Southeasterly along said parallel line 340.0 feet; thence Northeasterly at right angles 15.0 feet; thence Southeasterly along a line parallel with and 65.0 feet normally distant Northeasterly from said Main Track centerline a distance of 250.0 feet; thence Southwesterly at right angles 15.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeasterly, measured at right angles from said Main Track centerline; thence Southeasterly along the last described parallel line 680 feet, more or less, to the Westerly bank of the Mississippi River; thence Northeasterly along said Westerly bank to the intersection with a line drawn parallel with and distant 185.0 feet Northeasterly, as measured at right angles from said Main Track centerline; thence Northwesterly along the last described parallel line 1,350 feet, more or less, to the Point of Beginning.
Abstract Property

Parcel 3:

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

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

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

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

Abstract Property

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Greater Bemidji
102 First Street West, Suite 101
Bemidji, MN 56601
218-444-5757

1. Prepared April 25, 2025 .
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 101 Minnesota Avenue Southwest, Bemidji, Minnesota 56601.
3. The bearings for this survey are based on the Beltrami County South Coordinate System NAD 83 (1986 Adjust).
4. Benchmark: MnDOT 0416 B. A Survey Disk located in Bemidji, in a railing in the southeast corner of Trunk Hwy. 197 bridge over the Mississippi River, 0.2 miles southeast along Trunk Hwy. 197 from the junction of Trunk Hwy. 197, and 2nd St. in Bemidji, at Trunk Hwy. 197 milepoint 2.80, 15.0 feet southwest of northbound Trunk Hwy. 197, 2.5 feet northwest of the end of a bridge railing.
   Elevation = 1357.13 (NAVD88)

   Site Benchmark: Top Nut of Hydrant located at the northwest corner of America Ave. NW, and 2nd St. W.
   Elevation = 1357.54 (NAVD88)
5. This property is located in an area that is not included in the Flood Insurance Rate Map service.
6. The field work was completed on June 25, 2024.
7. See sheets 2 & 3 for site features.

ZONING INFORMATION

Current Zoning: B2 General Commercial and UR Urban Renaissance

Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Bemidji Zoning Map and City Code, on April 9, 2025, information for the subject property is as follows:

Current Setbacks: B2 General Commercial
- Front 30 feet
- Side 10 feet
- Rear 20 feet
- Height 50 feet

Current Setbacks: UR Urban Renaissance
- Front 0 Feet
- Side 10 feet
- Rear 10 feet
- Height None

SITE DATA

Areas:

Lot 1	= 187,795 +/- square feet or	4.31 +/- acres
Lot 2	= 46,101 +/- square feet or	1.06 +/- acres
OUTLOT A	= 20,772 +/- square feet or	0.48 +/- acres
OUTLOT B	= 407,845 +/- square feet or	9.36 +/- acres
Total Property Area	= 662,513 +/- square feet or	15.21 +/- acres

0 60 120
SCALE IN FEET

YMCA BEMIDJI
101 MINNESOTA AVE SOUTHWEST
BEMIDJI, MINNESOTA 56601

GREATER BEMIDJI
102 FIRST STREET WEST
SUITE 101
BEMIDJI, MN 56601

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SUBMITTAL/REVISIONS

04/25/25	SURVEY ISSUED
05/30/25	REV. OUTLOT A
12/29/25	REV. LOT LINE

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Max L. Stanislowski - PLS

License No. 48988
Date 04/25/25

QUALITY CONTROL

Loucks Project No.	17343A
Project Lead	MLS
Drawn By	NRS
Checked By	MLS
Field Crew	SKS/JSS

VICINITY MAP



PRELIMINARY PLAT YMCA ADDITION

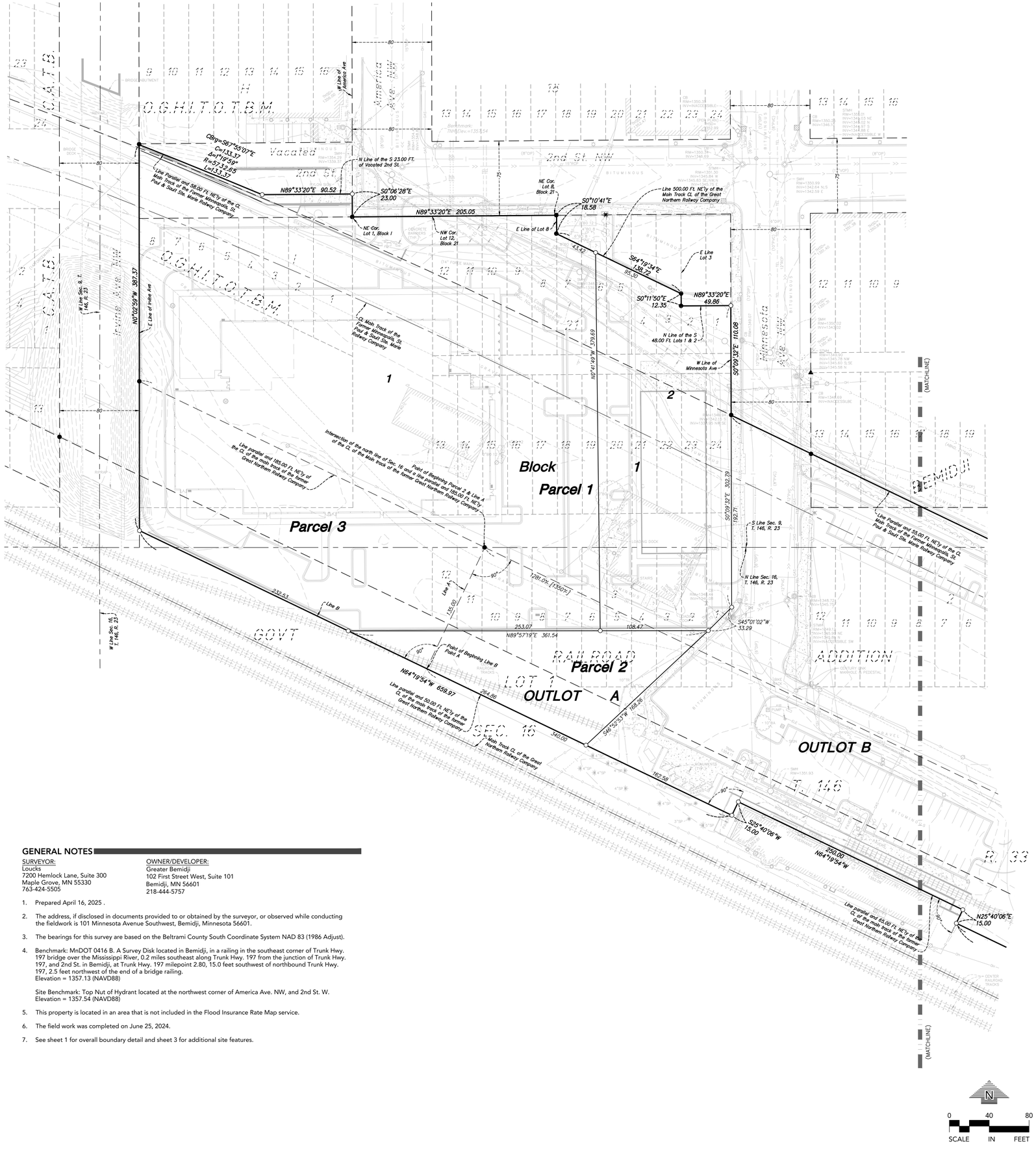
1 OF 3

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LEGEND

- STORM SEWER
- MAPPED STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- WATERMAIN
- MAPPED WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- MAPPED UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- MAPPED UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- GUARDRAIL / HANDRAIL
- CHAIN LINK FENCE
- IRON FENCE
- CONCRETE CURB
- RETAINING WALL
- EXISTING BUILDING OVERHANG
- CONTOUR
- SPOT ELEVATION
- INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
- RAILROAD TRACKS FIELD LOCATED
- RAILROAD TRACKS PER AERIAL MAPPING
- DECIDUOUS TREE
- ASH
- BASSWOOD
- BOXELDER
- TREE (GENERAL)
- TREE LINE
- CONIFEROUS TREE
- SPRUCE
- [ ] RECORD DOCUMENT
- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- FOUND PK NAIL
- FOUND REBAR
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- C.A.T.B. CARSON'S ADDITION TO BEMIDJI
- O.G.H.I.T.O.T.B.M. OUTLOTS G, H, AND I THE ORIGINAL TOWNSITE OF BEMIDJI, MINN.

- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- CURB STOP
- FIRE CONNECTION
- SPIGOT
- AIR CONDITIONING UNIT
- BENCH
- CABLE TV PEDESTAL
- DISABLED PARKING STALL
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- FLAG POLE
- FIBER OPTIC MANHOLE
- GAS METER
- GUARD POST
- GUY WIRE
- HAND HOLE
- LIGHT POLE
- MAILBOX
- MONITORING WELL
- POWER POLE
- ROOF DRAIN
- SERVICE CLEANOUT
- SIGN
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- WATER MANHOLE
- YARD LIGHT
- CB CATCH BASIN
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- TC TOP OF CURB
- THSD ELEV @ THRESHOLD
- THN TOP NUT HYDRANT



GENERAL NOTES

SURVEYOR:
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7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Greater Bemidji
102 First Street West, Suite 101
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   Elevation = 1357.13 (NAVD88)

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   Elevation = 1357.54 (NAVD88)
5. This property is located in an area that is not included in the Flood Insurance Rate Map service.
6. The field work was completed on June 25, 2024.
7. See sheet 1 for overall boundary detail and sheet 3 for additional site features.

0 40 80
SCALE IN FEET

YMCA BEMIDJI
101 MINNESOTA AVE SOUTHWEST
BEMIDJI, MINNESOTA 56601

GREATER BEMIDJI
102 FIRST STREET WEST
SUITE 101
BEMIDJI, MN 56601

LOUCKS
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SUBMITTAL/REVISIONS

04/25/25	SURVEY ISSUED
05/30/25	REV. OUTLOT A
12/29/25	REV. LOT LINE

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Max L. Stanislowski - PLS

License No.	48988
Date	04/25/25

QUALITY CONTROL

Loucks Project No.	17343A
Project Lead	MLS
Drawn By	NRS
Checked By	MLS
Field Crew	SKS/JSS

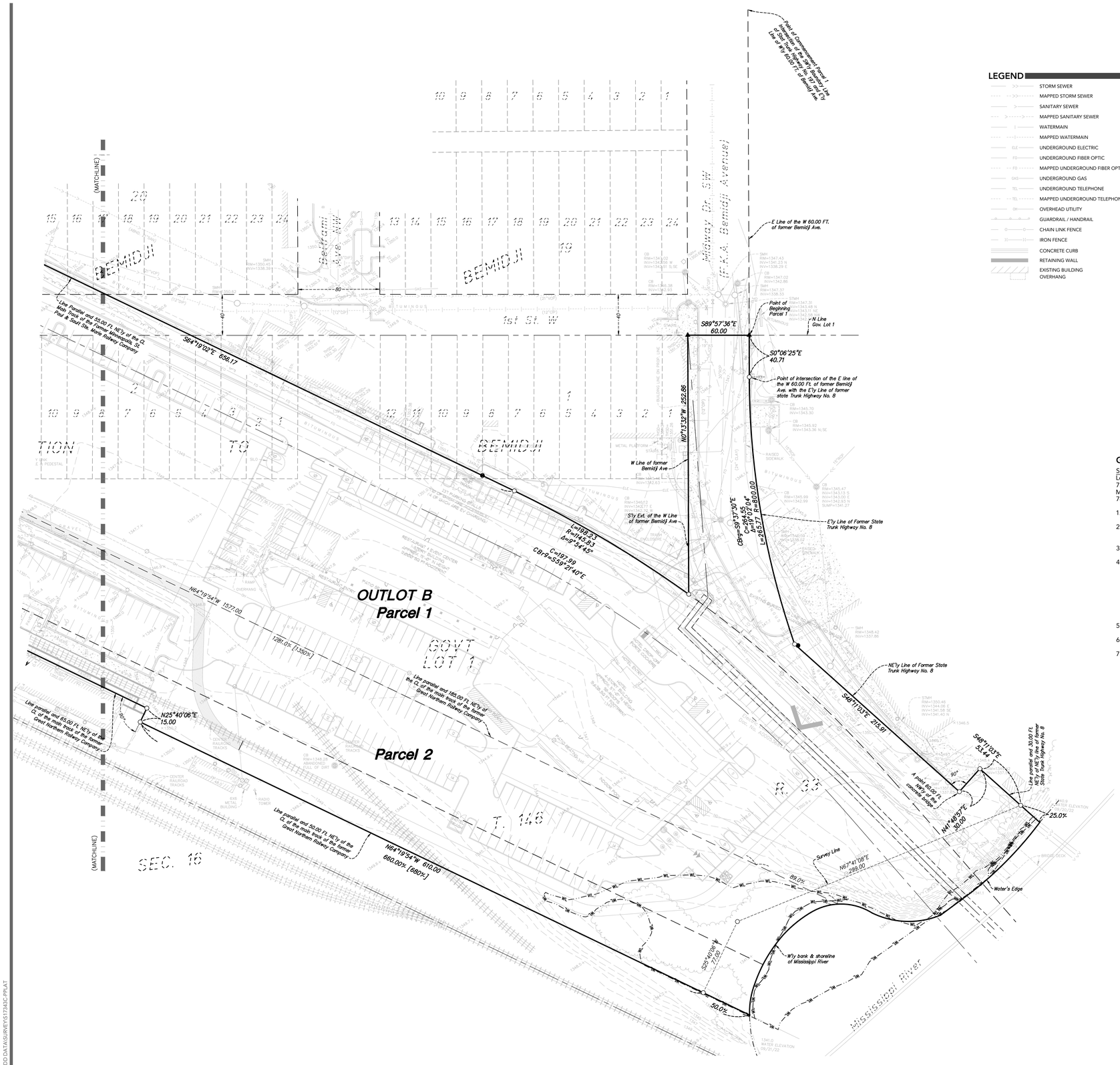
VICINITY MAP



PRELIMINARY PLAT YMCA ADDITION

2 OF 3

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LEGEND

- STORM SEWER
- MAPPED STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- WATERMAIN
- MAPPED WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- MAPPED UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- MAPPED UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- GUARDRAIL / HANDRAIL
- CHAIN LINK FENCE
- IRON FENCE
- CONCRETE CURB
- RETAINING WALL
- EXISTING BUILDING OVERHANG
- CONTOUR
- SPOT ELEVATION
- INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
- RAILROAD TRACKS FIELD LOCATED
- RAILROAD TRACKS PER AERIAL MAPPING
- DECIDUOUS TREE
- ASH
- BASSWOOD
- BOXELDER
- TREE (GENERAL)
- TREE LINE
- CONIFEROUS TREE
- SPRUCE
- RECORD DOCUMENT
- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- FOUND PK NAIL
- FOUND REBAR
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- CURB STOP
- FIRE CONNECTION
- SPIGOT
- AIR CONDITIONING UNIT
- BENCH
- CABLE TV PEDESTAL
- DISABLED PARKING STALL
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- FLAG POLE
- FIBER OPTIC MANHOLE
- GAS METER
- GUARD POST
- GUY WIRE
- HAND HOLE
- LIGHT POLE
- MAILBOX
- MONITORING WELL
- POWER POLE
- ROOF DRAIN
- SERVICE CLEANOUT
- SIGN
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- WATER MANHOLE
- YARD LIGHT
- CATCH BASIN
- SANITARY MANHOLE
- STORM MANHOLE
- TOP OF CURB
- ELEV @ THRESHOLD
- TOP NUT HYDRANT

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Greater Bemidji
102 First Street West, Suite 101
Bemidji, MN 56601
218-444-5757

1. Prepared April 16, 2025 .
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 101 Minnesota Avenue Southwest, Bemidji, Minnesota 56601.
3. The bearings for this survey are based on the Beltrami County South Coordinate System NAD 83 (1986 Adjust).
4. Benchmark: MnDOT 0416 B. A Survey Disk located in Bemidji, in a railing in the southeast corner of Trunk Hwy. 197 bridge over the Mississippi River, 0.2 miles southeast along Trunk Hwy. 197 from the junction of Trunk Hwy. 197, and 2nd St. in Bemidji, at Trunk Hwy. 197 milepoint 2.80, 15.0 feet southwest of northbound Trunk Hwy. 197, 2.5 feet northwest of the end of a bridge railing.
   Elevation = 1357.13 (NAVD88)

   Site Benchmark: Top Nut of Hydrant located at the northwest corner of America Ave. NW, and 2nd St. W.
   Elevation = 1357.54 (NAVD88)
5. This property is located in an area that is not included in the Flood Insurance Rate Map service.
6. The field work was completed on June 25, 2024.
7. See sheet 1 for overall boundary detail and sheet 2 for additional site features.

N

0 40 80
SCALE IN FEET

YMCA BEMIDJI
101 MINNESOTA AVE SOUTHWEST
BEMIDJI, MINNESOTA 56601

GREATER BEMIDJI
102 FIRST STREET WEST
SUITE 101
BEMIDJI, MN 56601

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. Any such unauthorized use is prohibited. Limited permitted is granted to clients copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

04/25/25	SURVEY ISSUED
05/30/25	REV. OUTLOT A
12/29/25	REV. LOT LINE

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Max L. Stanislowski - PLS

License No.	48988
Date	04/25/25

QUALITY CONTROL

Loucks Project No.	17343A
Project Lead	MLS
Drawn By	NRS
Checked By	MLS
Field Crew	SKS/JSS

VICINITY MAP



PRELIMINARY PLAT YMCA ADDITION

3 OF 3

Plotted: 12/29/2025 3:16 PM W:\2017\17343\CADD DATA\SURVEY\S17343C-PPLAT

GREATER BEMIDJI RAIL CORRIDOR

KNOW ALL PERSONS BY THESE PRESENTS: That Greater Bemidji, Inc., a Minnesota non-profit corporation, fee owner of the following described property:

Those parts of Government Lot 1, Section 16, Township 146 North, Range 33 West; Government Lot 4, Section 9, Township 146 North, Range 33 West; Lots 10, 11 and 12, Block 1, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 2, Railroad Addition to Bemidji; Lots 1 to 12, inclusive, Block 3, Railroad Addition to Bemidji; Lots 13 and 14, Block 20, Bemidji (Original Townsite of Bemidji); Lots 1 to 24, Block 21, Bemidji; Outlot I, Bemidji; Lots 1 to 8, inclusive, Block 1, of Bemidji Townsite and Improvement Company's Subdivision of Outlots "G", "H" and "I" in the Original Townsite of Bemidji; Together with all interest in First Street, Second Street, Bemidji Avenue, Beltrami Avenue, Minnesota Avenue, America Avenue, and the alley in Block 21, Bemidji, vacated or otherwise; that lie within the following description:

Commencing at the point of intersection of the Southwesterly boundary line of State Trunk Highway No. 197, as established by centerline Order No. 8781, dated March 10, 1034, and the Easterly line of the Westerly 60 feet of Bemidji Avenue; thence Southerly along the Easterly line of the Westerly 60 feet of Bemidji Avenue to the intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West, which point of intersection is the point of beginning for Parcel A; thence continuing Southerly along the Easterly line of the Westerly 60 feet of Bemidji Avenue to its point of intersection with the Easterly boundary line of former State Trunk Highway No. 8 as established by centerline Order No. 5579 dated November 7, 1927; thence Southerly and Southeasterly along the Easterly and Northeasterly boundary line of former State Trunk Highway No. 8 to a point which is distant 60 feet Northwesterly of the concrete bridge over the Mississippi River (said 60 feet is measured along said Northeasterly boundary line of former State Trunk Highway No. 8); Thence Northeasterly at right angles for a distance of 30 feet; thence Southeasterly along a line run parallel with and distant 30 feet Northeasterly of the Northeasterly boundary of former State Trunk Highway No. 8 to the water's edge of the Mississippi River; (NOTE: The Parcel A boundary line described from the point of beginning to the water's edge of the Mississippi River is intended to correspond to and mirror the West boundary line of the parcel conveyed to Pamida, Inc. by Burlington Northern Inc. in the Quit Claim Deed dated May 1, 1972, and recorded June 1, 1972, as Microfilm No. 226145); thence Southerly and Southwesterly along the shoreline of the Mississippi River to a point that is distant 185 feet Northeasterly, as measured at right angles thereto, from the centerline of the main track of the former Great Northern Railway Company (predecessor to present day Burlington Northern and Sante Fe Railway Company) as the same was located, maintained and operated over and across Government Lot 1, Section 16, Township 146 North, Range 33 West; thence Northwesterly along a line run parallel with and distant 185 feet Northeasterly, as measured at right angles thereto, from the centerline of said former Great Northern Railway Company main track, to the intersection with the East boundary line of Irving Avenue; thence North along the East boundary line of Irvine Avenue to the intersection with a line run parallel with and distant 58 feet northeasterly, as measured at right angles thereto, from the centerline of the main track of the former Minneapolis, St. Paul & Sault Ste. Marie Railway Company (predecessor to present day Soo Line Railroad Company); thence Southeasterly along said parallel line to its intersection with the North line of the South 23 feet of vacated Second Street; thence East along the North line of said South 23 feet of vacated Second Street, to its intersection with the West line of America Avenue; thence South along the West line of America Avenue a distance of 23 feet to the Northeast corner of Lot 1, Block I, of Bemidji Townsite and Improvement Company's Subdivision of Outlots "G", "H" and "I", in the Original Townsite of Bemidji; thence East to the Northwest corner of Lot 12, Block 21, Bemidji; thence continuing east along the North line of Lots 12, 11, 10, 9 and 8, Block 21, thence South along the East line of said Lot 8 to its point of intersection with a line run parallel with and distant 500 feet northeasterly, as measured at right angles thereto, from the main track centerline of the former Great Northern Railway Company; thence Southeasterly along said parallel line to its intersection with the East boundary line of Lot 3, Block 21, Bemidji; thence South along the East boundary line of said Lot 3 to the intersection with the North line of the South 48 feet of said Lots 1 and 2, Block 21, Bemidji; thence East along the North line of the South 48 feet of said Lots 1 and 2, to the West line of Minnesota Avenue (which is also the East line of Lot 1); thence South along the West line of Minnesota Avenue to its intersection with a line run parallel with and distant 55 feet Northeasterly, as measured at right angles thereto, from the main track centerline of the former Minneapolis, St. Paul & Sault Ste. Marie Railway Company; thence Southeasterly along said parallel line to its intersection with the West line of Bemidji Avenue extended South; thence North along the West boundary line of Bemidji Avenue extended South, to its intersection with the North line of Government Lot 1, Section 16, Township 146 North, Range 33 West; thence East along the North line of said Government Lot 1 a distance of 60 feet to the point of beginning.

Abstract Property

AND

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

Beginning at a point on the North line of said Section 16 distant 185.0 feet Northeasterly, as measured at right angles from said Railway Company's Main Track centerline, as originally located and constructed upon, over and across said Section 16; thence Southwesterly at right angles to said Main Track centerline 135.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeasterly, as measured at right angles from said Main Track centerline; thence Southeasterly along said parallel line 340.0 feet; thence Northeasterly at right angles 15.0 feet; thence Southeasterly along a line parallel with and 65.0 feet normally distant Northeasterly from said Main Track centerline a distance of 250.0 feet; thence Southwesterly at right angles 15.0 feet to the intersection with a line drawn parallel with and distant 50.0 feet Northeasterly, measured at right angles from said Main Track centerline; thence Southeasterly along the last described parallel line 680 feet, more or less, to the Westerly bank of the Mississippi River; thence Northeasterly along said Westerly bank to the intersection with a line drawn parallel with and distant 185.0 feet Northeasterly, as measured at right angles from said Main Track centerline; thence Northwesterly along the last described parallel line 1,350 feet, more or less, to the Point of Beginning.
Abstract Property

AND

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

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

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

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

Abstract Property

Has caused the same to be surveyed and platted as GREATER BEMIDJI RAIL CORRIDOR .

In witness whereof said Greater Bemidji, Inc., a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

GREATER BEMIDJI, INC.

_____ _____
Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by _____ , as _____ of Greater Bemidji, Inc., a Minnesota non-profit corporation, on behalf of the corporation.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I Max L. Stanislowski do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

_____
Max L. Stanislowski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20_____, by Max L. Stanislowski.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 20_____

CITY COUNCIL, CITY OF BEMIDJI, MINNESOTA

This plat of GREATER BEMIDJI RAIL CORRIDOR was approved and accepted by the City Council of the City of Bemidji, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Bemidji, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY AUDITOR, Beltrami County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

By: _____, County Auditor/Treasurer

SURVEY DIVISION, Beltrami County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____.

By: _____, County Surveyor

COUNTY RECORDER, Beltrami County, Minnesota

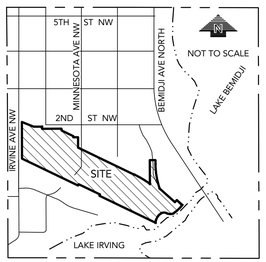
I hereby certify that the within plat of GREATER BEMIDJI RAIL CORRIDOR was recorded in this office this _____ day of _____, 20_____, at _____ o'clock _____.M.

By: _____, County Recorder

LOUCKS

GREATER BEMIDJI RAIL CORRIDOR

VICINITY MAP



SECTION 9 AND 16, TOWNSHIP 146, RANGE 33,
DAKOTA COUNTY, MINNESOTA

0 60 120
SCALE IN FEET

THE EAST LINE OF LOT 1, BLOCK 1, RAILROAD ADDITION TO BEMIDJI, IS ASSUMED TO HAVE A BEARING OF N0°13'32"W.

- ● FOUND 1/2 INCH IRON PIPE MONUMENT UNLESS SHOWN OTHERWISE
- ▲ FOUND PK NAIL
- ✖ FOUND REBAR
- ○ SET 1/2 INCH X 14 INCH IRON PIPE MONUMENT, MARKED "LS 48988"

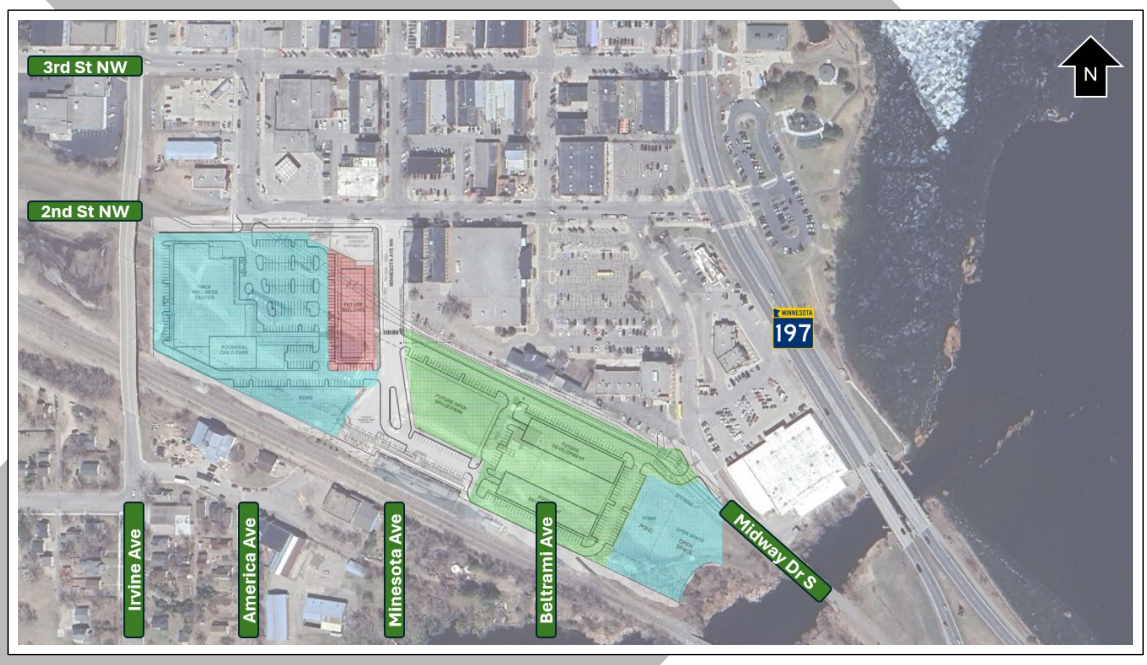
C.A.T.B. CARSON'S ADDITION TO BEMIDJI

O.G.H.I.T.O.T.B.M. OUTLOTS G, H, AND I THE ORIGINAL TOWNSITE OF BEMIDJI, MINN.

[ ] RECORD DOCUMENT

LOUCKS

ENGINEERING, REIMAGINED



TRAFFIC IMPACT ASSESSMENT

Downtown Bemidji Railroad Redevelopment

Bemidji, MN

December 2025

TRAFFIC ENGINEERING STUDY

Downtown Bemidji Railroad Redevelopment

Downtown Bemidji, MN

December 2025

Prepared By: **KLJ Engineering** Date: 12/15/2025

I hereby certify that this traffic engineering study for Downtown Bemidji Railroad Redevelopment in Bemidji, Minnesota was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the State of Minnesota.



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1. Executive Summary

This study evaluates the traffic impacts of the proposed redevelopment at 101 Minnesota Ave NW in Downtown Bemidji. The project will be completed in two phases: Phase 1 (YMCA, outlot, site access, utilities) by 2026, and Phase 2 (potential park, future buildings, additional parking) by 2027.

Traffic Volumes:

- Existing 2025 traffic was based on KLJ counts and validated with MnDOT data.
- Full buildout is projected to generate 2,483 weekday daily vehicle trips (1,242 entering, 1,241 exiting).
- Future 2027 volumes include background growth of 1% per year combined with site-generated trips.

Traffic Control:

- Intersection of America Ave NW and 2nd St NW may require an All-way Stop due to new site access.
- Existing All-way Stop controls at 2nd St NW with Minnesota Ave NW and Beltrami Ave NW are justified under planning level conditions.

Access Spacing:

- Proposed driveways meet City of Bemidji minimum spacing of 40 feet and MnDOT decision sight distance of 110 feet for a 30-mph roadway.

Non-Motorized Facilities:

- Downtown location and proximity to significant destinations require ADA compliant sidewalks and pedestrian circulation routes.
- Proposed facilities should connect to existing and planned pedestrian networks.

Recommendations:

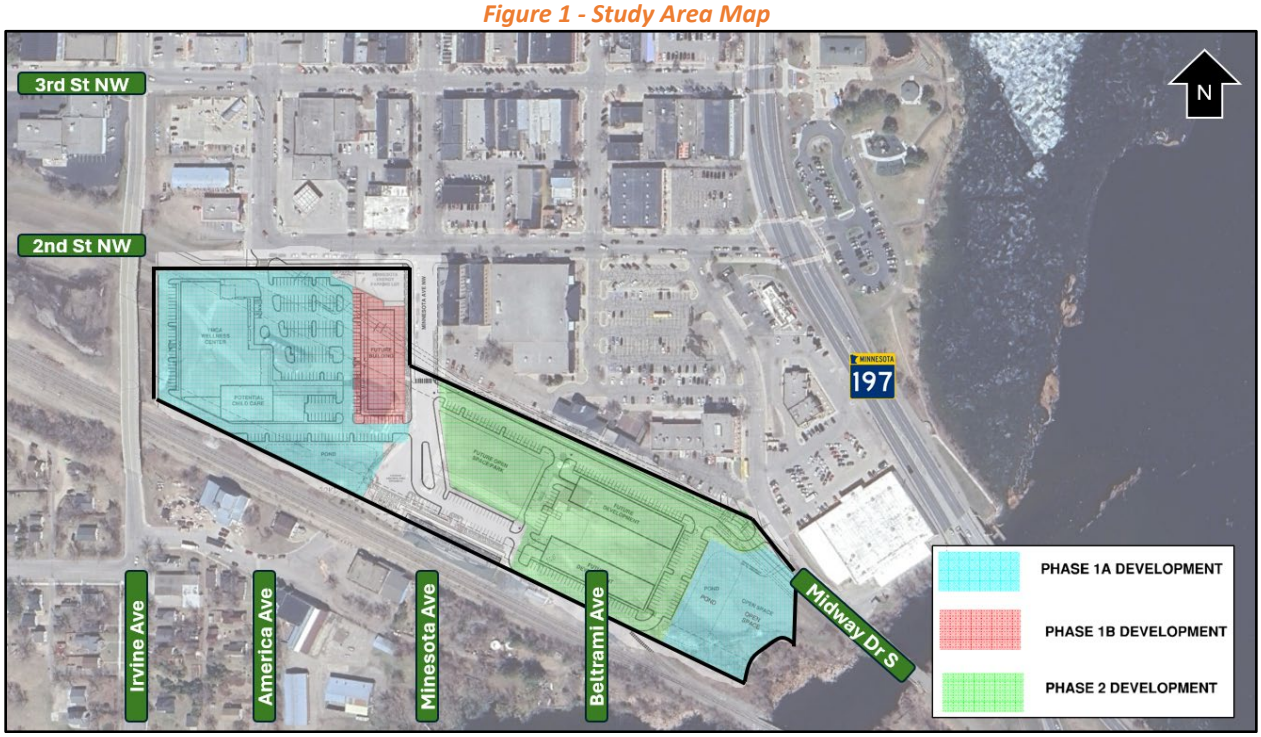
1. Install All Way Stop at America Ave NW and 2nd St NW.
2. Retain All Way Stops at Minnesota Ave NW and Beltrami Ave NW.
3. Provide ADA compliant sidewalks and pedestrian routes.

The existing transportation network can accommodate the proposed redevelopment with proper access, traffic control, and pedestrian connectivity.

2. Introduction

This report evaluates the traffic impacts associated with the proposed redevelopment project in Downtown Bemidji, MN. The subject property is located at 101 Minnesota Ave NW in the City of Bemidji, commonly referred to as the rail corridor, as shown in **Figure 1**.

Figure 1 - Study Area Map



Google Earth Imagery. Aerial from 2025.

Proposed Development

The development is planned to be completed in two (2) phases. Phase 1 will include construction of the YMCA, an outlot, site access points, and associated utilities. Phase 2 will encompass the eastern portion of the site (east of Minnesota Ave) and is expected to include a potential park, future building sites, and additional parking areas. The site access plans for the development are included in Appendix A. The timing and duration of each phase will be entirely dependent on market forces. The timing and duration of each phase will be driven entirely by market conditions. For the purposes of this study, Phase 1 is anticipated to be completed by 2026 and Phase 2 by 2027.

Objective

The objective of this study is to

- Quantify the daily vehicular trips generated by the proposed redevelopment within the study network.
- Conduct a preliminary traffic control evaluation based on estimated daily intersection volumes.
- Assess proposed access locations for compliance with local and state spacing guidelines under added traffic demand.
- Identify and evaluate opportunities for non-motorized connectivity to the site via the East–West Trail.

3. Roadway Characteristics

Roadway functional classifications were obtained from the MnDOT Functional Classification mapping tool. Lane configurations and posted speed limits were verified using Google Street View.

Roadways

2nd St NW

2nd St NW is a two-lane undivided roadway. It functions as a minor collector east of Minnesota Ave NW and as a local roadway west of Minnesota Ave NW. The posted speed limit is 30 mph. Paved shoulders are provided on both sides, and on-street parking is permitted along the corridor.

America Ave NW

America Ave NW is a two-lane undivided local roadway with a posted speed limit of 30 mph. It includes paved shoulders on both sides, and on-street parking is allowed.

Minnesota Ave NW

Minnesota Ave NW is a two-lane undivided roadway classified as a minor collector. The posted speed limit is 30 mph, with paved shoulders and permitted on-street parking on both sides.

Beltrami Ave NW

Beltrami Ave NW is a two-lane undivided local roadway with a 30-mph speed limit. Paved shoulders and on-street parking are provided on both sides.

Midway Drive S

Midway Drive S is a two-lane undivided local roadway with a 30-mph posted speed limit, paved shoulders, and permitted on-street parking.

MN Hwy 197

MN Hwy 197 is a four-lane undivided principal arterial with a center two-way left-turn lane. The posted speed limit is 35 mph. Paved shoulders are provided on both sides. No on-street parking is permitted.

Intersection

KLJ, the City of Bemidji, and the developer identified the following intersections as potentially affected by site-generated traffic:

- 2nd St NW and Minnesota Ave NW (currently uncontrolled)
- 2nd St NW and America Ave NW (currently controlled by all-way stops)
- 2nd St NW and Beltrami Ave NW (currently controlled by all-way stops)
- 2nd St NW and Midway Drive S (currently controlled by thru-stop)
- 2nd St NW and MN Hwy 197 (currently controlled by traffic signal)

4. Traffic Volumes

Existing 2025, background, and future traffic volumes were developed to support evaluation of the proposed development. Existing 2025 conditions were established using 13-hour traffic counts collected by KLJ Engineering at 2nd St NW and Minnesota on October 23, 2025, and validated against 2024 MnDOT Traffic Count Database System data. The existing AADT for the study area is illustrated in **Figure 2**.

Future traffic volumes were developed by estimating the trips anticipated to be generated by the proposed development. Trip generation was completed using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, supplemented with operational data provided by YMCA Northern Sky management. Trip estimates were prepared for each phase of development and then combined to determine total daily site-generated trips. After applying internal capture and modal split

adjustments based on NCHRP Report 824, the full development is projected to generate 2,483 weekday daily vehicle trips, including 1,242 entering and 1,241 exiting.

Trip distribution and assignment were developed using existing travel patterns and engineering judgment. Trips were assigned to the roadway network using the most direct and reasonable routes, with most site-generated traffic expected to use TH 197 for primary regional access. Background traffic volumes were projected to 2027 by applying a one-percent annual growth rate to the validated 2025 volumes. These background volumes were combined with the site-generated trips to develop the total 2027 daily traffic volumes shown in **Figure 3**.

A comprehensive traffic volume assessment was completed to evaluate existing and future traffic conditions in the study area. All methodologies, data sources, assumptions, and calculation steps are documented in **Appendix B** for reference and verification.

Figure 2 - Existing 2025 Average Annual Daily Traffic

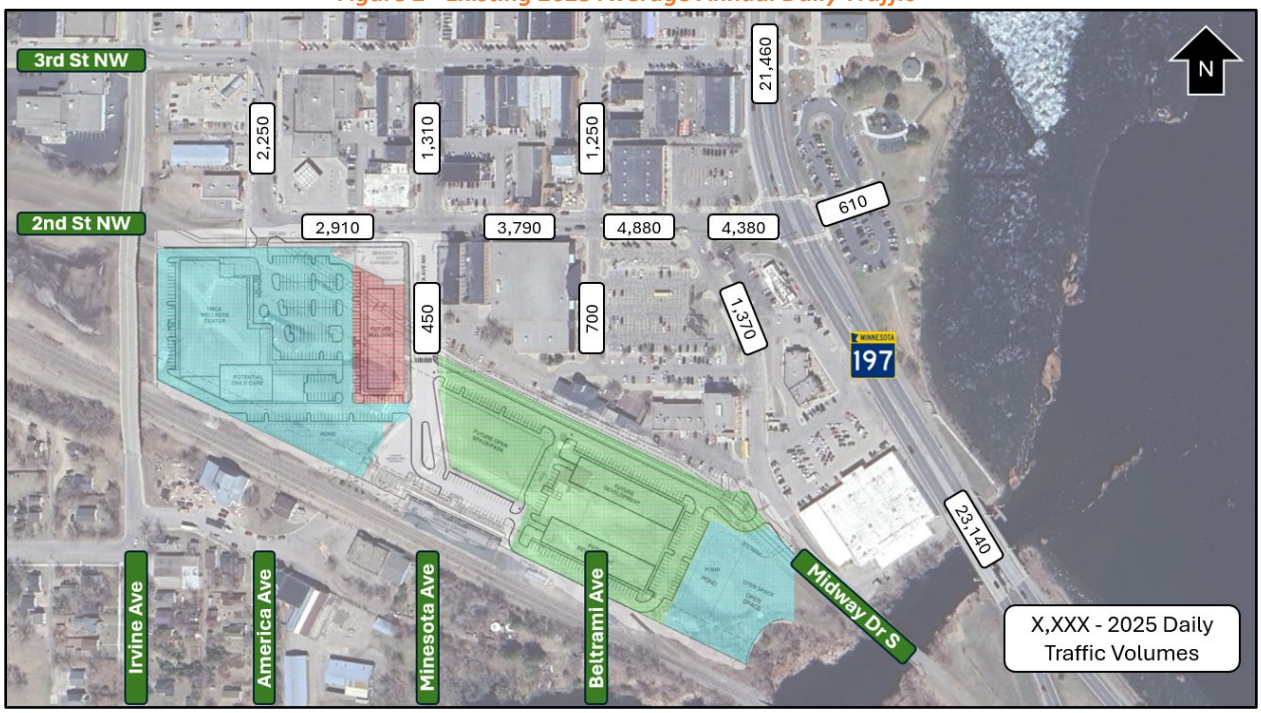
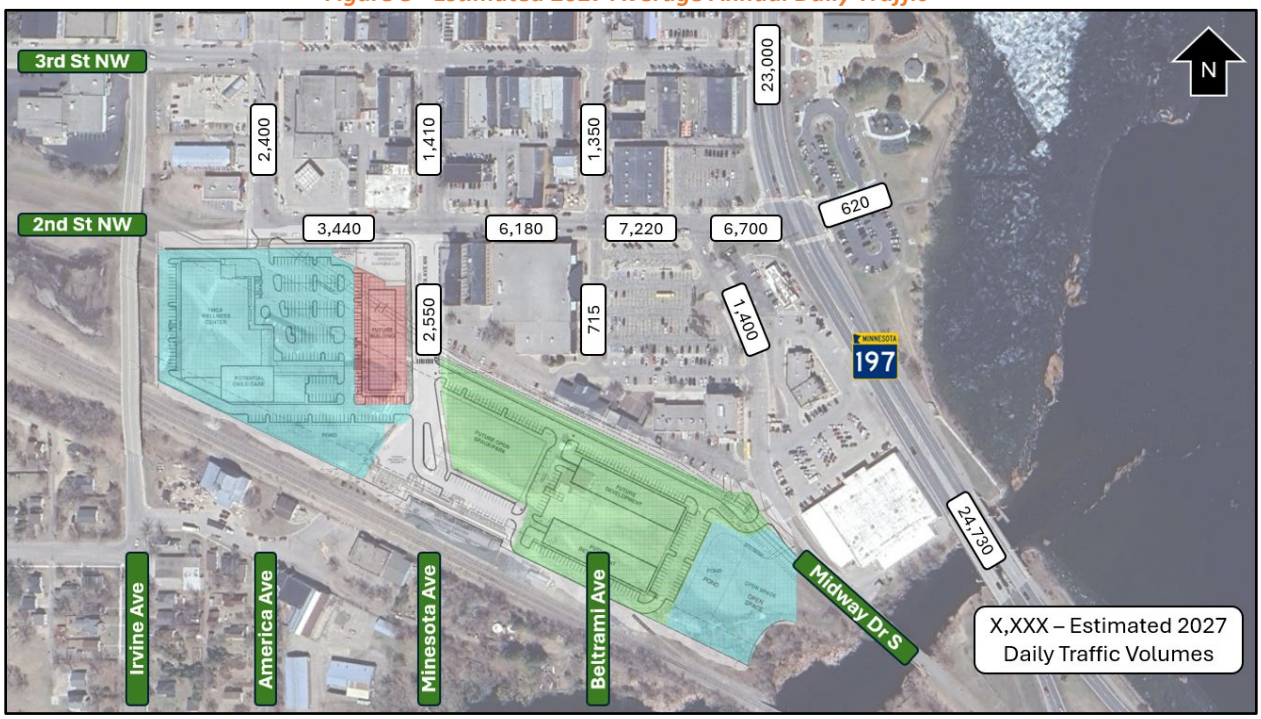


Figure 3 - Estimated 2027 Average Annual Daily Traffic



5. Traffic Control Evaluation

Traffic controls for the study intersections were evaluated based on planning level traffic volumes using the Potential Intersection Control by Total Daily Entering Volume (ADT) guidelines documented in the MnDOT Intersection Control Evaluation (ICE) Study Manual published in 2025. The planning level traffic controls by daily traffic volumes are shown in **Figure 4**.

It is important to note that this assessment is based on planning level estimates that rely on daily traffic volumes. For this downtown development area, traffic volumes are expected to be spread out more throughout the day then concentrated in the peak hours like a commuter corridor would be. Detailed traffic control warrant analyses requires hourly traffic count data to determine whether a specific type of traffic control is justified at an intersection.

In addition, meeting a traffic control warrant alone does not automatically justify installation of a particular traffic control device. Engineering judgement remains an essential factor in determining the most appropriate treatment. Considerations such as safety concerns, pedestrian activity, existing crash patterns, and observed operational challenges may influence the final recommendation. Some of these factors cannot be fully assessed within a high-level planning analysis and may require field observations and more detailed study.

The combination of planning level estimates, a future detailed warrant analysis, and informed engineering judgement will ultimately guide the selection of the most suitable traffic control for each intersection within the study area.

Figure 4 - Potential Intersection Types Based on Daily Volumes (Source: MnDOT ICE Manual 2025)

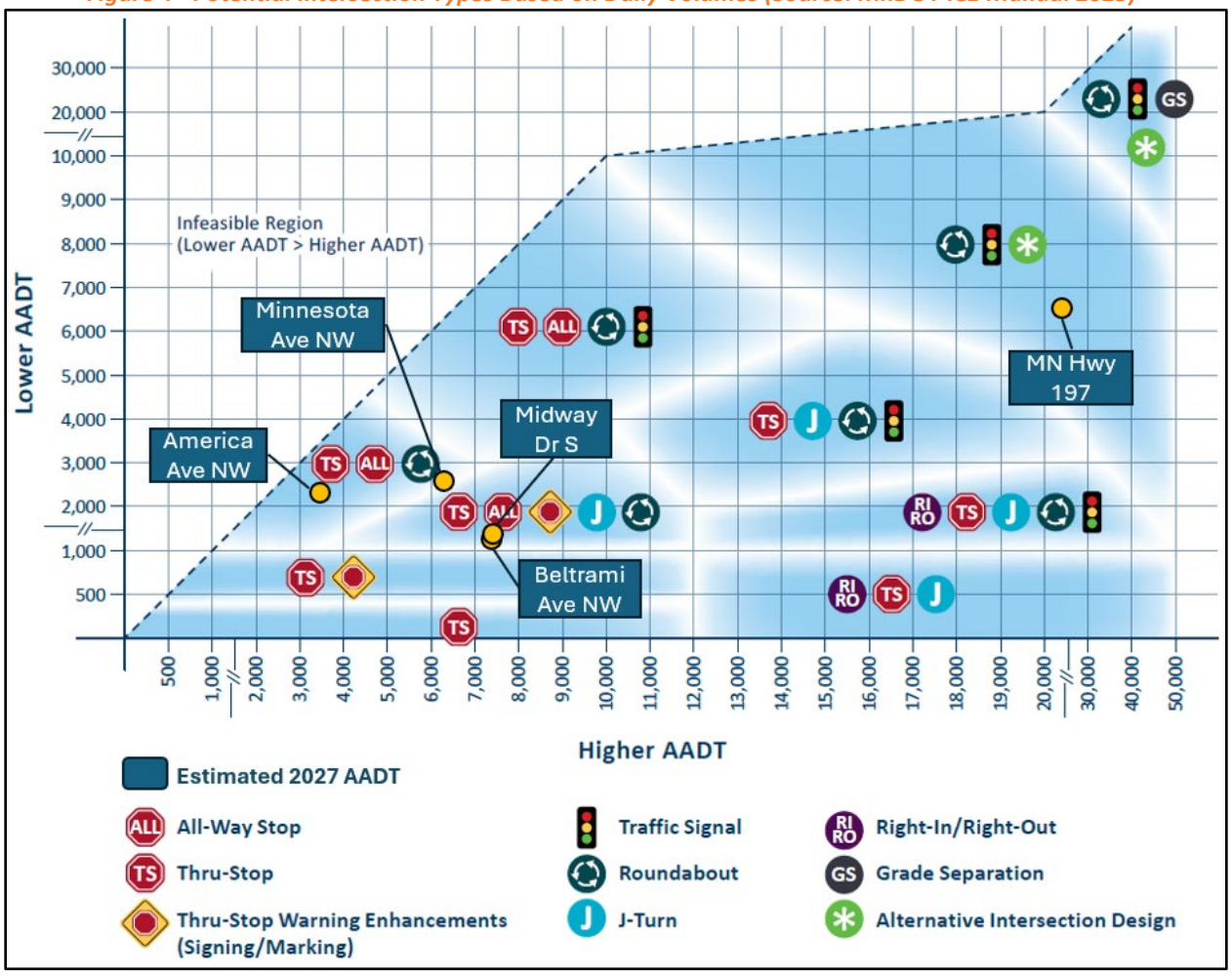


Table 1 summarizes the viable traffic control alternatives at the study intersections.

Table 1 - Traffic Control Evaluation

Existing 2025 Scenario without the trips generated by the proposed development								
Intersection of 2nd St NW with	Roadway AADT		Existing Traffic Control	Viable Traffic Control Alternative				
	Higher	Lower		Alt 1	Alt 2	Alt 3	Alt 4	Alt 5
America Ave NW	2,910	2,250	Uncontrolled	TS	AWSC	RAB	-	-
Minnesota Ave NW	3,790	1,310	AWSC	TS	AWSC	RAB	-	-
Beltrami Ave NW	4,880	1,250	AWSC	TS	AWSC	TSWE	J-Turn	RAB
Midway Dr S	4,880	1,370	AWSC	TS	AWSC	TSWE	J-Turn	RAB
MN Hwy 197	23,140	4,380	Signal	RAB	Signal	Alt ID	-	-
Estimated 2027 Scenario with Background Traffic and Trips generated by the proposed development								
Intersection of 2nd St NW with	Roadway AADT		Existing Traffic Control	Viable Traffic Control Alternative				
	Higher	Lower		Alt 1	Alt 2	Alt 3	Alt 4	Alt 5
America Ave NW	3,440	2,400	Uncontrolled	TS	AWSC	RAB	-	-
Minnesota Ave NW	6,180	2,550	AWSC	TS	AWSC	RAB	-	-
Beltrami Ave NW	7,220	1,350	AWSC	TS	AWSC	TSWE	J-Turn	RAB
Midway Dr S	7,220	1,400	AWSC	TS	AWSC	TSWE	J-Turn	RAB
MN Hwy 197	24,730	6,700	Signal	RAB	Signal	Alt ID	-	-

AWSC – All-way Stop Control; TS – Thru Stops; RAB – Roundabouts; TSWE – Thru-Stop Warning Enhancements; Alt ID – Alternate Intersection Design.

The intersection of America Ave NW with 2nd St NW is currently operating without any traffic control as a right-angle curve. Access to the proposed YMCA facility, along with access to a building that has been assumed to function as a multifamily housing unit in this study, is planned to be provided from the south approach of this intersection. An additional access is proposed on the south approach of the Minnesota Ave NW and 2nd St NW intersection and along Midway Dr S. These new access points are expected to introduce additional turning movements and increase overall entering volumes at both intersections. Based on the anticipated redistribution of traffic and the expected operational needs, an All Way Stop control at the intersection of America Ave NW with 2nd St NW may be a viable option to improve driver expectations, reduce confusion, and enhance intersection safety.

The intersections of 2nd St NW with Minnesota Ave NW and Beltrami Ave NW are currently controlled by All Way Stop controls. All Way Stop controls are generally suitable when entering traffic volumes on all approaches are relatively comparable and when minor operational delays are acceptable in exchange for improved safety and driver awareness. With the introduction of trips associated with the proposed development, it is reasonable to expect an unbalanced distribution of traffic across the intersection approaches, particularly during peak periods. Thru Stop controls, with stop controls placed on the non-2nd St NW approaches may be a viable alternative which could provide adequate operations while reducing unnecessary delays for east-west through traffic.

However, it is important to acknowledge that the existing All Way Stop control may continue to be justifiable at these intersections based on factors that extend beyond traffic volumes alone. Considerations such as pedestrian activity, nearby facilities, downtown setting, all-way stop network on adjacent intersections, bicycle activity, sight distance constraints, crash history, and driver yielding behavior can influence the suitability of All Way Stop control.

The existing traffic controls at the study intersections, except for the intersection of 2nd St NW and America Ave, which is currently uncontrolled, are considered appropriate based on planning level warrant analysis and engineering judgment. However, a more in-depth warrant analysis, supported by hourly traffic counts and multimodal data, could be considered during future project phases to determine the most effective long-term traffic control strategy.

6. Access Spacing

Access to the proposed YMCA facility, along with access to a building that has been assumed to function as a multifamily housing unit in this study, is planned to be provided from the south approach of the intersection of America Ave NW with 2nd St NW. This access is aligned with the north approach of America Ave NW with no offset and is expected to meet access spacing requirements.

An additional access is proposed on the south approach of the Minnesota Ave NW and 2nd St NW intersection and along Midway Dr S. All public street connections and driveways should provide adequate sight distance to ensure that vehicles entering or crossing the roadway can safely complete their maneuvers with minimal impact to through traffic. The City of Bemidji establishes local access spacing requirements in Ordinance Sec. 28-409 – Off-Street Parking, Loading, and Surfacing Standards, which states that no driveway access (curb cut) may be located less than 40 feet from the intersection of two street rights-of-way, measured from the lot lines.

In addition to the local ordinance, MnDOT access spacing guidance was reviewed for further evaluation. MnDOT recommends basing driveway spacing on available sight distance, with the minimum sight distance for low-volume commercial access types determined using decision sight distance. Decision sight distance accounts for driver perception, reaction, and maneuvering needs, and is calculated using a design speed and an average perception-reaction time of 2.5 seconds, as documented in the MnDOT Facility Design Manual. For reference, the recommended decision sight distance is 111 feet for a 30-mph roadway

and 92 feet for a 25-mph roadway. Since the speed limit along Minnesota Ave NW is not posted, a design speed of 30 mph was assumed.

The proposed driveways along the south approach of the intersection of 2nd St NW and Minnesota Ave NW are located more than 40 feet from the intersection and exceed the 111-foot decision sight distance threshold. Therefore, the proposed access locations meet the access spacing standards of both the City of Bemidji ordinance and MnDOT guidelines.

7. Non-Motorized Facility

The City of Bemidji Development Code (Chapter 28, Section 28 410) includes requirements for non-motorized transportation facilities within new developments. The ordinance states that non-motorized facilities, including sidewalks and pedestrian circulation routes, must be incorporated into new development and land use projects when the development is adjacent to a significant destination. Significant destinations include community facilities, commercial areas, parks, and employment centers, or locations where a relatively high number of non-motorized users can be expected. The study area is in Downtown Bemidji, which contains these types of destinations including Paul Bunyan Park, West Shore Trail, and the East/West Connector Trail. These destinations therefore meet the criteria for incorporating non-motorized facilities.

The ordinance also requires that pedestrian and bicycle access and internal circulation be designed as part of the site layout and coordinated with adjacent properties. This requirement supports the development of a continuous and connected non-motorized network. The current East/West Connector Trail currently going through the proposed site will need to be planned for to maintain the regional trail features of the current path. Additional sidewalks and pedestrian routes must meet American Disability Act (ADA) standards, including a minimum paved surface width of five feet, to ensure accessibility and safe travel for all users.

As a result of these provisions, developments that generate notable pedestrian activity, such as a YMCA or similar community facility, are expected to include appropriate sidewalks, walkways, and internal pedestrian connections. This is especially important where opportunities exist to connect with existing or planned pedestrian facilities in the surrounding area.

Non-motorized facilities are present and planned within the study area. These facilities, which include sidewalks, shared use paths, and pedestrian connections, are illustrated in **Figure 5**.

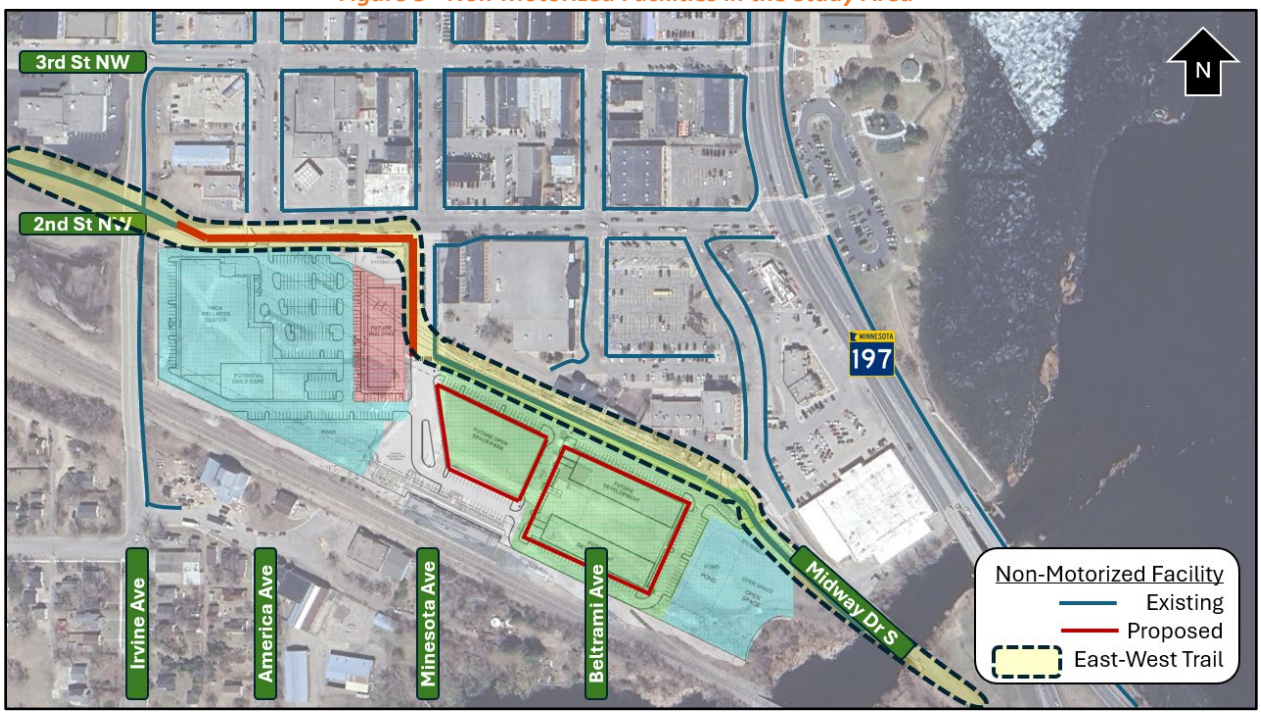
Parking

The exact number of required off street parking stalls for the proposed development has not yet been determined. Chapter 28 of the City of Bemidji Municipal Code establishes minimum off street parking requirements for various land uses. Relevant provisions include the following:

- For sports arenas, auditoriums, gymnasiums, stadiums, and similar places of assembly, one parking space is required for every three people based on the maximum design capacity. The proposed YMCA and banquet hall are anticipated to fall within this category.
- For multifamily residential uses, one parking space is required per bedroom, plus an additional 0.25 parking space per dwelling unit to accommodate guest parking.
- For hotel uses, a minimum of two parking spaces is required, plus one additional space per rental unit, with further parking required for associated restaurants, assembly rooms, and affiliated facilities.

In addition to off-road parking, on-street parking is available along roadways within the study area. This on-street parking may help accommodate occasional parking demand and overflow conditions.

Figure 5 - Non-Motorized Facilities in the Study Area



8. Conclusion

This planning level study indicates that the proposed redevelopment at 101 Minnesota Ave NW can be supported by the existing transportation network with appropriate consideration of access, traffic control, and multimodal connectivity.

The proposed development is expected to increase average daily traffic within the study area, particularly along 2nd St NW. Based on planning level evaluation, the existing all-way stop controls at the intersections of 2nd St NW with Minnesota Ave NW and Beltrami Ave NW remain justifiable. These controls are supported by the downtown context, pedestrian activity, and the existing all way stop pattern along the corridor. At the intersection of 2nd St NW and America Ave NW, an All-Way Stop is the best viable option due to new site access and increased turning movements.

Access spacing review confirms that the proposed driveways meet both the City of Bemidji ordinance requirements and MnDOT sight distance guidance. Adequate sight-distance and spacing support safe access operations at the planned locations.

Because the development is located within Downtown Bemidji and adjacent to significant destinations, non-motorized facilities will be required. The project will need to incorporate ADA compliant sidewalks and pedestrian circulation routes that connect to the surrounding network and support pedestrian activity associated with the YMCA. It will also need to plan a connection for the East/West connector trail around or through the development maintaining the 10’ regional trail.

In summary, the roadway system can accommodate the proposed redevelopment with attention to access design, pedestrian connectivity, and minimal traffic control improvements.

9. Recommendation

Based on the findings of this planning level assessment, the following recommendations are provided for implementing the Bemidji Railroad Development Phase 1 and Phase 2:

1. All-way Stop Control at America Ave NW and 2nd Street NW

   The introduction of new access and increased site related turning movements supports installation of an All Way Stop to improve driver expectations, reduce conflict potential, and enhance intersection safety at this multimodal intersection with the East-West Connector Trail.

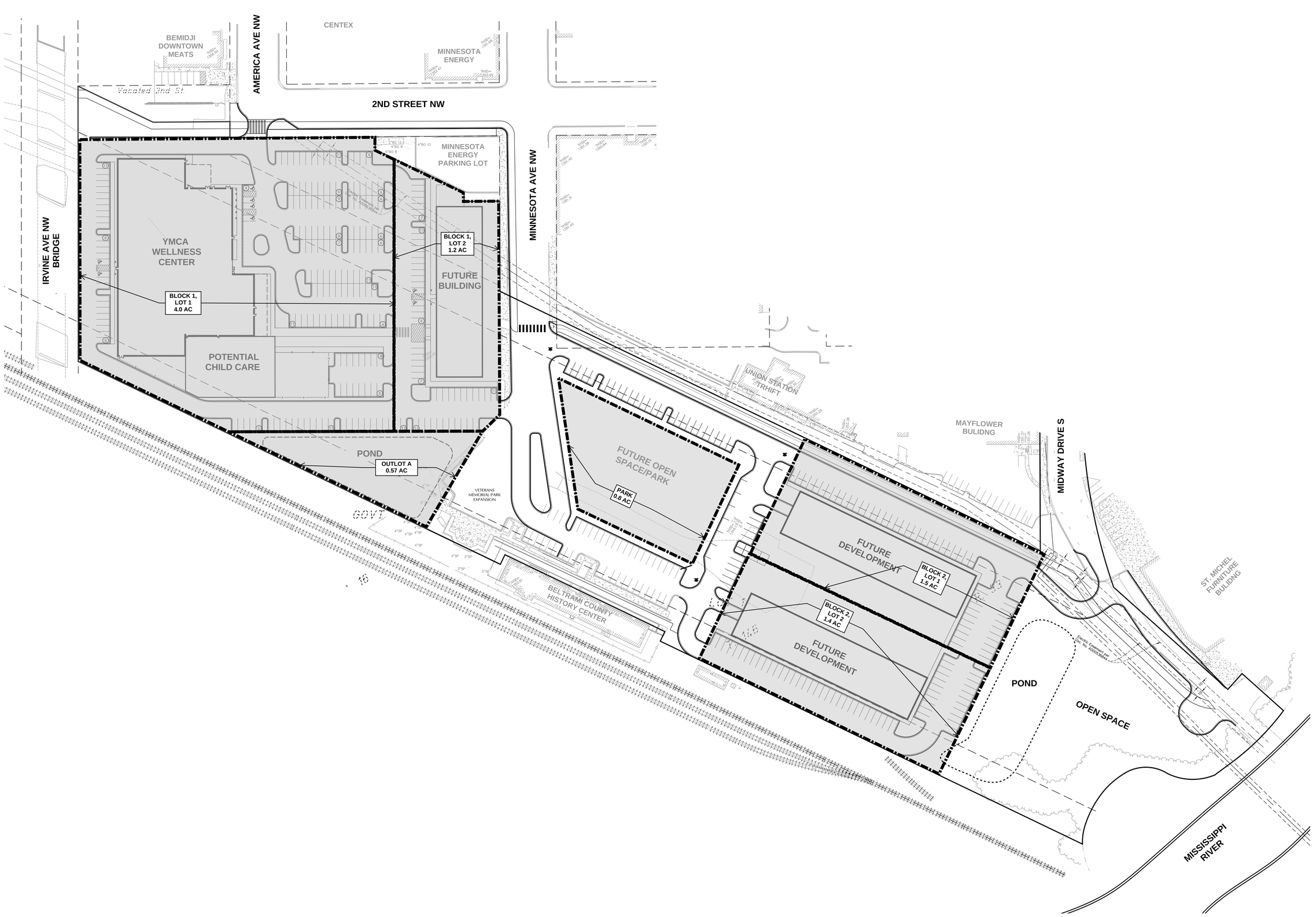
2. Retain All Way Stop Control at 2nd Street NW with Minnesota Ave NW and Beltrami Ave NW

   Existing All Way Stop controls remain appropriate and justifiable based on downtown conditions, pedestrian activity, and current operational needs.

3. Incorporate ADA Compliant Sidewalks and Pedestrian Circulation Routes.

   Provide continuous, accessible sidewalks and internal pedestrian routes in accordance with City of Bemidji requirements. These facilities should connect existing and planned facilities in the study area and support pedestrian travel to and from the YMCA.

APPENDIX A – SITE ACCESS PLANS



DOWNTOWN BEMIIDJI RAILROAD REDEVELOPMENT

BEMIDJI, MN

CITY OF BEMIDJI

317 4th STREET NW
BEMIDJI, MN 56601

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SUBMITTAL/REVISIONS

CONCEPT MASTER PLAN SUBMITTAL
3/31/2025

PROFESSIONAL SIGNATURE

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

Jeffrey A. Shopek - PE
License No. 19624
Date

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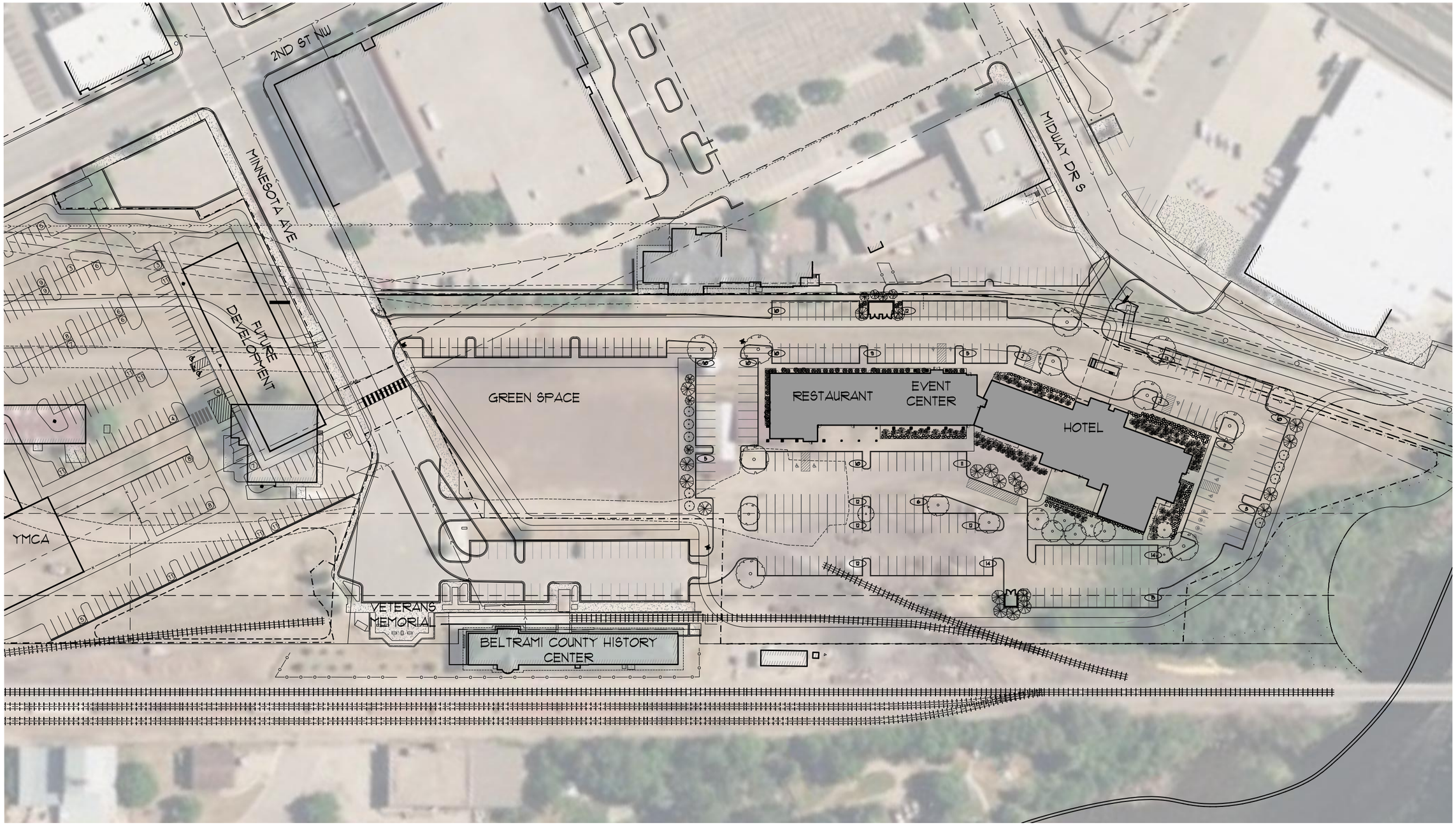
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LOT LAYOUT OVERALL MASTER PLAN

C9-3

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Rail Corridor
proposed site plan concept
with event center

Bemidji, MN

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100# SEASONAL LANDSCAPING MONUMENT SIGN

EXISTING BURIED GAS LINE TO REMAIN, NO GRADE CHANGE

REST. TRASH

237 PARKING STALLS
(10 OF WHICH ARE ACCESSIBLE)
(4 OF WHICH ARE EV CHARGING)

EVENT CENTER ENTRY

RESTAURANT & EVENT CENTER
1-STORY BUILDING
APPROX. 19'-0" IN HEIGHT
12,000 SQ FT FOOTPRINT

EXIT

PATIO SEATING

RESTAURANT ENTRY

HOTEL DROP-OFF
PORTE COCHERE

HOTEL ENTRY

HOTEL
4-STORY BUILDING
APPROX. 57'-0" IN HEIGHT
98-ROOMS
15,620 SQ FT FOOTPRINT

EXIT

LOADING BERTH

PATIO SEATING

INDOOR POOL

HOTEL TRASH

NORTH

Rail Corridor
proposed site plan concept - enlarged with event center

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100# SEASONAL LANDSCAPING MONUMENT SIGN

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REST. TRASH

237 PARKING STALLS
(10 OF WHICH ARE ACCESSIBLE)
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APPENDIX B – TRAFFIC VOLUME

Appendix B – Traffic Volume

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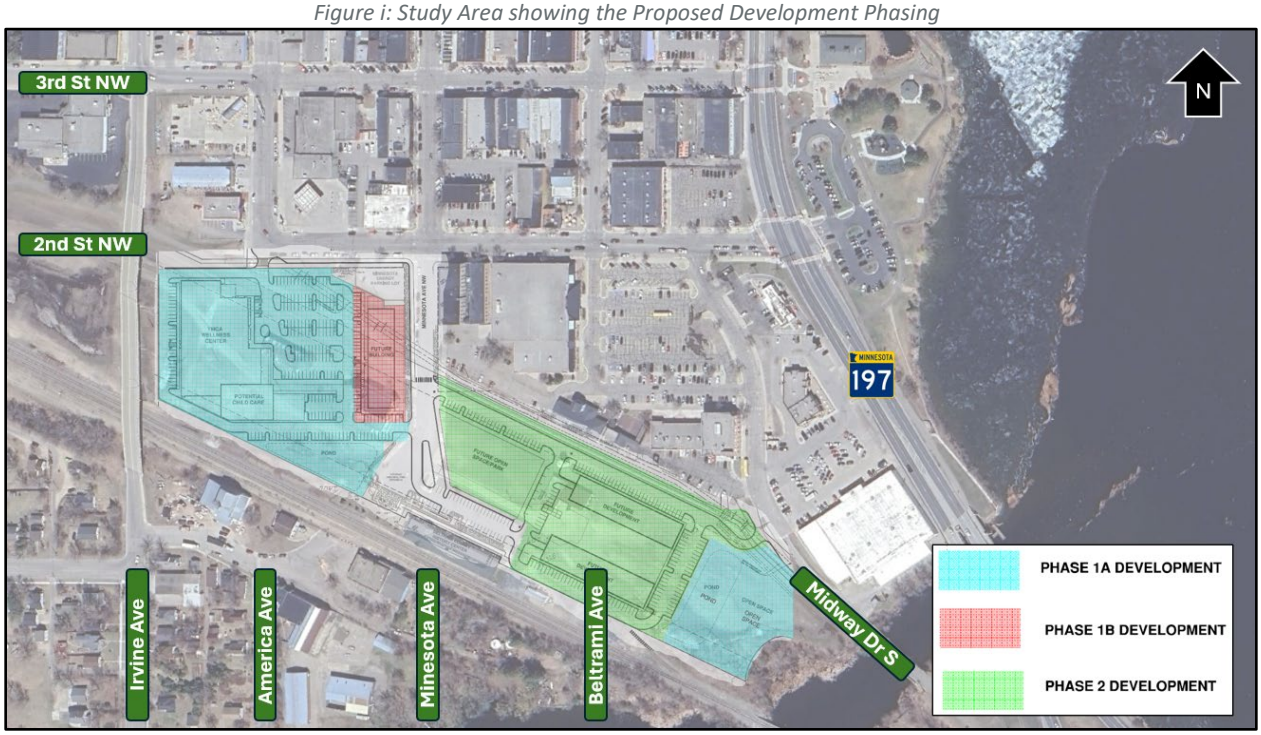
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Introduction

This appendix supplements the main study, which evaluates the traffic operational and safety impacts associated with the proposed development. The subject property is located at 101 Minnesota Avenue NW in the City of Bemidji, commonly referred to as the rail corridor. This appendix presents the existing traffic volumes within the study area, the projected trips anticipated to be generated by the proposed development, and the corresponding future traffic volumes.

The development is planned to be completed in two (2) phases, as illustrated in **Figure i**. Phase 1 will include construction of the YMCA, an outlot, site access points, and associated utilities. Phase 2 will encompass the eastern portion of the site (east of Minnesota Avenue) and is expected to include a potential park, future building sites, and additional parking areas. The timing and duration of each phase will be entirely dependent on market forces. The timing and duration of each phase will be driven entirely by market conditions. For the purposes of this study, Phase 1 is anticipated to be completed by 2026 and Phase 2 by 2027.

Figure i: Study Area showing the Proposed Development Phasing



Existing 2025 Traffic Volumes

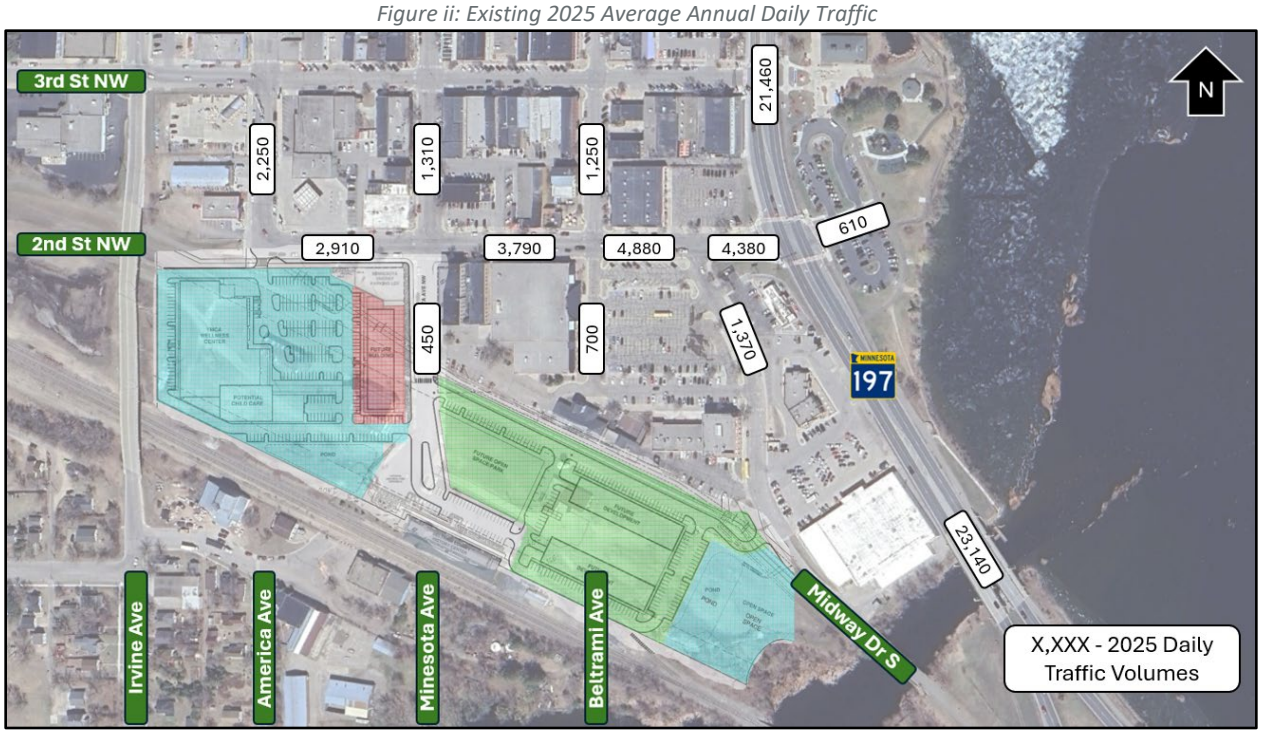
KLJ Engineering collected 13-hour vehicular traffic volume data on October 23, 2025, at the four approaches of the intersection of Minnesota Ave and 2nd St NW, as well as along 2nd St NW east of Beltrami Ave. The collected traffic volumes are included in **Annex B1**. The collected volumes were converted to daily volumes using standard time-of-day plan percentages.

To ensure data reliability, the collected traffic volumes were validated against the most recent available counts from the Minnesota Department of Transportation's (MnDOT) Traffic Count Database System

(TCDS), which were from 2024. Since the 2024 data were within one year of the 2025 collection, the 2024 MnDOT traffic volumes were considered representative of 2025 conditions for this study.

The KLJ-collected volumes were found to be slightly higher than the MnDOT-reported counts. To maintain a conservative approach, no downward adjustment was applied to the collected data. Traffic volumes for other roadway segments within the study area were obtained directly from MnDOT's TCDS. The Average Annual Daily Traffic (AADT) for the study area is presented in **Figure ii**.

Figure ii: Existing 2025 Average Annual Daily Traffic



Future Traffic Volumes

Trip Generation and Distribution

Trip generation for the proposed development was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, Edition 11, along with supplemental operational data provided by YMCA management for similar land uses. Estimates were developed separately for each phase of the project and then combined to determine total daily trips.

Trip Generation

Summary

The full development is anticipated to generate 2,483 weekday daily vehicle trips, consisting of 1,242 entering and 1,241 exiting trips. A summary of all trip generation estimates is provided in **Table i**. Detailed estimation procedures, assumptions, and land use calculations supporting these totals are discussed in the Phase 1 and Phase 2 subsections below.

Table i – Vehicular Trip Generation Summary

Phase	Facility	ITE Code	ITE Land Use	Variable		Daily Trips		TOT
				#	Units	IN	OUT	
1A	YMCA + Childcare	N/A	N/A	53.9	1000 SF	385	385	770
1B	Building	220	Multifamily Housing (Low-Rise)	12	DU	40	41	81
Phase 1 Total Trips						*425*	*426*	*851*
2	Banquet Hall	470	Bingo Hall	6	1000 SF	225	225	450
	Full-Service Restaurant	931	Fine Dining Restaurant	6	1000 SF	252	251	503
	Hotel	310	Hotel	98	Rooms	392	391	783
Phase 2 Total Trips						*869*	*867*	*1,736*
Phase 1+2 Total Trips						*1,294*	*1,293*	*2,587*
Internal Capture						*-52*	*-52*	*-104*
Grand Total Vehicular Trips						***1,242***	***1,241***	***2,483***

Phase 1

Phase 1 is anticipated to include a YMCA building of 43,000 SF, a childcare facility of 10,900 SF, and a 10,000 SF future building. Trip generation for this phase was estimated using both operational data from comparable YMCA facilities and ITE trip generation methodologies.

- Phase 1A

  YMCA members are required to scan or sign in upon entering the facility. Operational data were provided for three YMCA branches between 2022 and 2025, including two Fargo, ND locations and one location in Fergus Falls, MN. Because the 2024 populations of Bemidji (15,750) and Fergus Falls (14,258) are comparable, only the Fergus Falls data were used for this analysis.

  Operational data for 2025 were available from January through September. Visits for October through December were extrapolated using trends from previous years. A summary of Fergus Falls operations is provided in **Table ii**.

Table ii – Operations Summary (membership scans) by Month at YMCA Fergus Falls, MN Location

Month	2023	2024	Percentage	2025
January	13,730	14,269	11%	16,046
February	11,790	13,197	10%	14,139
March	13,717	12,677	11%	15,314
April	10,670	12,605	9%	13,262
May	8,572	10,128	8%	10,181
June	7,530	8,689	7%	9,246
July	7,047	8,871	6%	9,017
August	7,719	8,219	6%	8,765
September	7,509	7,859	6%	9,114
October	9,885	9,155	*8%*	*10,827*
November	10,709	10,318	*9%*	*11,957*
December	10,692	10,986	*9%*	*12,328*
Total	**119,570**	**126,973**	**100%**	***140,195***
Average	**9,964**	**10,581**	***8%***	***11,683***

XXX – Estimated by extrapolation based on historic data.

The Fergus Falls branch is expected to record 140,195 member scans in 2025, which equates to approximately 384 scans per day. Assuming a 20% carpool rate, this results in an estimated 308 entering vehicles per day, or 616 daily vehicle trips (round trips).

Trip generation was also estimated using ITE Land Use 495, Recreational Community Center. For a facility totaling 53,900 SF (YMCA plus childcare), the ITE methodology produces an estimate of 1,553 weekday daily trips. This ITE value is roughly double the trip activity observed at the Fergus Falls branch and may be an overestimate for a community YMCA such as the one proposed in Bemidji. The membership-based estimate represents the expected conditions more accurately. However, to remain conservative when applying these observations to Bemidji, the daily trips estimated from Fergus Falls membership activity were increased by 25% to account for both slightly higher population in Bemidji (15,733 vs 14,258) and the downtown location of the Bemidji YMCA. This results in an estimated 770 daily trips for the proposed Bemidji YMCA.

Thus, the selected daily trip estimate for Phase 1A is 770 trips, including 385 entering and 385 exiting.

- Phase 1B
  The specific land use for the 10,000-SF future building has not yet been identified. For planning purposes, the study assumes a multifamily residential use consisting of 12 dwelling units at approximately 800 SF each. Trip generation was estimated using ITE Land Use 220 – Multifamily Housing (Low-Rise). The estimated daily trip generation is 81 trips, with 40 entering and 41 exiting.

- Phase 1 Total
  The combined daily trip generation for Phase 1 is 851 trips, including 425 entering and 426 exiting.

Phase 2

Phase 2 includes two additional buildings:

  - A 12,000-SF structure containing a 6,000-SF banquet hall and a 6,000-SF full-service restaurant.
  - A 15,620-SF, four-story, 98-room hotel.

- Banquet Hall
  The ITE Trip Generation Manual does not include a land use category for banquet halls. ITE Land Use 470 – Bingo Hall was identified as the most comparable category based on event-driven peak attendance patterns. The trip generation variable for this category is the number of seats. Based on engineering judgment, a 6,000-SF banquet area was assumed to accommodate 500 seats.
  ITE provides estimates for AM and PM peak hours only for ITE Land Use Code 470. The estimated AM peak is 75 trips (70 entering, 5 exiting), and the PM peak is 240 trips (19 entering, 221 exiting). Because no daily trip rate is available, the study assumes that the combined AM and PM peak activity represents 70% of daily activity. This results in an estimated 450 daily trips, divided evenly into 225 entering and 225 exiting

- Full-Service Restaurant
  Trip generation for the proposed 6,000-SF full-service restaurant was estimated using ITE Land Use 931 – Fine Dining Restaurant. The facility is expected to generate 503 daily trips, with 252 entering and 251 exiting.

- Hotel
  Trip generation for the proposed 98-room hotel was estimated using ITE Land Use 310 – Hotel. The estimated daily trip generation is 783 trips, including 392 entering and 391 exiting.

- Phase 2 Total
  Combined trip generation for all Phase 2 land uses is 1,736 daily trips, including 869 entering and 867 exiting.

Trip Reduction

The full development is anticipated to generate 2,587 weekday daily vehicle trips, including 1,294 entering and 1,293 exiting trips. NCHRP Report 824 was used to apply internal capture and modal split adjustments to refine these estimates. Because NCHRP 824 provides internal capture and modal split factors only for AM and PM peak hours and does not include daily factors, an adaptation was required. For this study, the daily adjustment percentages were calculated as the average of the AM and PM peak values. Daily trip totals were then used as inputs in the tool as a substitute to develop consistent and representative daily adjustments.

Internal capture refers to trips that remain within the site and do not use the public roadway network. These occur when multiple on-site uses support walk-between or shared-purpose trips. This adjustment was applied to reflect the expected interaction between the YMCA, childcare facility, and other on-site uses.

Modal split represents the proportion of trips made by different travel modes. This adjustment was applied to account for expected non-vehicle travel, including walking, biking, and carpooling.

Assumptions used in this study include a carpool factor of 1.1 and 2% walking and biking for the YMCA facility and hotel. After applying internal capture and modal split, the resultant weekday daily vehicle trips for the combined phases are 2,483, including 1,242 entering and 1,241 exiting. This corresponds to almost five percent reduction of daily vehicular trips. The internal capture and modal split worksheets are included in **Annex B2**.

Trip Distribution

The origins and destinations of site-generated traffic were estimated based on prevailing travel patterns and engineering judgment. Trips were assigned to the roadway network by identifying the most reasonable and direct routes between origins and destinations, as illustrated in **Figure iii**. It is assumed that most traffic traveling to and from the proposed development will use MN Hwy 197 because it provides the most direct access to the site. Trips generated by the Phase 1 land uses are assumed to be evenly distributed between the two access points, which include the south approach of the intersection of America Ave NW with 2nd St NW, and the south approach of the intersection of Minnesota Ave NW with 2nd St NW. Nearly all trips generated by Phase 2 are expected to access the site from the south approach of the intersection of Minnesota Ave NW with 2nd St NW.

The resulting daily site-generated trips are presented in **Figure iv**. Background traffic volumes were projected by applying an annual growth rate of one-percent (1%) to the 2025 traffic volumes to develop 2027 background conditions. Background traffic represents existing traffic not associated with the proposed development. The estimated overall daily traffic in the study area for 2027, which includes the projected 2027 background conditions and the site-generated trips, is presented in **Figure v**.

Figure iii - Trip Origin-Destination Percent

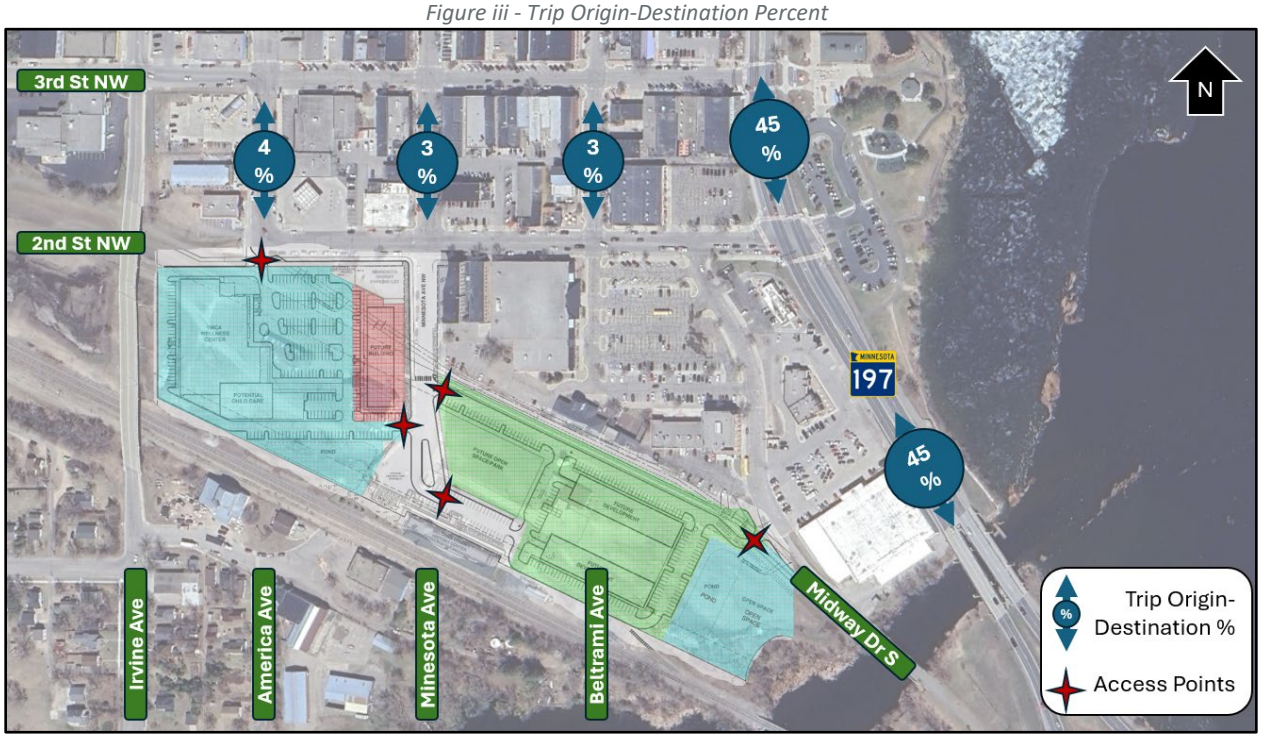


Figure iv - Trip Origin-Destination

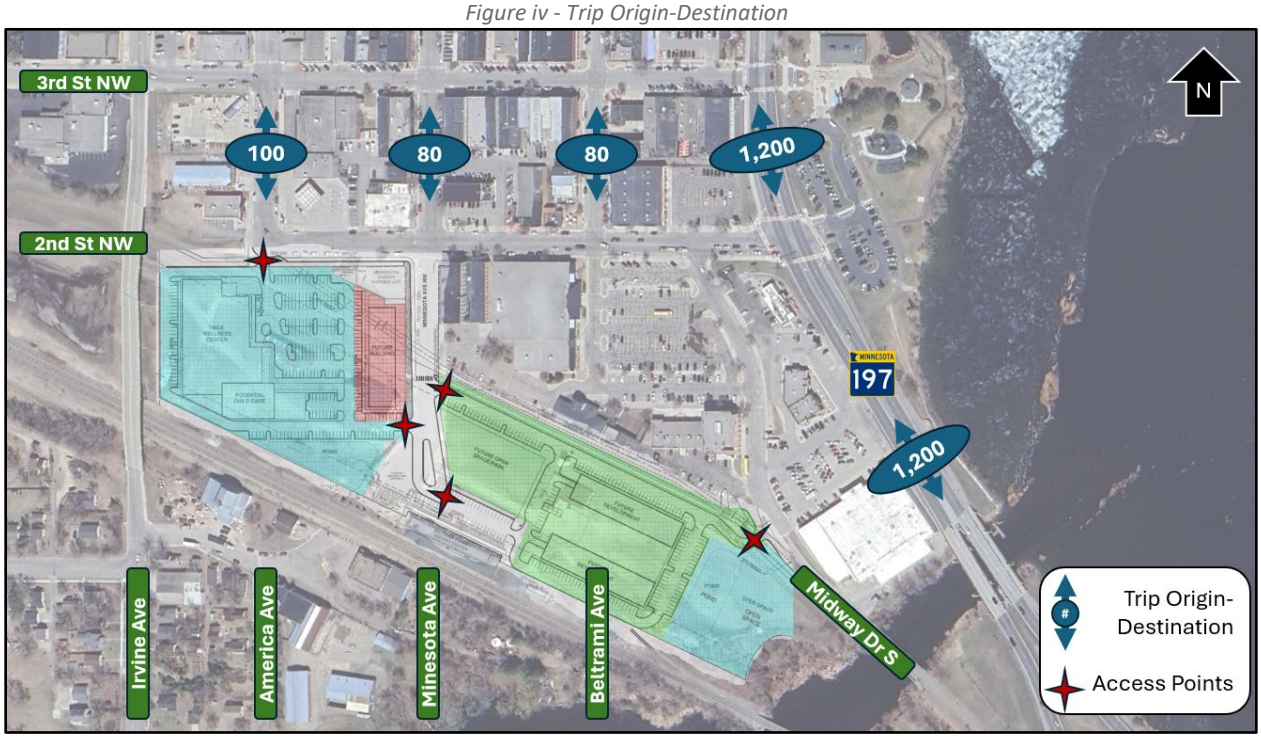
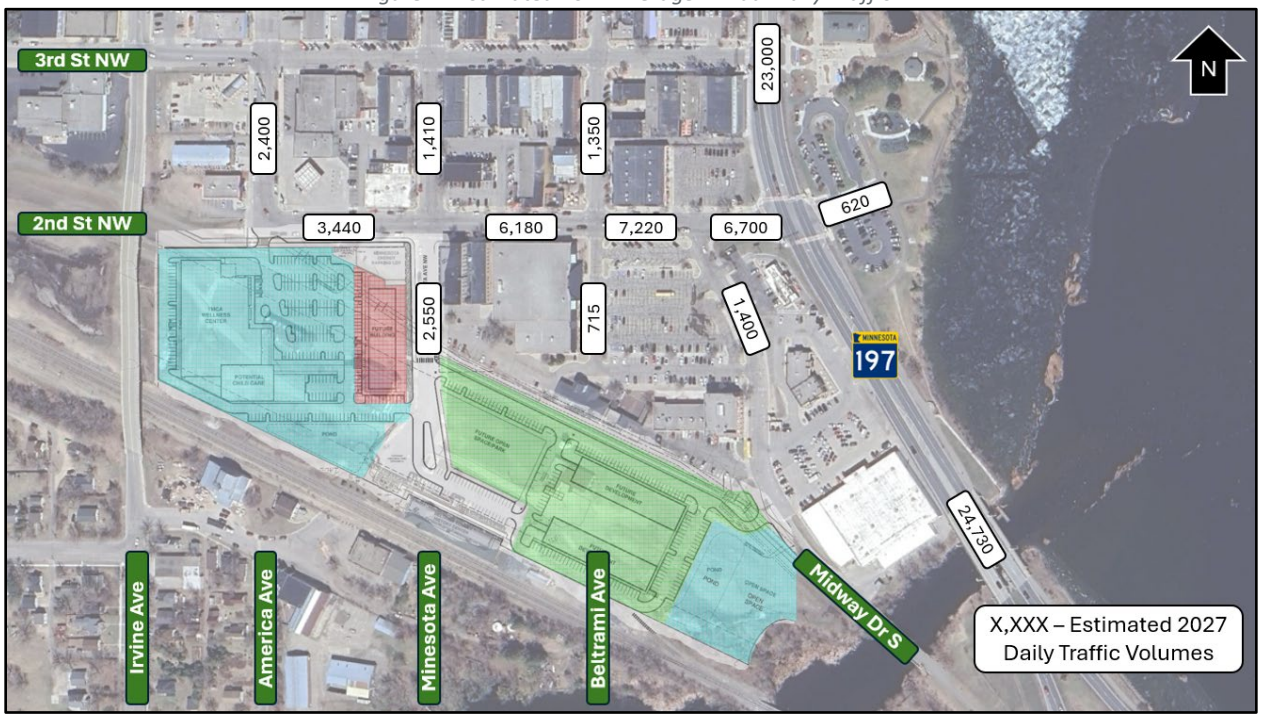


Figure v - Estimated 2027 Average Annual Daily Traffic



Annex B1 – KLJ Collected Traffic Counts

Bemidji YMCA Development

2nd Street & Minnesota Ave

Weekday

Existing (2025)

Date collected: 10/23/2025

Date printed: 12/12/2025

	NB Approach						SB Approach						EB Approach						WB Approach							
Time	**NB Utrn**	**NB Left**	**NB Thru**	**NB Right**	**South Approach Peds**	**South Approach Bikes**	**SB Utrn**	**SB Left**	**SB Thru**	**SB Right**	**North Approach Peds**	**North Approach Bikes**	**EB Utrn**	**EB Left**	**EB Thru**	**EB Right**	**West Approach Peds**	**West Approach Bikes**	**WB Utrn**	**WB Left**	**WB Thru**	**WB Right**	**East Approach Peds**	**East Approach Bikes**	**Int Total**	**Truck % by Hour**
	NBU	NBL	NBT	NBR	EB-WB	EB-WB	SBU	SBL	SBT	SBR	EB-WB	EB-WB	EBU	EBL	EBT	EBR	NB-SB	NB-SB	WBU	WBL	WBT	WBR	NB-SB	NB-SB		
0:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
6:00	0	2	2	0	0	0	0	3	0	1	0	0	0	0	18	3	0	0	0	0	22	7	0	0	58	7%
7:00	0	3	0	5	1	0	0	14	1	1	0	0	0	1	61	3	1	0	0	6	55	22	1	0	175	5%
8:00	0	2	2	2	0	0	0	13	4	1	0	0	0	3	65	4	0	0	0	2	65	23	2	0	188	1%
9:00	0	3	2	5	1	0	2	27	3	6	0	2	0	6	61	4	0	0	1	7	70	34	0	0	234	2%
10:00	0	6	9	7	6	0	0	25	10	6	3	0	0	6	68	6	1	0	1	6	77	38	5	0	280	5%
11:00	0	7	1	8	3	0	0	34	7	12	2	0	0	5	113	5	1	0	1	7	80	21	3	0	310	1%
12:00	0	9	6	8	0	0	0	38	10	12	0	0	0	8	123	4	0	0	0	13	94	33	4	0	362	1%
13:00	0	6	3	11	1	0	0	36	7	11	3	0	0	10	111	11	0	0	0	6	91	34	2	0	343	3%
14:00	0	8	6	13	1	0	1	29	5	6	0	0	0	8	105	8	1	0	0	4	85	25	1	0	306	1%
15:00	0	4	3	7	0	0	0	51	3	8	1	0	1	6	135	8	1	0	0	5	110	32	12	0	387	1%
16:00	0	6	1	5	0	0	0	48	0	10	2	0	0	11	126	3	4	0	0	4	106	26	0	1	353	1%
17:00	0	6	2	4	4	0	0	26	4	6	0	0	0	2	108	3	0	0	0	1	69	10	0	1	246	1%
18:00	0	2	5	4	0	0	0	20	3	3	5	0	0	2	60	3	1	0	0	3	44	16	2	2	175	2%
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Total	0	64	42	79	17	0	3	364	57	83	16	2	1	68	1154	65	10	0	3	64	968	321	32	4	3417	
Approach Total			202						525						1298						1392					
Truck % By Approach			2%						2%						2%						2%					
Right Turn %				43%						16%						5%						24%				

	NB Utrn	NB Left	NB Thru	NB Right	South Approach Peds	South Approach Bikes	SB Utrn	SB Left	SB Thru	SB Right	North Approach Peds	North Approach Bikes	EB Utrn	EB Left	EB Thru	EB Right	West Approach Peds	West Approach Bikes	WB Utrn	WB Left	WB Thru	WB Right	East Approach Peds	East Approach Bikes	Peak Start	PHF
AM Peak	0	4	6	7	6	0	1	25	11	4	3	2	0	6	71	4	1	0	1	6	75	34	2	0	9:45:00 AM	0.90
MD Peak	0	9	6	8	1	0	0	33	12	13	0	0	0	8	143	3	1	0	1	12	85	25	3	0	11:45:00 AM	0.97
PM Peak	0	9	4	6	0	0	0	54	1	10	2	0	0	7	139	5	2	0	0	4	107	34	11	0	3:45:00 PM	0.86

Annex B2 – NCHRP 684 Trip Capture

Project Name:	Downtown Bemidji Mixed-Use Development
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	0	0	1.00	0	0
Restaurant	1.00	252	252	1.00	251	251
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	40	40	1.00	41	41
Hotel	1.00	392	392	1.00	391	391

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	78	35		0	10	8
Cinema/Entertainment	0	0	0		0	0
Residential	1	0	8	0		0
Hotel	293	55	35	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	58	0	0	0
Retail	0		126	0	1	0
Restaurant	0	0		0	2	16
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	50	0		0
Hotel	0	0	15	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	23	229	252	229	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	2	38	40	38	0	0
Hotel	8	384	392	384	0	0
All Other Land Uses[3]	0	671	671	598	0	13

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	10	241	251	241	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	8	33	41	33	0	0
Hotel	15	376	391	376	0	0
All Other Land Uses[3]	0	671	671	598	0	13

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Downtown Bemidji Mixed-Use Development
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	0	0	1.00	0	0
Restaurant	1.00	252	252	1.00	251	251
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	40	40	1.00	41	41
Hotel	1.00	392	392	1.00	391	391

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	8	103		20	45	18
Cinema/Entertainment	0	0	0		0	0
Residential	2	17	9	0		1
Hotel	0	63	266	0	8	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	5	0	2	0
Retail	0		73	0	18	67
Restaurant	0	0		0	6	278
Cinema/Entertainment	0	0	8		2	4
Residential	0	0	35	0		47
Hotel	0	0	13	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	22	230	252	230	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	6	34	40	34	0	0
Hotel	19	373	392	373	0	0
All Other Land Uses[3]	0	671	671	598	0	13

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	24	227	251	227	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	10	31	41	31	0	0
Hotel	13	378	391	378	0	0
All Other Land Uses[3]	0	671	671	598	0	13

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

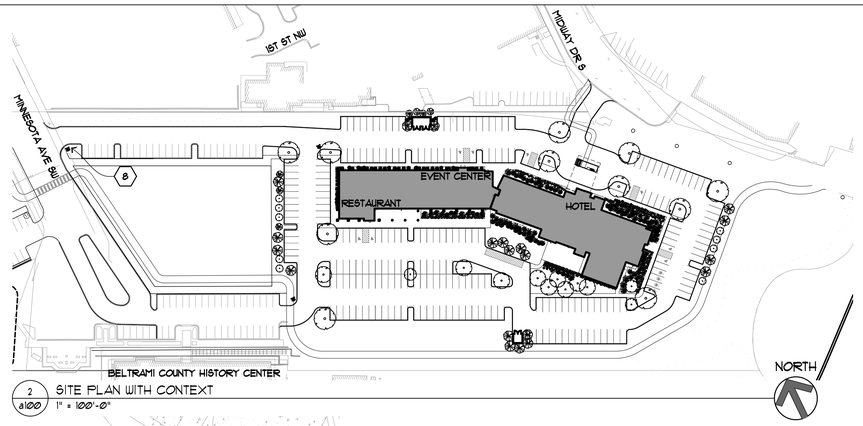
SITE PLAN KEY NOTES

1. SITE ENTRY/EXIT TO MINNESOTA AVE.
2. SITE ENTRY/EXIT TO MIDWAY DR.
3. BIKE PATH.
4. PROPOSED STORMWATER POND AREA.
5. HOTEL WALL SIGN, 4TH LEVEL, SEE SIGN CHART FOR SIZES.
6. RESTAURNAT WALL SIGN, SEE SIGN CHART FOR SIZES.
7. EVENT CENTER WALL SIGN, SEE SIGN CHART FOR SIZES.
8. HOTEL MONUMENT SIGN, SEE SIGN CHART FOR SIZES.
9. RESTAURANT MONUMENT SIGN, SEE SIGN CHART FOR SIZES.
10. PYLON SIGN, SEE SIGN CHART FOR SIZES.

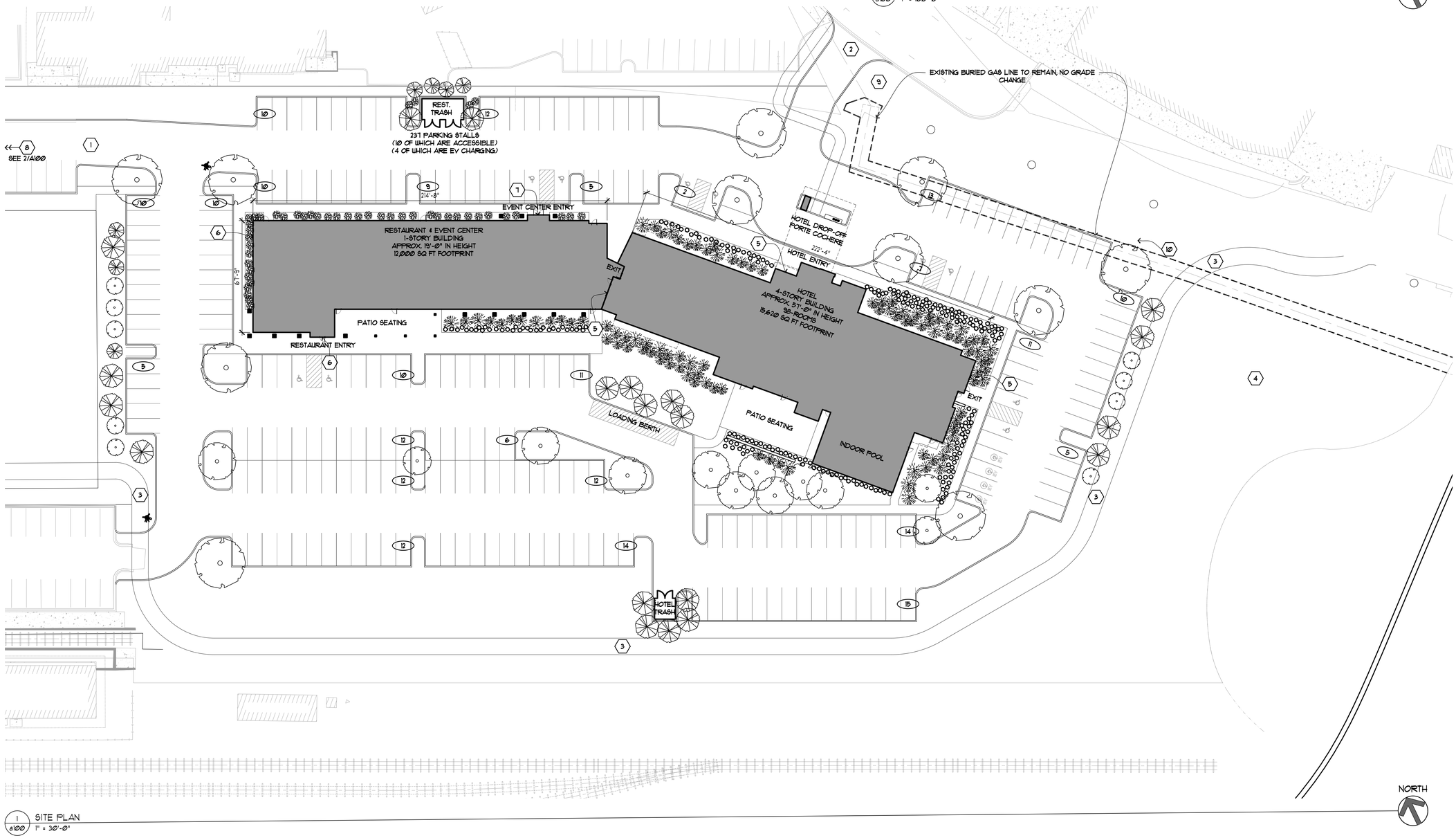
SIGN CHART

	LOCATION	TYPE	WIDTH	HEIGHT	SQ. FT.	QTY.
5	HOTEL	WALL	16'-0"	5'-0"	80 SF	3
6	RESTAURANT	WALL	10'-0"	5'-0"	50 SF	2
7	EVENT CENTER	WALL	10'-0"	5'-0"	50 SF	1
8	SITE (MINNESOTA AVE SW AND MIDWAY DRIVE S)	MONUMENT	5'-0"	9'-0"	90 SF	2
9	SITE (MIDWAY DRIVE S)	PYLON	17'-0"	10'-0" + 5'-0" (50' INCL. POLE)	255 SF	1
	LANDLORD DISCRETIONARY	N/A	N/A	N/A	200 SF	1
	TOTAL				935 SF	

NOTE: SIGNAGE DIMENSIONS AND SQUARE FOOTAGES ARE ESTIMATES. FINAL SIGN DIMENSIONS AND SQUARE FOOTAGES SHALL BE SUBMITTED UNDER A SEPARATE PACKAGE.



2 / a100 SITE PLAN WITH CONTEXT
1" = 100'-0"



1 / a100 SITE PLAN
1" = 30'-0"

C.I. CONSTRUCTION
DEVELOP | DESIGN | MANAGE
1910 42ND AVENUE WEST, SUITE 300
ALEXANDRIA, MINNESOTA 56308

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tanek
118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

name | date

license number | signature

NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
-	ISSUED FOR FINAL PUD APPLICATION	12.11.2025

Marriott Fairfield, Restaurant, and Event Center

SITE DEVELOPMENT PLAN

Date 12.11.2025

Drawn by TVH/ER

a100

Scale as indicated

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Packet Distribution List

SUB-2025-0003 Rail Corridor Final PUD/CUP & Plat

	Contact	E-MAILED
☒	Applicant / Representative	1/6/2026
☒	City Building Department	1/6/2026
☒	City Attorney (Planning & Zoning)	1/6/2026
☒	City Engineer	1/6/2026
☒	City Manager	1/6/2026
☐	City Community Development (Vacant)	_____
☒	City GIS Department	1/6/2026
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☐	Beltrami County Natural Resources	_____
☐	MnDNR Trails	_____
☒	MnDNR Waters	1/6/2026
☐	MnDNR District	_____
☐	MnDOT	_____
☐	Airport	_____
☒	Bemidji School District	1/6/2026
☐	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	1/6/2026
☒	Bemidji Area Chamber of Commerce	1/6/2026
☒	Bemidji Downtown Alliance	1/6/2026
☐	Other: _____.	_____

Planning and Zoning Department
City of Bemidji
317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

January 6, 2026

City of Bemidji – SUB-2025-0003: - Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting approval for a Final Planned Unit Development through a Conditional Use permit (CUP) & Plat (PUD/PLAT) to develop a multi-phase project which would include a YMCA Community Wellness Center and a hotel and convention center along with other future developments within the Urban Renaissance (UR) zoning district & the General Commercial (B-2) zoning district and the Shoreland Overlay. The subject property is located at multiple addresses off Minnesota Ave NW (PIN #80.00344.99, 80.00505.04, and 80.00505.05) in the City of Bemidji (also known as the railroad corridor).

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, January 22, 2026, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall or may be viewed on Local Channel 2.

If you have any comments, you may present them to the Commission at that time. It would be encouraged to direct your comments in writing to the Planning and Zoning Planner assigned to the Case, **Jamin Carlson's** attention at the Planning office at 317 4th Street NW, or by email at **SGAdmin@ci.bemidji.mn.us**. If possible, your comments should be submitted by **Friday, January 16, 2026,** so they may be incorporated into our report to the Planning and Zoning Commission. The report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website (City of Bemidji/Boards, Commissions, and Committees/Planning Commission) and at city hall. Attached is a copy of the application and other supporting documentation.

If you have any questions or need further information, please feel free to contact our office at 218-759-3579 or email the planner assigned to the case (see email address above). City departments may access through SmartGov application **SUB-2025-0003.**

Respectfully,

Planning Staff
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

January 6, 2026

Dear Property Owner:

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

City of Bemidji – SUB-2025-0003: - Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting approval for a Final Planned Unit Development through a Conditional Use permit (CUP) & Plat (PUD/PLAT) to develop a multi-phase project which would include a YMCA Community Wellness Center and a hotel and convention center along with other future developments within the Urban Renaissance (UR) zoning district & the General Commercial (B-2) zoning district and the Shoreland Overlay. The subject property is located at multiple addresses off Minnesota Ave NW (PIN #80.00344.99, 80.00505.04, and 80.00505.05) in the City of Bemidji (also known as the railroad corridor).

This public hearing will be held on **Thursday, January 22, 2026,** at **5:30 p.m.** The meeting will be held in the Council Chambers of the Bemidji City Hall located at 317 4th Street NW or may be viewed on local Channel 2. You are invited to attend this public hearing, express your opinions on the proposal at the hearing, if not able to attend, by email **(preferred method),** letter, or phone call to the Planning and Zoning Department. If possible, your written comments should be submitted by **Friday, January 16, 2026**, so they may be incorporated into our report to the Planning Commission**. Our report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website** (City of Bemidji/Boards, Commissions, and Committees/Planning Commission) **and at city hall.**

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

Respectfully,

Planning and Zoning Staff

MINNESOTA ENERGY RESOURCES COR
GREEN BAY, WI 54307

MIDCONTINENT COMMUNICATIONS
PO BOX 5040
SIOUX FALLS, SD 57117

ALAINA LYNN FINLEY
410 RAILROAD ST SW
BEMIDJI, MN 56601

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

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

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

ROBERTA SAUVE
501 OAK ST SW
BEMIDJI, MN 56601

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

TERRY L DUY
1532 HAGUE AVE
SAINT PAUL, MN 55104

R2M2 LLC
114 IRVINE AVE SW
BEMIDJI, MN 56601

I & D LLC
310 RAILROAD ST SW
BEMIDJI, MN 56601

DAIRYLAND OPERATIONS LLC
PO BOX 120
WISCONSIN DELLS, WI 53965

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

PROSPER PROPERTIES LLC
PO BOX 825
PARK RAPIDS, MN 56570

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

BRICKELL & BRICKELL LLC
10 PONDEROSA
GLENWOOD SPRINGS, CO 81601

BREW NORTH LLC
211 AMERICA AVE NW
BEMIDJI, MN 56601

FRIZZELL LLC
6463 STATE 371 NW
WALKER, MN 56484

BARRY B ANDERSON
211 MINNESOTA AVE NW
BEMIDJI, MN 56601

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

HEGNA PROPERTIES LLC
23443 TIMBER TRAIL DR
BEMIDJI, MN 56601

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

MERSETH PROPERTIES
207 AMERICA AVE NW
BEMIDJI, MN 56601

ROBERT KEITH SMITH TRUSTEE
ROBERT & JANE SMITH FAM TRUST
3201 SNOWMASS DR NW
BEMIDJI, MN 56601

HIRT PROPERTIES LLC
PO BOX 294
BEMIDJI, MN 56619

BEMIDJI COOPERATIVE ASSN
PO BOX 980
BEMIDJI, MN 56619

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

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

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

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

MATTHEW R MURRAY
5408 JACKPINE RD NW
BEMIDJI, MN 56601

STATE - IN TRUST

MARK WILKOWSKI
REBECCA WILKOWSKI
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BEMIDJI, MN 56601

ELLMAR PROPERTIES LLC
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BEMIDJI, MN 56601

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BEMIDJI, MN 56601



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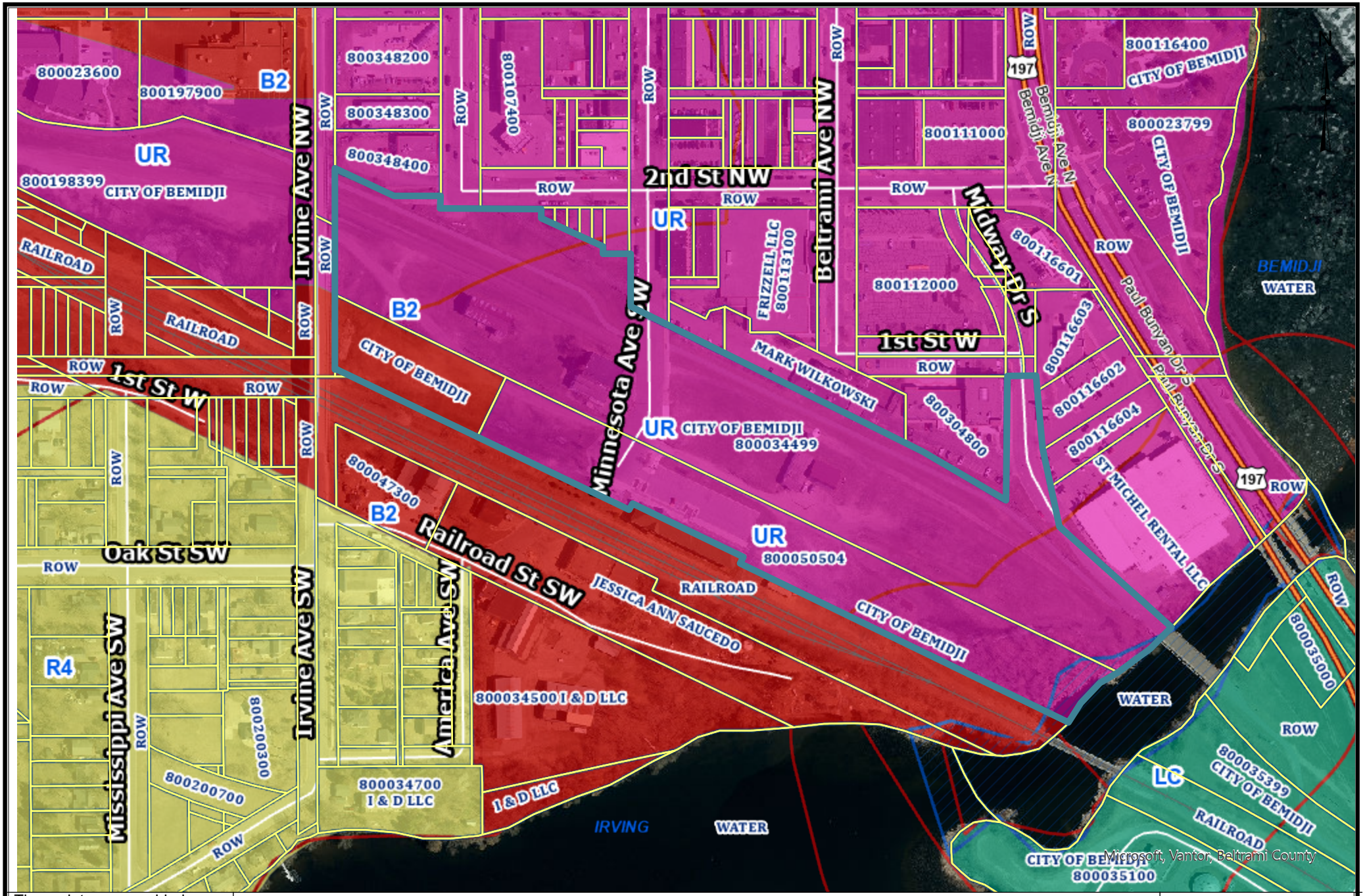
Aerial Map

1:4,514

Date: 1/6/2026

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

Bemidji First City On The Mississippi



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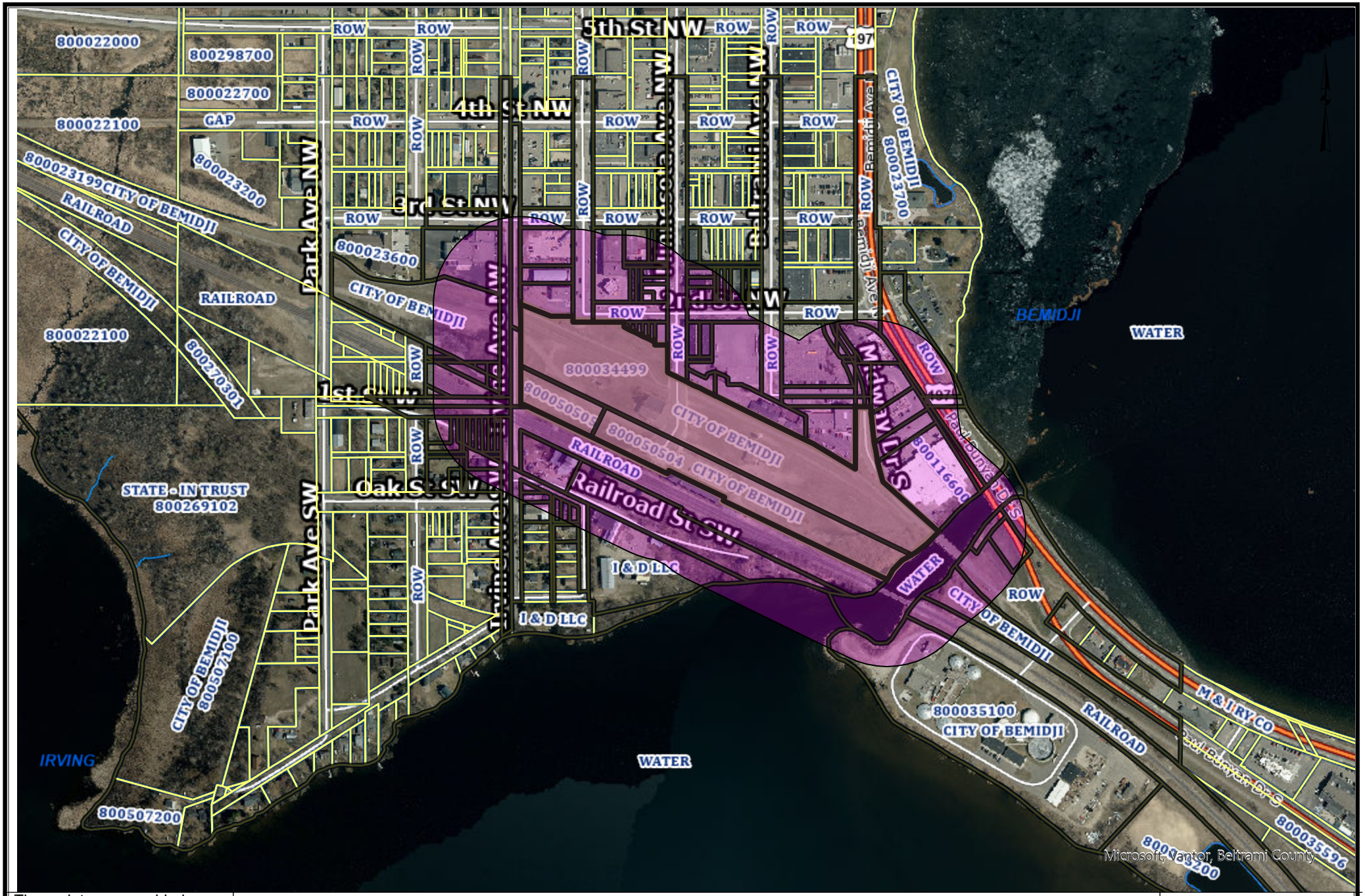
Zoning Map

1:4,514

Date: 12/31/2025

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Bemidji First City On The Mississippi



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Buffer Map

1:9,028

Date: 12/31/2025

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

Bemidji
First City On The Mississippi

Forum Communications Company

MN Affidavit No. nr4VwPoWi61hAE8CPR4h

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 quailified 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, January 10, 2026
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331.A06, 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)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 01/13/2026

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, January 22, 2026, 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 4 th St. NW, Bemidji MN, and broadcasted on Channel 2, regarding the following request(s):

Conditional and Interim Use Permits Request 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 .

Planned Unit Development Request Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting approval for a Final Planned Unit Development through a Conditional Use permit (CUP) & Plat (PUD/PLAT) to develop a multi-phase project which would include a YMCA Community Wellness Center and a hotel and convention center along with other future developments within the Urban Renaissance (UR) zoning district & the General Commercial (B-2) zoning district and the Shoreland Overlay. The subject property is located at multiple addresses off Minnesota Ave NW (PIN #80.00344.99, 80.00505.04, and 80.00505.05) in the City of Bemidji (also known as the railroad corridor).

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, January 16, 2026,** so they may be incorporated into the staff report to the Planning Commission.
(Jan. 10, 2026)

Ainslee Krause

From: ncsclub@paulbunyan.net
Sent: Sunday, January 18, 2026 1:08 PM
To: Melissa Fahrenbruch
Subject: RE: Greater Bemidji - Final Planned Unit Development through a Conditional Use permit (CUP) & Plat (PUD/PLAT) Request for PIN(s) 800034499, 800050504, & 800050505

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL]

Hi Melissa,
Sorry I didn't get our comments and concerns back to you by Friday but wanted our Clunb Members to view the Corridor Trail Plan at our Club Meeting on last Thursday night. The main concerns for the snowmobile trail is that some of the corners appear quite sharp for the groomer to get through and also for snowmobiles to be able to turn. Once the trail gets very hard packed snow or ice on them snowmobiles even at very low speeds have a tendency to slide rather than turning creating safety problems. Also keep in mind the Groomers are between 47' to 50' long and are like trying to drive a semi down the 10' wide trail with sharp corners. Planters, Curbs, retaining walls and trees are going to end up broken or at minimum having orange paint on them when the groomers are trying to squeeze through some of corners. Trees planted along the trail will be needed to be trimmed or not planted close to the trail so the branches are not tearing mirrors, flashing beacons, lights, etc. off the groomers as they go through the trail. These are some of the concerns from snowmobilers and Groomer Operators expressed at our meeting last week.
Myself and some snowmobilers will be attending the Meeting on January 22 to add comments and answer questions as to the trail. We have been working with Sam Anderson, City Engineer and Dave Schotzco from the DNR over the last few months concerning the Corridor trail. We look forward to continuing working to get a safe and useable recreation trail through the downtown area.
There is 3 major Interstate Corridor Snowmobile Trails meeting in the downtown area. Keeping these trails very useable and easy to travel will only keep bringing more snowmobile tourism dollars into the Bemidji Community.

Rod Seibel

North Country Snowmobile Club Administrator
218-368-5532

From: Melissa Fahrenbruch <Melissa.Fahrenbruch@ci.bemidji.mn.us>
Sent: Wednesday, January 7, 2026 11:42 AM
To: Jamin Carlson <Jamin.Carlson@ci.bemidji.mn.us>; Melissa Fahrenbruch <Melissa.Fahrenbruch@ci.bemidji.mn.us>
Subject: Greater Bemidji – Final Planned Unit Development through a Conditional Use permit (CUP) & Plat (PUD/PLAT) Request for PIN(s) 800034499, 800050504, & 800050505

Good afternoon,

Attached is the agency packet for the upcoming Final Planned Unit Development through a Conditional Use permit (CUP) & Plat (PUD/PLAT) request for PIN(s) 800034499, 800050504, & 800050505. The Planning Commission meeting and public hearing will be held on **Thursday**, **January 22, 2026, at 5:30pm**

in Bemidji City Hall Council Chambers (317 4th St NW, Bemidji, MN 56601). For additional meeting information visit City of Bemidji/Planning Commission. Please submit your comments, questions and concerns to our office by mail or email **by Friday, January 16, 2026.**

Authorized city departments may use e-permitting software (SmartGov) to provide comments. Planning Case # **(SUB-2025-0003)**

Thank you!

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

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The City of Bemidji
PLANNING BOARD

PLANNING CASE: SUP-2025-0013	**PC MEETING DATE:** November 20th, 2025, Postponed December 18th, 2025, Tabled January 22nd, 2026 No Recommendation
APPLICANT: Julie Canty representing First City Cannabis	**60-DAY RULE DATE:** December 29th, 2025 **60-Day Rule Extension Date:** February 28, 2026
PROCEEDING: Interim Use Permit (IUP) to Operate a Retail Cannabis Business	**ZONING DISTRICT:** B-2 General Commercial & Hwy 197 Overlay
PREPARED BY: Jamin Carlson Planning Director	**EXHIBITS:** Zoning Map, Aerial Map, Application, Site Plan, Supporting Documentation

PLANNING & ZONING MEMORANDUM

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

PUBLIC HEARING & DISCUSSION (December 18th, 2025, Commission Meeting)
Commission members had no comments.

Public Hearing opened at 6:14 p.m.

- Julie Canty, Applicant, addressed the commission regarding the project on her business plan, security, site improvements, age verification, lighting, parking, tax advantages for the City, rules for the property, amount of employees, hours of operations, and how to contact owner.
- Sandra Hietala, 4207 Woodbury Dr NE, owner of the Gym Bin addressed the commission requesting denial of the IUP based on the definition of use of the Gym Bin.
- Nancy Schram, 50160 219th Ave, addressed the commission in in opposition to the IUP, discussing buffer zone measurement requirements.
- Jennifer Thomas, 2715 Beltrami Ave NW, addressed the commission in opposition to the IUP, discussing buffer zone measurement requirements and the definition of use of the Gym Bin.
- Jeremy Olson superintendent of Bemidji Schools, 502 Minnesota Ave NW,

addressed the commission in opposition to the IUP based on the school district's lease of the Gym Bin.
- Sandy Hennum, 3601 Waville Rd NE, addressed the commission in opposition to the IUP based on the school district's lease with the Gym Bin.
- Mariano Arguedas, 2325 16th St SW, addressed the commission in opposition to the IUP based on proximity to Kandiland Daycare and Gym Bin.
- State Representative Bidal Duran addressed the commission in opposition to the IUP based on issues with state law.
- Tom Rev, Bemidji, addressed the commission in favor of the IUP based on age restriction requirements.
- Reed Olson, 711 14th St NW, spoke in favor of the IUP.
- Brian Christianson, 902 Washington Ave S, addressed the commission in opposition to the IUP based on possible security issues raised by the business.
- Liz Smyithe, 2512 Beltrami Ave N, stated that applicant is a great person & neighbor and was in favor of the IUP.
- Canty addressed the commission in response to some of the issues raised.

Public Hearing closed at 6:43 p.m.

Commission members made the following additional comments:

- Faver and Peterson addressed staff regarding the buffer zone measurement requirements. Carlson asked Gilchrist to respond.
- Gilchrist addressed the commission discussing what state law allows and what the City adopted as ordinance.
- Peterson inquired about the school district's use of leased space in relation to cannabis buffers. Commission discussed.
- Gilchrist addressed state statute and City ordinance definitions of what defines a school. Commission discussed.
- Lemmer questioned if parking at the proposed site would be sufficient. Carlson replied it met City ordinance requirements.

Motion by **Peterson**, seconded by **Lemmer**, to recommend denial of the permit until further findings and research is done. Chair Heinonen requested clarification from staff if the motion was adequate. Commission, staff, and Gilchrist discussed.

- Faver inquired about tabling the measure until the next meeting to allow staff and Gilchrist the opportunity to establish findings of fact for denial. Chair Heinonen expressed a preference to table rather than deny.
- Commission, staff, and Gilchrist discussed the requirements for tabling and the 60/120-day rule.
- Commission discussed tabling versus the motion on the floor.
- Lemmer inquired about withdrawing the second for the motion to deny. Chair Heinonen and Gilchrist discussed.

Motion by **Faver**, seconded by **McCoy**, to table the motion until the January 22, 2026, commission meeting for clarification on how the buffer zones are measured.

- Faver clarified that the motion to table was to allow staff and Gilchrist time to draft

findings of fact toward denial.
- Commission discussed.

Motion by **Faver**, seconded by **Lemmer**, to table the motion until the January 22, 2026, commission meeting for staff and Gilchrist to determine findings of fact toward denial.

- Chair Heinonen and Lemmer discussed procedure.
- Meehlhause discussed that by definition the Gym Bin is a private business and does not meet the requirements for protected status.
- Peterson discussed the need to be clear in how buffer zones are measured.
- Lemmer addressed staff regarding the number of accesses to the Gym Bin and the proposed cannabis site.
- Carlson addressed the commission regarding buffer zone measurements per City ordinance.

A roll call vote was taken to table the request for parcel 80.04202.00, until the January 22, 2026, commission meeting to allow for the establishment of findings of fact toward denial. Motion carried by the following roll call vote: Ayes: **Peterson, McCoy, Lemmer, Faver.** Nays: **Heinonen, Meehlhause.**

From the January 22nd, 2026, Commission Meeting:

Chair Heinonen addressed the need of a motion from the Commission to remove the case from the table for additional discussion.

Motion by **Meehlhause**, seconded by **Lemmer** to remove the case from the table for further discussion. Motion carried by unanimous voice vote.

Chair Heinonen asked the Commission for comments toward the motion to deny as that was the motion on the floor prior to the case being tabled at the previous meeting and related to the Findings of Fact for Denial provided by staff.

Commission members made the following comments:

- **Heinonen** addressed the Commission regarding research he had conducted related to other counties and cities' determination of buffer zone measurements which determined multiple measurement methods were used by local governments across the state.
- **Peterson** addressed the Commission that the lack of defined measurement determination in the City's ordinance was too vague and would create problems going forward.
- **Faver** addressed the Commission regarding the fact that surrounding property uses may be conducted anywhere on a property, so structure to structure measurement is unfair to surrounding property owners.
- **Meehlhause** addressed the Commission regarding gray areas in the Finding of Facts for denial related to applying current ordinance to the present case.
- **Peterson** responded that setback measurements should allow property owners full use of their properties.
- **Lemmer** addressed the Commission regarding the complications between ordinance requirements versus personal opinions.
- **Faver** addressed the Commission related to the determination of morality in the Findings of Fact for denial.

- **McCoy** addressed the Commission regarding the need of the ordinance to clearly define its requirements.

*With no further comments, Chair Heinonen asked if **Peterson** and **Lemmer** agreed with the Findings of Fact for Denial supplied by staff. Both stated that they did.*

*Motion by **Peterson**, seconded by **Lemmer**, to recommend denial of the Interim Use Permit request for parcel 80.064204.00, with the findings of fact as presented in the packet. Motion tied by the following roll call vote: Ayes: **Faver, McCoy, Peterson.** Nays: **Heinonen, Lemmer, Meehlhause.***

Chair Heinonen addressed that the **motion failed due to a tie vote** and that unless an alternate motion was put forth on which the Commission could vote, the tie vote would be forwarded to the Planning Board without recommendation.

*Motion by **Meehlhause** to recommend approval of the Interim Use Permit request for parcel 80.064204.00, with the conditions and findings of fact as presented in the packet. No second was offered.*

RECOMMENDATION & FINDINGS

Conclusion based on the Ordinance and the Comprehensive Plan.

The Planning Commission did not make a recommendation to the Planning Board on the Conditional Use Permit request.

STAFF RECOMMENDATION FOR APPROVAL

Approval is recommended with the following conditions based on the findings of fact and conditions:

Conditions

1. A security plan shall be submitted and approved complying with Section 28-429 of the Ordinance.
2. All exterior lighting on-site (Section 28-409), any trash enclosures (Section 28-402), and landscaping requirements (Section 28-406) shall comply with the Ordinance.
3. The applicant will enforce and maintain a no loitering policy for the site.
4. No consumption on site will be allowed without state licensing endorsement.
5. All necessary permits, licenses, and registrations shall be obtained by the Applicant.
6. A sign permit shall be obtained prior to installation of any new signage complying with Section 28-252 of the Ordinance.
7. The IUP shall be reviewed for compliance one (1) time upon six (6) months of operation by City Staff. If Planning staff conclude there is a valid reason to bring it to the Planning Board, the applicants shall participate in a review of the IUP.
8. The IUP shall terminate upon a change in use, a change in the owner/operator (leaseholder), or a change in the lease space as may be determined by the Planning Staff.
9. The IUP shall expire and become void if the use it allows is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. The City of Bemidji may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

Findings of Fact

(1) The maintenance of the public health, safety and welfare;

The most significant concerns expressed regarding the proposed cannabis business, other than a general objection to cannabis products, related to the fact the Gym Bin is located on a neighboring property. The Planning Board understands the concerns of the parents of the youth that visit the Gym Bin, but the legislature limited the types of uses to which local governments can establish buffer zones. As noted above, the Gym Bin is not among the types of uses for which a buffer can be established or applied.

The legislature has made the policy decision that cannabis businesses are allowed in the state and that local governments cannot zone them out. There is not a sufficient legal basis to deny the IUP based on its proximity to the Gym Bin. The restrictions on the retail sale of cannabis contained in Minnesota Statutes, section 342.27, as well as the other provisions of Minnesota Statutes, chapter 342, and Minnesota Rules, chapter 9810 reduce the potential for health and safety concerns associated with youth accessing cannabis products sold at the business. Those requirements and limitations, coupled with the conditions placed on this permit, are determined to be sufficient to address the health, safety, and welfare concerns associated with the proposed use.

(2) The location of the site with respect to existing and proposed access roads;

The Property has been used as a retail site for years, has access directly from Washington Ave. S., and is anticipate to have sufficient access and parking to accommodate anticipate customer visits to the business.

(3) Its compatibility with adjacent land uses;

This is a retail business in a business district. The nature of the products being sold, which have been declared legal by the legislature, does not create an incompatibility with the surrounding business uses. Persons under 21 of age are not allowed to access the business. The applicant indicated that staff will actively discourage any loitering on the Property. Just as there is typically no loitering or other matters of concern regarding liquor or tobacco stores, there is no reason to believe this business will generate such concerns on the Property.

(4) Its compatibility with the intent of the zoning district in which such use is proposed;

Understanding that the legislature has required local governments to allow cannabis business, this is a retail business, allowed within this business district, and is consistent with the range of businesses allowed in the district.

(5) Its compatibility with the objectives of this development code and its consistency with the city comprehensive plan.

Promoting commercial redevelopment and economic growth of the City are objectives of the Comprehensive Plan. The Development Code reflects those objectives by allowing a variety of business types in the B-2 General Commercial Zoning District. Among them, as mandated by the legislature, are cannabis businesses.

(6) The ability to provide pedestrian and bicycle access, as noted in the site plan, to any customer/tenant ingress/egress of the building, including from a public right-of-way and off-street parking area that serves the use in a manner which minimizes nonvehicular/ vehicular conflicts.

This Property has previously been used as a retail business and the access has been sufficient to accommodate traffic, regardless of the means, to the site. The Planning Board does not anticipate that changing with the proposed business.

Below are the findings that were prepared at the direction of the Planning Commission and included in the packet. <u>There has not been a recommendation to deny.</u>

Findings of Fact for Denial

- Section 28-429(d)(7) of the City Code establishes certain buffer zones related to cannabis businesses, including that a cannabis business shall not be located within 500 feet of a commercial daycare.

- The City Code does not prescribe how the buffer distances are to be measured, and so it becomes a matter of applying a reasonable interpretation of the City Code. The Planning Commission recommends the buffer distances be measured from the property lines of the properties, rather than from the buildings on the properties.

- Kandiland Learning Center, LLC, is a licensed commercial daycare center located at 610 Railroad St SE (PIN 800421900) ("Daycare"). The property line of the proposed retail cannabis business property is approximately 453 feet from the property line of the Daycare property. Because the proposed location does not comply with the 500 foot buffer, it may not be used for a cannabis business.

- Additionally, locating the proposed retail cannabis business on the property would not satisfy the first criteria for issuing an IUP under Section 28-524 of the City Code. Locating a cannabis business on the property would have adverse effects on public safety, health, morals, and general welfare of the youth gymnastics center located on the neighboring property. The center is frequented by a large number of youths (ages 1 to 18), and the school leases space at the center for school gymnastics practices and events. Placing a retail cannabis business on the property raises the same safety concerns that serve as the basis for the established buffer zones and would not maintain the public health, safety, and welfare.

CITY OF BEMIDJI PLANNING BOARD

Resolution No. 2026-04

**RESOLUTION APPROVING
AN INTERIM USE PERMIT
FOR PARCEL NO. 80.04204.00**

WHEREAS, Julie Canty, representing First City Cannabis, ("Applicant") submitted an application to the City of Bemidji Planning Board ("Planning Board") requesting an interim use permit ("IUP") to operate a retail cannabis business on the property (PIN 80.04204.00) located at 920 Washington Avenue South ("Property");

WHEREAS, the Property is located in the City's B-2 General Commercial & Hwy 197 Overlay Districts, and the Property contains an existing retail building with a garage and a parking lot;

WHEREAS, the Planning Commission held a public hearing on the requested IUP on December 18, 2025, after providing all required notices;

WHEREAS, after hearing from the public, the Planning Commission discussed the application and acted to direct staff to prepare findings for denial for consideration at its January 22, 2026, meeting;

WHEREAS, at its January 22, 2026, meeting, the Planning Commission considered the additional findings, was not able to reach a majority vote on a recommendation to either approve or deny the IUP, and so forwarded the application to the Planning Board with no recommendation; and

WHEREAS, the Planning Board considered the requested IUP at its February 9, 2026 meeting and hereby finds and determines as follows:

a. The City Code allows retail cannabis businesses in the B-2 General Commercial District with the issuance of an interim use permit.

b. Local governments are allowed to adopt zoning regulations on cannabis businesses, but they are not allowed to enact a prohibition on such businesses.

c. The City's zoning regulations for cannabis businesses are located in Section 28-429 of the City Code, which identifies the zoning districts in which the different types of cannabis businesses are allowed, establishes standards, and requires such businesses to obtain an interim use permit.

d. In accordance with Minnesota Statutes, section 342.22, the City also adopted registration requirements for retail cannabis businesses, which are contained in Chapter 12, Article XXVI of the City Code.

e. The zoning regulations imposed on cannabis businesses include buffer zones from certain uses as is expressly allowed by Minnesota Statutes, section 342.13(c), and which are contained in Section 28-429(d)(7) of the City Code.

f. The buffer zones prohibit a cannabis business from being located or operating within:
   - 750 feet of a school;
   - 500 feet of a residential treatment facility or residential treatment center;
   - 500 feet of a daycare facility (Licensed Commercial Child Care); or
   - 500 feet of an attraction within a public park that is regularly used by minors including, but not limited to, playgrounds and athletic fields.

g. The City Code does not prescribe how the buffer distances are to be measured. Also, state law does not dictate how the buffer distances are to be measured.

h. The Planning Board administers and enforces the City's zoning regulations, serves as the City's Board of Appeals and Adjustments, and is authorized to make the final decision regarding the interpretation and application of the City's zoning regulations.

i. The Planning Commission discussed using property lines to measure the buffer zone distances, though was not able to achieve a consensus on that approach. In the absence of specific language, the Planning Board determines the more reasonable approach is to measure from the buildings containing the uses. This approach is more consistent with how the legislature references the buffer distances in Minnesota Statutes, section 342.13(c). The statute refers to the uses (school, daycare, etc.), not to the properties containing those uses. That is particularly true when it comes to the buffer related to public parks. The buffer is not measured from a public park itself, but from "an attraction within a public park." Reading these references together indicates that the focus was on separating the site of a cannabis business from the site where youth congregate. Additionally, measuring from the buildings promotes uniformity in applying the buffers rather than the potentially unusual results that can occur when measuring from odd or extended property lines. Focusing on the parcels rather than the buildings could also result in arguably needing to apply the buffer distance from the boundaries of

an empty parcel that happens to be owned, for example, by a school or treatment facility. The point is that the intent is to separate the sites actually containing the uses, not the outside edge of the parcels on which they happen to be located.

j. Those who urged the buffer zone distances to be measured from the property lines argued that since one of the identified uses could use their entire property as part of the use, the buffer distance should be measured from the property lines. However, the focus of the statutory authority for the buffer distances focuses on the particular use, not to the entire expanse of where that use may conduct some of its activities. Absent a specific provision in the City Code on how to measure the buffer distances, the Planning Board determines measuring from the buildings is the most appropriate interpretation and application of the buffer zone limitation. The Planning Board may consider this issue as part of future amendments to the development code, but for now the Planning Board is required to interpret and apply the language, or absence thereof, of the existing City Code.

k. Two uses were raised during the public hearing as concerns related to the proposed cannabis business. One was the Gym Bin, which is a youth gymnastics center located at 928 Washington Ave. S. (PIN 800421500). The other was Kindiland Learning Center, LLC, which is a licensed daycare center located at 610 Railroad St SE (PIN 800421900) ("Daycare")

l. While there is no question the Gym Bin is used by a large number of youths, and the school indicated it leases space in the building for its gymnastic practices and events, the use does not constitute a school for the purposes of applying the buffer zone. Section 28-9 of the City Code defines a "school" as "a building or space that is principally used as a place where 25 or more persons from any grade from head start through the 12th grade receive a full course of educational instruction." This gymnastics center does not constitute a building "principally used" to provide a "full court of educational instruction." As such, the city cannot apply the school buffer zone to the Gym Bin.

m. The 500-foot buffer zone does apply to the Daycare as it is a licensed commercial daycare facility. Using the building-to-building measurement, the building on the Property is approximately 600 feet from the closest point of the daycare building and is outside of the established buffer zone.

n. The Planning Report presented to the Planning Board, which is incorporated herein by reference, finds that the proposed retail cannabis business is located outside of the buffer zones.

o. Because the site of the proposed retail cannabis business is located outside of the buffer zones, the Planning Board must then consider the criteria set out for interim use permits in Section 28-524 of the City Code. The Planning Board agrees with and adopts the findings of fact regarding the criteria in paragraph (a) of the section contained in the Planning Report supporting the issuance of the IUP.

p. As to the items listed in paragraph (b) of the section, the Planning Board finds as follows regarding its evaluation of the effect of the proposed use on the following:

(1) The maintenance of the public health, safety and welfare;

The most significant concerns expressed regarding the proposed cannabis business, other than a general objection to cannabis products, related to the fact the Gym Bin is located on a neighboring property. The Planning Board understands the concerns of the parents of the youth that visit the Gym Bin, but the legislature limited the types of uses to which local governments can establish buffer zones. As noted above, the Gym Bin is not among the types of uses for which a buffer can be established or applied.

The legislature has made the policy decision that cannabis businesses are allowed in the state and that local governments cannot zone them out. There is not a sufficient legal basis to deny the IUP based on its proximity to the Gym Bin. The restrictions on the retail sale of cannabis contained in Minnesota Statutes, section 342.27, as well as the other provisions of Minnesota Statutes, chapter 342, and Minnesota Rules, chapter 9810 reduce the potential for health and safety concerns associated with youth accessing cannabis products sold at the business. Those requirements and limitations, coupled with the conditions placed on this permit, are determined to be sufficient to address the health, safety, and welfare concerns associated with the proposed use.

(2) The location of the site with respect to existing and proposed access roads;

The Property has been used as a retail site for years, has access directly from Washington Ave. S., and is anticipate to have sufficient access and parking to accommodate anticipate customer visits to the business.

(3) Its compatibility with adjacent land uses;

This is a retail business in a business district. The nature of the products being sold, which have been declared legal by the legislature, does not create an incompatibility with the surrounding business uses. Persons under 21 of age are not allowed to access the business. The applicant indicated that staff will actively discourage any loitering on the Property. Just as there is typically no loitering or other matters of concern regarding liquor or tobacco stores, there is no reason to believe this business will generate such concerns on the Property.

(4) Its compatibility with the intent of the zoning district in which such use is proposed;

Understanding that the legislature has required local governments to allow cannabis business, this is a retail business, allowed within this business district, and is consistent with the range of businesses allowed in the district.

(5) Its compatibility with the objectives of this development code and its consistency with the city comprehensive plan.

Promoting commercial redevelopment and economic growth of the City are objectives of the Comprehensive Plan. The Development Code reflects those objectives by allowing a variety of business types in the B-2 General Commercial Zoning District. Among them, as mandated by the legislature, are cannabis businesses.

(6) The ability to provide pedestrian and bicycle access, as noted in the site plan, to any customer/tenant ingress/egress of the building, including from a public right-of-way and off-street parking area that serves the use in a manner which minimizes nonvehicular/ vehicular conflicts.

This Property has previously been used as a retail business and the access has been sufficient to accommodate traffic, regardless of the means, to the site. The Planning Board does not anticipate that changing with the proposed business.

q. The Planning Board determines that the proposed use satisfies the criteria to be issued the requested IUP, subject to certain conditions.

r. The Planning Board appreciates the concerns expressed by members of the Planning Commission, but having determined the building-to-building method is the most appropriate method for measuring the buffer zones and finding the criteria for issuing an IUP are satisfied, the Planning Board determines it needs to issue the requested IUP.

NOW, THEREFORE, BE IT RESOLVED, by the City of Bemidji Planning Board, based on the record of this matter, the Planning Report, and the findings contained herein, that it hereby approves and issues the requested interim use permit to operate a retail cannabis business on the Property, subject to on-going compliance with all of the following conditions:

1. A security plan shall be submitted and approved complying with Section 28-429 of the City Code.
2. All exterior lighting on-site (Section 28-409), any trash enclosures (Section 28-402), and landscaping requirements (Section 28-406) shall comply with the City Code.
3. The Applicant will enforce and maintain a no loitering policy for the Property.
4. The on-site consumption of cannabis products is prohibited without a state license expressly allowing on-site consumption.
5. All necessary permits, licenses, and registrations shall be obtained by the Applicant.
6. A sign permit shall be obtained prior to installation of any new signage complying with Section 28-252 of the Ordinance.
7. The IUP shall be reviewed for compliance one (1) time upon six (6) months of operation by City Staff. If Planning staff conclude there is a valid reason to bring it to the Planning Board, the Applicant shall participate in a review of the IUP.
8. The IUP shall terminate upon a change in use, a change in the owner/operator (leaseholder), a change in the lease space as may be determined by the Planning Staff, or a loss of the state licensure for the business.
9. The IUP shall expire and become void if the use it allows is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. The City of Bemidji may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

CITY OF BEMIDJI PLANNING BOARD
State of Minnesota
County of Beltrami

This instrument was acknowledged before me on this 9th day of February 2026 by Lynn Eaton, City of Bemidji Planning Board Chair.

_____
Lynn Eaton, City of Bemidji Planning Board Chair

Subscribed and sworn to before me
this 9th day of February 2026.

_____
Notary Public

Applicant Signature and Date

CITY OF BEMIDJI PLANNING BOARD

Resolution No. 2026-04

**RESOLUTION DENYING
AN INTERIM USE PERMIT
FOR PARCEL NO. 80.04204.00**

WHEREAS, Julie Canty, representing First City Cannabis, ("Applicant") submitted an application to the City of Bemidji Planning Board ("Planning Board") requesting an interim use permit ("IUP") to operate a retail cannabis business on the property (PIN 80.04204.00) located at 920 Washington Avenue South ("Property");

WHEREAS, the Property is located in the City's B-2 General Commercial & Hwy 197 Overlay Districts, and it contains an existing retail building with a garage and a parking lot;

WHEREAS, the Planning Commission held a public hearing on the requested IUP on December 18, 2025, after providing all required notices;

WHEREAS, after hearing from the public, the Planning Commission discussed the application and acted to direct staff to prepare findings for denial for consideration at its January 22, 2026, meeting;

WHEREAS, the Planning Commission, after further discussion, acted at its January 22, 2026, meeting to recommend the Planning Board deny the IUP based on its discussion and the findings presented to it; and

WHEREAS, at its January 22, 2026, meeting, the Planning Commission considered the additional findings, was not able to reach a majority vote on a recommendation to either approve or deny the IUP, and so forwarded the application to the Planning Board with no recommendation; and

WHEREAS, the Planning Board considered the requested IUP at its February 9, 2026 meeting and hereby finds and determines as follows:

a. The City Code allows retail cannabis businesses in the B-2 General Commercial District with the issuance of an interim use permit.

b. Local governments are allowed to adopt zoning regulations on cannabis businesses, but they are not allowed to enact a prohibition on such businesses.

c. The City's zoning regulations for cannabis businesses are located in Section 28-429 of the City Code, which identifies the zoning districts in which the different types of cannabis businesses are allowed, establishes standards, and requires such businesses to obtain an interim use permit.

d. In accordance with Minnesota Statutes, section 342.22, the City also adopted registration requirements for retail cannabis businesses, which are contained in Chapter 12, Article XXVI of the City Code.

e. As with any other interim use permit application, the Planning Board may deny it if it determines the application does not meet the requirements of the zoning regulations.

f. The zoning regulations imposed on cannabis businesses include buffer zones from certain uses as is expressly allowed by Minnesota Statutes, section 342.13(c), and which are contained in Section 28-429(d)(7) of the City Code.

g. The buffer zones prohibit a cannabis business from being located or operating within:

    - 750 feet of a school;
    - 500 feet of a residential treatment facility or residential treatment center;
    - 500 feet of a daycare facility (Licensed Commercial Child Care); or
    - 500 feet of an attraction within a public park that is regularly used by minors including, but not limited to, playgrounds and athletic fields.

h. Neither the City Code nor state law prescribe how the buffer distances are to be measured, and so it becomes a matter of applying a reasonable interpretation of the City Code.

i. Gym Bin is a youth gymnastics center located at 928 Washington Ave. S. (PIN 800421500), which has existed in the community for more than 30 years and is next to the Property. Those who spoke during the public hearing included the owner of the business, as well as the Superintendent of Schools. They pointed out that the business is visited by thousands of children in a year and that the school leases space within the business for gymnastic practice and competitive events. The owner, a Minnesota State Representative, the school Superintendent, and some of the parents of children that are members of the center expressed concern about locating a retail cannabis business next door to a youth facility that is used by so many children and that is regularly used by the school for its activities and events.

j. Kandiland Learning Center, LLC, is a licensed daycare center located at 610 Railroad St SE (PIN 800421900) ("Daycare").

k. To uphold the purpose behind the buffer zones, which is to create separation between uses involving children and cannabis businesses, the Planning Board determines the buffer distances should be measured from the property line of the properties containing the uses, not from the center or edge of the structures containing the uses. The Planning Board agrees with the comments made from some of the members of the Planning Commission that since the identified uses (schools, daycares, etc.) may use any portion of their property as part of the use, their entire property should be considered when measuring the buffer distances.

l. "School" is defined in Section 28-9 of the City Code as "a building or space that is principally used as a place where 25 or more persons from any grade from head start through the 12th grade receive a full course of educational instruction."

m. While the Gym Bin is not a school in a traditional sense, the fact that it is regularly used by the school for school athletics, including hosting gymnastic events for youth from others schools, raises the same concerns about placing youth in close proximity to cannabis businesses as the identified uses. The Gym Bin is next store to the proposed retail cannabis business, and the buildings are only approximately 250 feet apart, well within the buffer distances for protected youth sites.

n. The Daycare is a licensed commercial childcare center and the distance from the eastern property line of the Property to the western property line of the Daycare parcel is approximately 453 feet, which is well within the 500-foot buffer distance required by Section 28-429(d)(7) of the City Code.

o. The building-to-building measurement between the Daycare and the proposed retail cannabis business is approximately 600 feet.

p. The Planning Board administers and enforces the City's zoning regulations, serves as the City's Board of Appeals and Adjustments, and is authorized to make the final decision regarding the interpretation and application of the City's zoning regulations.

q. The Planning Board determines the most appropriate way to interpret and measure the buffer zones is to measure from the property lines containing the uses subject to the buffer. Absent express language in the City Code, the Planning Board determines the property line measurement is the best way to uphold the purposes behind establishing the buffer zones.

r. In this case, the Daycare is located within 500 feet from the Property proposed to be used as a retail cannabis business. Under Section 28-429(d)(7) of the City Code, that means the Property cannot be used for a cannabis business.

s. Because the Property is ineligible to be used for a cannabis business, it is not necessary to conduct a full analysis of the criteria set out in Section 28-524 of the City Code for evaluating a requested IUP. However, it is appropriate to point out that the Property is not an appropriate site for a cannabis business under the criteria even if it were located outside of the buffer zones.

t. Placing a retail cannabis business on the Property would adversely affect public safety, health, morals, convenience, and general welfare of the Gym Bin property. The

Legislature recognized the importance of cities being able to impose buffer distances to separate cannabis businesses from uses that are frequented by youth. While the Gym Bin is not a school, its entire business is focused on serving youth in the community. The large number of youths that visit the Gym Bin, and which rely on it for their physical education, is exactly the sort of use that is intended to be separated from cannabis businesses. Additionally, the fact the school leases space from the Gym Bin and conducts school activities on the property further underscores the need to separate cannabis businesses from a use that involves so many youths.

u. The Planning Board determines the proposed retail cannabis business is not allowed under the City Code because it would be located within the buffer zone from the Daycare. Additionally, even if the proposed cannabis business was outside of the buffer zones, its proximity to a gymnastics center that is frequented by large number of youths, including those participating in school activities, raises the same types of safety concerns on which the buffer zones were created and results in the business not satisfying the criteria to be issued the requested IUP.

NOW, THEREFORE, BE IT RESOLVED, by the City of Bemidji Planning Board, based on the record of this matter, the Planning Commission's recommendation, and the findings contained herein, that it hereby denies the requested interim use permit to locate a retail cannabis business on the Property.

CITY OF BEMIDJI PLANNING BOARD
State of Minnesota
County of Beltrami

This instrument was acknowledged before me on this 9th day of February 2026 by Lynn Eaton, City of Bemidji Planning Board Chair.

_____
Lynn Eaton, City of Bemidji Planning Board Chair

Subscribed and sworn to before me
this 9th day of February 2026.

_____
Notary Public

Applicant Signature and Date

AGENDA ITEM

Meeting Date: January 22nd, 2026

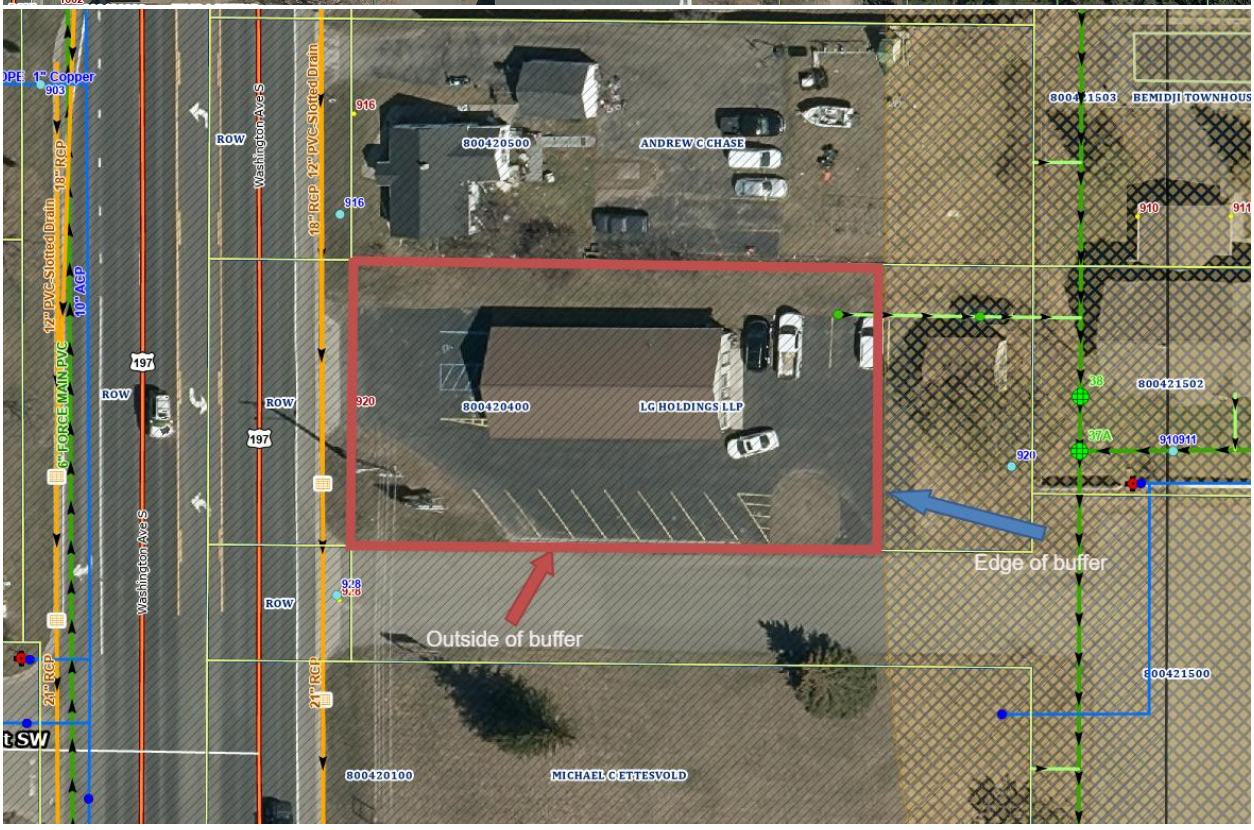
Findings for denial-per the Planning Commission
Findings for approval from Planning Staff
Clarification from Planning Staff for items discussed at the 12/18/2025 Planning Commission Meeting

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- The building for the proposed cannabis location is located outside of the daycare buffer (Parcel 80421900) regardless of method used for measuring as shown on the map (building edge or property line). Staff was clarifying that the garage could be used as well and that is where the apparent confusion lies with the cannabis daycare buffer.
- When the Cannabis Ordinance was put together the listed state licensures were used to determine these locations for the map (Licensed Daycares, Schools, & Residential Treatment Facilities).
- The buffer tool used on the city's GIS software is only capable of using the entire parcel to show where these protected uses are located and thus helps to identify on a map within a proximity of said use.
- Setbacks used are measure from building drip edge to building drip edge to the closest right angle. In this case, the building edge of the daycare to the building edge of the proposed cannabis business is approximately 606' well over the 500' requirement.
- The concerns of the Gym Bin are noted, however the use does not represent a protected class per state statute along with the Ordinance to provide buffering.
- The use of a cannabis retail business within the City of Bemidji is controlled by an interim use permit (IUP), if approved, can be reviewed at any time (with verifiable permit violations or violating conditions of the permit) and can ultimately be revoked by the Planning Board if deemed to be out of compliance.

- Below are measurements from both the noted daycare's building and the fenced play area to the applicant's closest part of their building (approximately 606' feet for the building separation and approximately 559' from the fenced area).





Below is an example of how the shoreland buffer on a lot of record that runs through approximately two/thirds of the lot. The part of the lot on the inside of the shoreland is subject to those regulations and the part that shows the outside is not subject to the shoreland rules as it lies outside of that protection zone. The same is for the Cannabis Buffer as well.



Findings of Fact for Denial

- Section 28-429(d)(7) of the City Code establishes certain buffer zones related to cannabis businesses, including that a cannabis business shall not be located within 500 feet of a commercial daycare.

- The City Code does not prescribe how the buffer distances are to be measured, and so it becomes a matter of applying a reasonable interpretation of the City Code. The Planning Commission recommends the buffer distances be measured from the property lines of the properties, rather than from the buildings on the properties.

- Kindiland Learning Center, LLC, is a licensed commercial daycare center located at 610 Railroad St SE (PIN 800421900) (“Daycare”). The property line of the proposed retail cannabis business property is approximately 453 feet from the property line of the Daycare property. Because the proposed location does not comply with the 500 foot buffer, it may not be used for a cannabis business.

- Additionally, locating the proposed retail cannabis business on the property would not satisfy the first criteria for issuing an IUP under Section 28-524 of the City Code. Locating a cannabis business on the property would have adverse effects on public safety, health, morals, and general welfare of the youth gymnastics center located on the neighboring property. The center is frequented by a large number of youths (ages 1 to 18), and the school leases space at the center for school gymnastics practices and events. Placing a retail cannabis business on the property raises the same safety concerns that serve as the basis for the established buffer zones and would not maintain the public health, safety, and welfare.

Findings of Fact for Approval

1. **Whether the proposed use adversely affects the public safety, health, morals, convenience, and general welfare of the occupants of the surrounding land.**
   No. Cannabis Retail conforms to the zoning regulations as a permitted IUP use in the (B-2) General Commercial Zoning District & 197 Overlay. The proposed use is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding commercial areas.

2. **Whether the proposed use adversely affects traffic conditions and parking on adjacent streets and land.**
   No. Increases in traffic or other negative impacts are not anticipated for these proposed businesses. The site has adequate off-street parking and developed ingress and egress location from a state highway.

3. **Whether the proposed use adversely affects property in the surrounding area.**
   No. Adverse impacts upon the surrounding area are not anticipated with this proposal as cannabis retail business are within the zoning regulations. Any future changes shall be reviewed in accordance with all zoning requirements.

4. **Whether the proposed use is in conformance with the community’s Comprehensive Plan or Land Use Plan.**
   Yes. The proposed use is consistent with the goals and policies of the City of Bemidji Comprehensive Plan as well as the City Code through an approved IUP.

5. **Whether adequate utility, drainage and other such necessary facilities have been or can be provided.**
   Yes. The property has adequate infrastructure and is served by City services.

Conditions for Approval

1. A security plan shall be submitted and approved complying with Section 28-429 of the Ordinance.
2. All exterior lighting on-site (Section 28-409), any trash enclosures (Section 28-402), and landscaping requirements (Section 28-406) shall comply with the Ordinance.
3. The applicant will enforce and maintain a no loitering policy for the site.
4. No consumption on site will be allowed without state licensing endorsement.
5. All necessary permits, licenses, and registrations shall be obtained by the Applicant.
6. A sign permit shall be obtained prior to installation of any new signage complying with Section 28-252 of the Ordinance.
7. The IUP shall be reviewed for compliance one (1) time upon six (6) months of operation by City Staff. If Planning staff conclude there is a valid reason to bring it to the Planning Board, the applicants shall participate in a review of the IUP.
8. The IUP shall terminate upon a change in use, a change in the owner/operator (leaseholder), or a change in the lease space as may be determined by the Planning Staff.
9. The IUP shall expire and become void if the use it allows is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. The City of Bemidji may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

THE CITY OF BEMIDJI
PLANNING BOARD

PLANNING CASE: SUP-2025-0013	**PC MEETING DATE:** November 20th, 2025 Postponed to December 18, 2025
APPLICANT: Julie Canty representing First City Cannabis	**60-DAY RULE DATE:** December 29th, 2025 **60-Day Rule Extension Date:** February 28, 2026
PROCEEDING: Interim Use Permit (IUP) to Operate a Retail Cannabis Business	**ZONING DISTRICT:** B-2 General Commercial & Hwy 197 Overlay
PREPARED BY: Jamin Carlson Planning Director	**EXHIBITS:** Zoning Map, Aerial Map, Application, Site Plan, Supporting Documentation

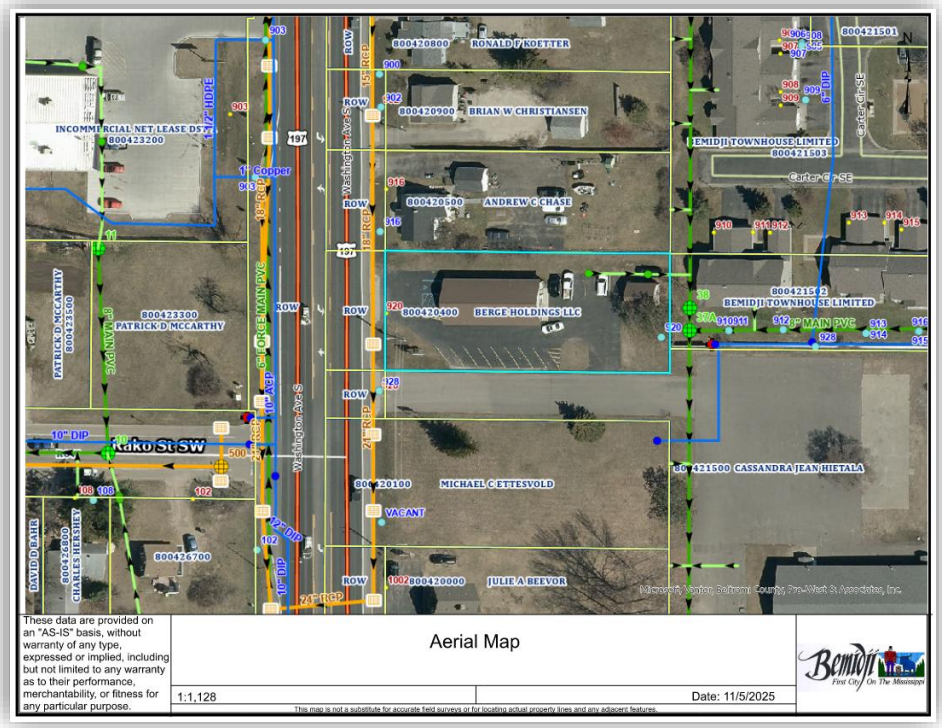
PLANNING REPORT

SUMMARY OF REQUEST

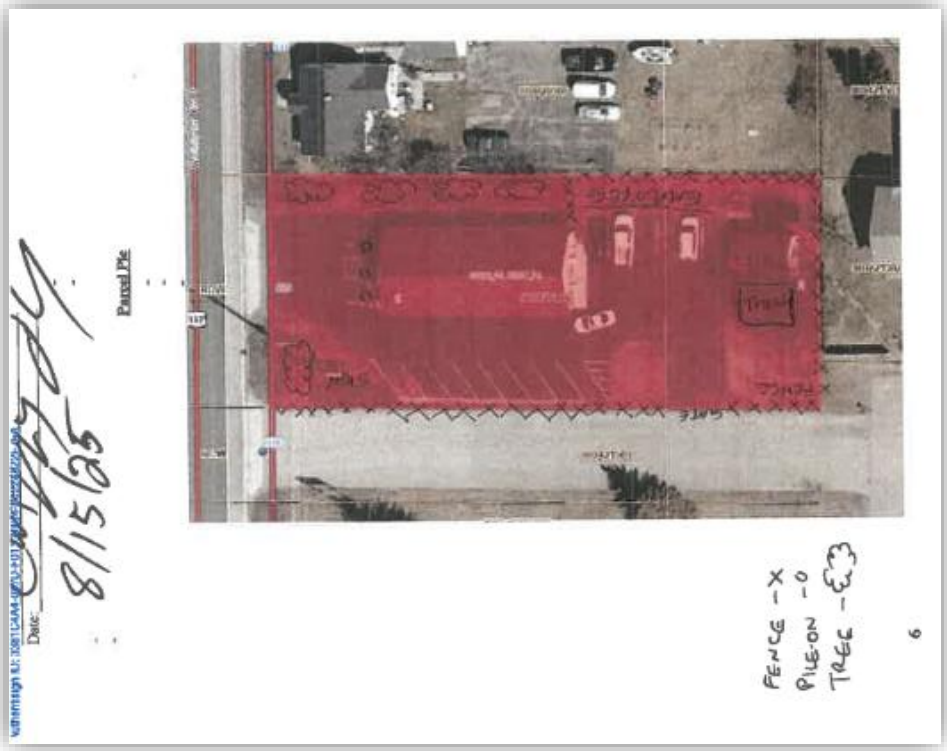
SUP-2025-0013: - Julie Canty representing First City Cannabis is requesting an Interim Use Permit (IUP) for operating a Cannabis Retail Business in a leased building. The subject property is located at 920 Washington Ave S (PIN 80.04204.00) in the City of Bemidji and is in the B-2 General Commercial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

BACKGROUND

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



DISCUSSION/DEVELOPMENT ANALYSIS
Site plan for security and landscaping below:



Planning Considerations

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

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

Type of Business

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

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

Zoning Districts

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

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

Buffers

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

a. 750 feet of a school;

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

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

Definition: *Residential treatment facility or residential treatment center means a residential treatment facility or center, sometimes called a rehab, is a live-in health care facility providing therapy for substance abuse, mental illness, or other behavioral problems. Residential treatment may be considered the "last-ditch" approach to treating abnormal psychology or psychopathology.*

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

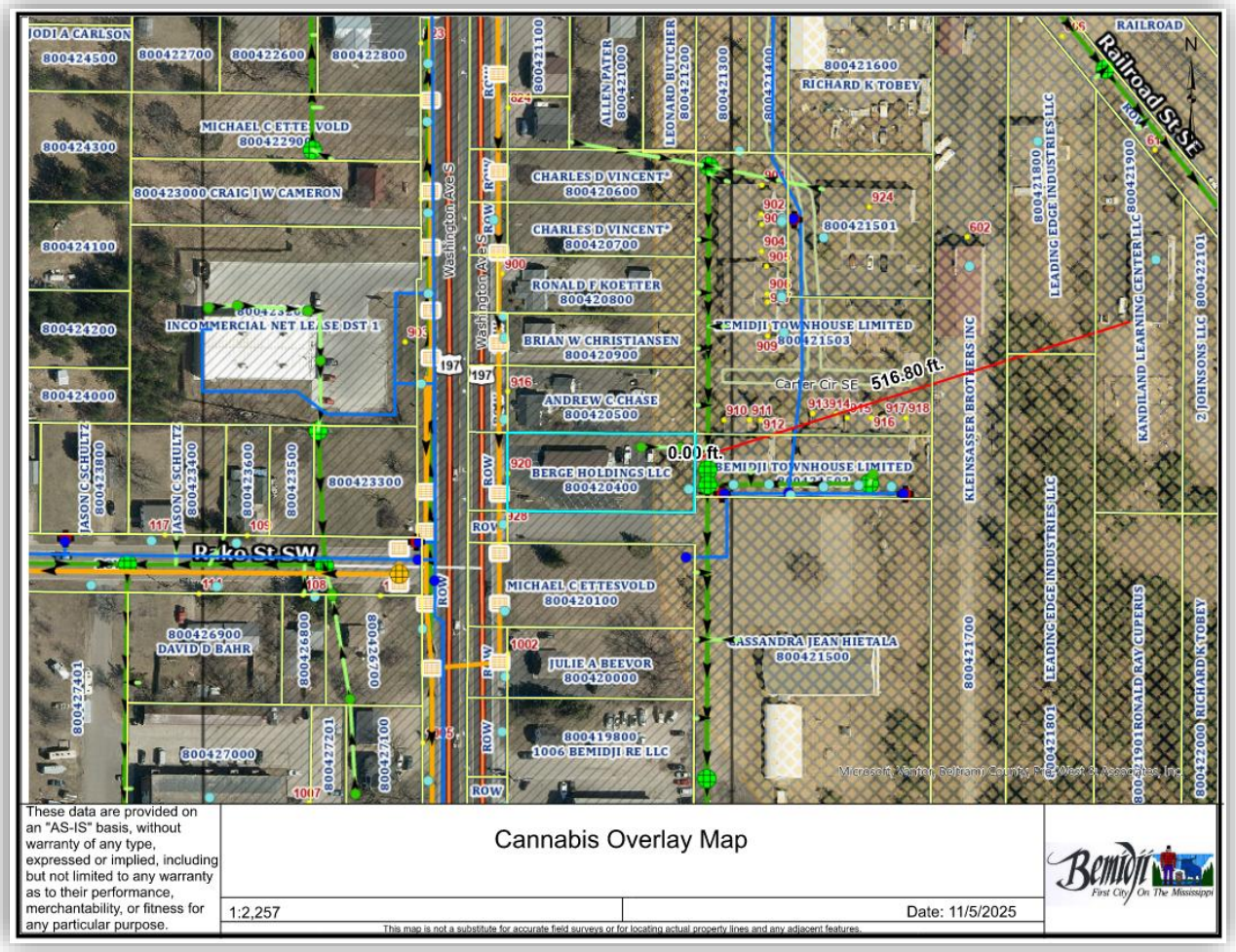
Definition: *Daycare Facility (Licensed Commercial Child Care): A state of Minnesota licensed facility with the primary use of caring for children less than twenty-four (24) hours a day*

regularly providing one or more dependents with care, training, supervision, or developmental guidance.

d. 500 feet of an attraction within a public park that is regularly used by minors including, but not limited to, playgrounds and athletic fields.
Definition: *Public Park, athletic fields and active outdoor recreation means an athletic field, park, playground, beach, or recreation or community center in the community owned, leased, or used wholly or in part by the city, county, state, school district, or federal government for recreational purposes.*

Location

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



Hours of Operation

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

Security

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

i. 24-hour security video surveillance of both the interior and exterior of the building that retains data for at least 30 days; and

ii. Provisions on how access will be restricted from restricted areas as required by Minnesota Statutes, Section 342.24, subdivision 3.

The applicant has stated that no one under the age of 21 will be allowed in the building. Customers must provide identification at the door and then identification must be provided again at time of purchase. No consumption will be allowed on site.

License

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

Employees & Customers

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

Parking

The site contains approximately 17 parking spaces for the business and the requirements for retail are below from the Ordinance regarding retail space type uses:
One (1) space for each three hundred (300) square feet of gross floor area used for the sale of goods, plus one (1) space for each employee on max shift.
The Applicant states that they may have up to 10 employees along with the square footage (approximately 2,100 square feet/300 square feet = 7) the total would be 17 spaces.

Comments:
Development Team (Public Works/Engineer
I don't have any major engineering related concerns with this proposal. I would anticipate some increased traffic in and out of this site, but the current access is under the control of MnDOT not the City for this property.
Thank you,
Sam Anderson, P.E. *| City Engineer/Director of Public Works | City of Bemidji*
218-333-1851 | sam.anderson@ci.bemidji.mn.us

MNDOT
No comments received.

Public Comment Input
Please see attached.

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

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

Planning Commission Packet Process

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

Comprehensive Plan References

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

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

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

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

1. Promote flexibility for commercial and industrial redevelopment and encourage in-fill development. *Allowing for in-fill development and redevelopment of existing commercial areas will ensure the current commercial and industrial areas remain vibrant, full, and diverse. In-fill and redevelopment will be encouraged before resorting to increasing commercial and industrial areas.*

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

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

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

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

Zoning Ordinance References

Section 28-9 – Definitions
Section 28-81 – Allowed, Permitted, Conditional, and Interim Uses
Section 28-82 – Land Use Matrix
Section 28-122 – Lot Size and Bulk Regulations by Zoning Districts
Section 28-252 – Signs Permitted in the B-1 and B-2 Commercial Zoning Districts
Section 28-402 - Exterior Storage and Outdoor Display of Merchandise
Section 28-406 – Landscaping Requirements
Section 28-408 – Lighting Standards
Section 28-409 – Parking Standards
Section 28-429 - Cannabis Zoning and Land Use
Section 28-524 – Conditional Use or Interim Use Permits

RECOMMENDATION & FINDINGS

Conclusion based on the Ordinance and the Comprehensive Plan.

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

Conditions

1. A security plan shall be submitted and approved complying with Section 28-429 of the Ordinance.
2. All exterior lighting on-site (Section 28-409), any trash enclosures (Section 28-402), and landscaping requirements (Section 28-406) shall comply with the Ordinance.
3. The applicant will enforce and maintain a no loitering policy for the site.
4. No consumption on site will be allowed without state licensing endorsement.
5. All necessary permits, licenses, and registrations shall be obtained by the Applicant.
6. A sign permit shall be obtained prior to installation of any new signage complying with Section 28-252 of the Ordinance.
7. The IUP shall be reviewed for compliance one (1) time upon six (6) months of operation by City Staff. If Planning staff conclude there is a valid reason to bring it to the Planning Board, the applicants shall participate in a review of the IUP.
8. The IUP shall terminate upon a change in use, a change in the owner/operator (leaseholder), or a change in the lease space as may be determined by the Planning Staff.
9. The IUP shall expire and become void if the use it allows is not substantially started within twelve (12) months from its date of issuance. A substantial start means more than preliminary steps have been taken such that preparations to initiate the use are mostly complete. The

City of Bemidji may, upon written request of the owner, grant an extension to this deadline not to exceed an additional twelve (12) months.

Findings of Fact

1. **Whether the proposed use adversely affects the public safety, health, morals, convenience, and general welfare of the occupants of the surrounding land.**
   Cannabis Retail conforms to the zoning regulations as a permitted IUP use in the (B-2) General Commercial Zoning District & 197 Overlay. The proposed use is not anticipated to adversely affect, nor create an unreasonable level of disruption or interference upon the surrounding commercial areas.

2. **Whether the proposed use adversely affects traffic conditions and parking on adjacent streets and land.**
   Increases in traffic or other negative impacts are not anticipated for these proposed businesses. The site has adequate off-street parking and developed ingress and egress location from a state highway.

3. **Whether the proposed use adversely affects property in the surrounding area.**
   Adverse impacts upon the surrounding area are not anticipated with this proposal as cannabis retail business are within the zoning regulations. Any future changes shall be reviewed in accordance with all zoning requirements.

4. **Whether the proposed use is in conformance with the community's Comprehensive Plan or Land Use Plan.**
   The proposed use is consistent with the goals and policies of the City of Bemidji Comprehensive Plan as well as the City Code through an approved IUP.

5. **Whether adequate utility, drainage and other such necessary facilities have been or can be provided.**
   The property has adequate infrastructure and is served by City services.

City of Bemidji, MN

City of Bemidji

317 4th Street NW
Bemidji, MN 56601
218-759-3560
https://www.ci.bemidji.mn.us/

Application

SUP-2025-0013

CONDITIONAL OR INTERIM USE PERMIT

SITE ADDRESS: 920 WASHINGTON AVE S BEMIDJI
PRIMARY PARCEL: 800420400
PROJECT NAME: FIRST CITY CANNABIS RETAIL 21 PLUS

ISSUED:

EXPIRES:

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

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

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

Detail Name	Detail Value
Select the type of use permit application from the list:	Interim Use
Describe the proposed use of your property:	State Licensed Cannabis Retail
Describe the existing use of your property:	Vacant / Commercial
Are you aware of any existing Use Permits or Variances for this property?	No
Will the proposal generate increased traffic over existing conditions?	Yes
If yes, an increase amount of traffic, please explain.	I anticipate 40-80 customers daily
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.	4-10 employees / 40-80 customers daily / 0 residents
Will your proposal increase water usage or sewage generation over the existing use?	No
Will your proposal generate additional waste?	No
Describe your disposal method .	contracted waste service
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

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

CONDITIONS

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

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

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

MINNESOTA
OFFICE OF CANNABIS MANAGEMENT

Preliminary Business Plan

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

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

Expected size of the business:

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

Character limit: 4,000 for each metric

Metric 1:

Anticipated Revenue
Operations will commence as a micro business immediately upon receiving our license from the OCM. The initial phase will include the development of 1,600 square feet dedicated to flowering cultivation canopy and 400 square feet for vegetative growth. Following this 1000 square feet will be allocated for manufacturing, focusing on solventless extraction and the production of cannabis concentrates and consumer products. Offerings will include rosin, water hash, pre-rolls, edibles, and additional products based on market demand. By the first quarter of 2025, a retail location will be secured, either through leasing or purchase, and remodeled to meet security and operational requirements necessary for a successful dispensary. The majority of products cultivated and processed in-house will be sold at this retail location, while the remainder will be distributed through wholesale channels, establishing two revenue streams. Once retail operations are fully underway, cultivation capacity will be expanded to 4,800 square feet of flowering canopy and 1,000 square feet of vegetative space.
The focus will be on producing premium-quality cannabis, leveraging years of experience from California's Emerald Triangle. The cultivation facility will incorporate insulated wall panels, LED lighting, and hydroponic systems, ensuring maximum efficiency while minimizing resource consumption, such as electricity and water. This environmentally conscious approach will enhance cost-effectiveness, providing financial stability in the fluctuating cannabis market. Extraction methods will rely on agitated water extraction, a non-volatile and eco-friendly process. Some extracted products will be further refined into rosin, a highly sought-after concentrate that will provide a competitive advantage within the market.
By utilizing cannabis license pre-approval to initiate early cultivation, a full lineup of products will be ready for sale as soon as dispensaries are permitted to open. Revenue projections have been carefully calculated using industry data and extensive market modeling. In the first full month of adult-use recreational sales, anticipated revenue is $305,000 from retail and $142,000 from wholesale, totaling $446,000. As brand awareness grows and the market expands, retail revenue is expected to surpass $335,000 by month nine and exceed $385,000 by month twelve. While wholesale revenue will decrease as in-house products are increasingly sold through retail, total projected revenue for month twelve stands at $525,000.
First-year median revenue is estimated at $4,099,000 from retail and $1,752,000 from wholesale, resulting in a total revenue projection of $5,852,000. Estimated first-year revenue by product category includes $3,511,000 from flower, $585,000 from pre-rolls, $819,000 from vaporizers, $585,000 from edibles, $293,000 from concentrates, and $59,000 from beverages.
*All revenue figures are rounded to the nearest thousand for clarity.

Metric 2:

Our focus will be on six primary product categories: flower, pre-rolls, vaporizers, edibles, concentrates, and beverages. All in-house products will be sold under our own brand, while retail shelves will be supplemented with wholesale products from other licensed Minnesota cannabis businesses.

Flower will be the foundation of our business, projected to account for approximately 60% of total sales revenue in the first year. Based on market research, we anticipate producing 75% of the flower sold in our own cultivation facility. The growing space will consist of two flowering rooms with 800-square-foot of canopy, allowing for monthly harvests, yielding an average of 8,580 individual 3.5-gram containers of flower. Each month, up to 10 distinct strains will be harvested, packaged in full compliance with OCM regulations, and stored in childproof containers. As retail sales increase, wholesale distribution will decrease over the first two years, prompting an expansion of flowering space 18 months after retail operations begin. In the first month, flower sales are projected at $247,000, equating to approximately 7,000 3.5-gram packages, or an average of 18 packages sold per hour. First-year flower sales are expected to total 79,000 units across both wholesale and retail.

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

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

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

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

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

Metric 3:

Number of Employees
The success of our business will rely heavily on hiring professional, knowledgeable, and well-trained employees. While quality staff is essential in any industry, it is especially critical in cannabis, where expertise, compliance, and customer service play key roles. Our goal is to recruit top-tier candidates, offer competitive wages, and retain employees for the long term. Providing sustainable, well-paying jobs is a fundamental principle of our company. We will be an equal-opportunity employer, adhering to all federal, state, and local regulations. Additionally, we will enter into a labor peace agreement with a local union once we reach ten full-time employees.
The company will be structured around three core management positions. The cultivation manager will oversee all aspects of plant growth, from cloning through vegetative and flowering stages to harvest and trimming. This role is essential, as a well-run cultivation operation is the foundation of the entire business. The manufacturing manager will be responsible for all post-production processes, including pre-rolls, edibles, and concentrates. The retail store manager will handle every aspect of the dispensary, from inventory management and compliance to security, sales, and ensuring strict adherence to protocols preventing sales to individuals under 21.
Another key role will be the compliance and quality control officer, responsible for ensuring the business meets all regulatory requirements. This individual will be trained in all relevant computer systems to maintain accurate records, oversee inventory, verify transfers and manifests, and ensure seamless point-of-sale operations. They will also collaborate closely with the bookkeeper to maintain accurate financial records and ensure timely payment of all applicable taxes and fees.
In the first year, the cultivation team will consist of the cultivation manager and up to 2 additional cultivation employees. Since all premium-grade flower will be hand-trimmed, we anticipate the need for 2 full-time trimmers. 1 full-time employee will handle packaging for both trimmed flower and other consumer products, including pre-rolls and edibles. Production of pre-rolls, edibles, and concentrates will be managed by the manufacturing manager with the support of 1 full-time manufacturing employees.
On the retail side, the team will include a retail store manager, 4 full-time and 5 part-time budtenders. These employees will be highly trained cannabis specialists, equipped to guide customers in selecting products tailored to their needs. Additionally, the front desk will be staffed by 1 full-time and 1 part-time receptionist. If security services are required, they will be provided by a private contractor.

Anticipated growth:

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

Character Limit: 4,000 for each metric

Metric 1:

Anticipated Revenue Growth

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

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

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

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

Metric 2:

Sales Growth
Based on data from other emerging state markets, we anticipate nearly 2,800 retail transactions in the first month, generating approximately $305,000 in revenue. As market awareness and demand grow, we expect retail transactions to increase steadily, reaching over 5,000 by the twelfth month. Industry trends suggest that while total sales and transaction volume typically rise, the average transaction value tends to decline slightly over time. This is due to both the natural price adjustments that occur as the market matures and the diminishing "new-to-market customer" effect. However, this is not a significant concern for our business, as our commitment to quality products and strategic advertising will continue to attract new customers. The steady increase in sales volume will ensure that nearly all of our in-house products will be sold directly through our retail location.
A key driver of growth in the first three years will be the expansion of our flowering canopy from 1,600 to 4,800 square feet. This increase in cultivation capacity will allow us to produce approximately 3 times more flower while also scaling up the production of pre-rolls, concentrates, and other cannabis products. Once fully operational, this expansion will raise the monthly output of individually packaged 3.5-gram flower units from 7,000 to nearly 21,000. Monthly pre-roll production will grow from 5,000 to over 14,000 half-gram units, while rosin production will expand from 500 to nearly 1,500 grams per month. This will significantly enhance our wholesale distribution, providing more opportunities to place our products in other retail locations, increasing brand awareness across the market.
With the expanded cultivation space, we also anticipate increasing our unique strain offerings from 10 to 28 per month. The availability of a wider range of high-quality flower and cannabis products at other dispensaries will further establish our presence in the industry. Following the successful implementation of this cultivation expansion, we plan to enhance our processing capabilities to introduce new product categories, including in-house production of edibles and vaporizers.

Metric 3:

Employee Growth
As the business expands, additional staff will be required at various stages to support operations. The initial hiring phase will begin with the cultivation manager and team, followed by the manufacturing manager, manufacturing staff, trimmers, and packaging employees. Retail operations will be staffed progressively, starting with a retail store manager and 2 employees one month before opening, expanding to a team of 12 by the end of the first year. The compliance and quality control officer will also be brought on alongside the cultivation staff. By the close of the first year, we anticipate employing a total of 21 team members.
The next major growth phase is expected to begin in month 18 with the expansion of cultivation operations. At this stage, 2 additional employees will be added to the cultivation team. As the first expanded cultivation cycle nears completion, additional trimmers and packaging staff will be hired between months 21 and 23, increasing the trimming crew from 2 to 7 employees and the packaging team from 1 to 5 employees. The manufacturing team will also grow by 1 additional staff members. On the retail side, as sales continue to increase into the second year, we plan to add 2 full-time and 2 part-time employees, bringing the total workforce to over 35 as we enter the third year.
With the introduction of new consumer products in year three, the production team will expand by three to four employees, allowing existing staff to focus on established products while the new team specializes in items such as vaporizer cartridges. As wholesale cannabis and product distribution grow, a dedicated sales team and warehouse manager may be added. Depending on market conditions and the overall trajectory of the business, the workforce could potentially reach 45 employees by the end of year five.

Methods of recordkeeping:

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

Character limit: 4,000

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

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

We will adopt an automated data inventory and compliance system to streamline record-keeping, ensuring both accuracy and efficiency in our compliance efforts. This system will track every plant and product, providing real-time inventory updates and supporting quick and accurate inventory checks. In the event that the OCM selects Metric as their statewide monitoring system, our program will generate Metric reports and allow us to track which employee completed each record-keeping task, ensuring full accountability. The use of RFID tags and scanners will simplify plant tracking and reporting to Metric. Additionally, our inventory system will integrate with the statewide monitoring system to track all cannabis plants, flower, products, and hemp-derived consumer goods from their possession through disposal, transfer, or sale. To manage transfers, we will utilize a program to maintain accurate, real-time records of all incoming and outgoing transfers. The system will enable us to verify each transfer, whether it is leaving our cultivation facility or entering our retail facility.

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

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

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

Knowledge and experience of key individuals:

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

Character limit: 4,000

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

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

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

Environmental plan:

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

Character limit: 4,000 for each example

Example 1:

Water Usage:
Water conservation is a core priority for our business. While we will employ various water-saving techniques, the most critical factor will be our cultivation method. We will strictly adhere to all state and federal water usage regulations, including those developed by the OCM in collaboration with the Commissioner of the Pollution Control Agency, to ensure compliance with appropriate water standards for cannabis businesses. Additionally, we will follow the rules set by the OCM, in consultation with the Commissioner of Agriculture, ensuring compliance with chapters 18B, 18C, 18D, and any other laws and regulations concerning the use of pesticides, fertilizers, soil amendments, plant amendments, and other inputs necessary for cannabis cultivation. We are committed to not applying pesticides when pollinators are present and ensuring that no pesticides drift onto flowering plants that are attractive to pollinators.
Our decision to grow hydroponically will play a significant role in reducing water usage. We will adopt one of the most water-efficient hydroponic systems available in agriculture, which will provide substantial savings compared to other cultivation methods. Using precision drippers in rockwool, alongside advanced substrate and environmental monitoring sensors, will allow us to apply water only when needed and in precise amounts. This approach ensures that we use the absolute minimum water necessary for plant growth.
Additionally, we plan to incorporate a recirculating water extraction machine in our manufacturing process, which will allow us to process multiple batches of ice water hash while reusing the same water. This system is 6 to 10 times more water-efficient than traditional run-to-waste ice water hash processing, further reducing our water consumption.
Beyond our cultivation and manufacturing areas, we will implement additional water-saving practices throughout the facility. These will include low-flow toilets, water-saving faucets, and other water-efficient systems. We will also prioritize the use of eco-friendly cleaning supplies whenever possible. To ensure the entire team is on board with these efforts, we will provide training to staff on water conservation best practices, fostering a collective commitment to sustainability across the business.

Example 2:

Energy Consumption:
Energy consumption is a significant consideration in cannabis cultivation, particularly in Minnesota, where the outdoor environment is not ideal for growing cannabis year-round. Due to frequent thunderstorms and high humidity levels in the summer, achieving high-quality cannabis without controlled environments such as greenhouses equipped with HVAC systems and dehumidification is challenging. For these reasons, we have chosen to cultivate our cannabis indoors, where we can maintain a more consistent and controlled environment. Cannabis efficiency experts have identified several key areas where energy conservation can make a substantial impact, and they recommend implementing these measures during the design and construction of new facilities. The primary energy consumers in cannabis cultivation are HVAC systems, dehumidification, and lighting. We will adhere to all relevant energy consumption regulations, including those developed by the OCM in consultation with the Commissioner of Commerce, to establish appropriate energy standards for cannabis businesses.
One of the first major steps we will take to conserve energy is the use of LED lighting throughout all stages of plant growth. LED grow lights are up to twice as efficient as traditional agricultural lighting options like ceramic metal halide and high-pressure sodium lights. By utilizing LED lighting, we will provide our plants with the necessary light to produce high-quality cannabis while using significantly less electricity, leading to considerable energy savings. Furthermore, LED lights generate much less heat compared to traditional lighting systems. Since heat must be removed from the growing environment by air conditioning, using LED lights will reduce the overall demand on our HVAC systems, providing additional savings in energy consumption.
HVAC systems and dehumidifiers also account for a significant portion of electricity usage in cannabis cultivation. To increase the energy efficiency of our HVAC and dehumidification systems, we will employ several strategies. First, we will use insulated panel wall construction, incorporating foam-cored panels that offer superior insulation. This will greatly reduce the need for air conditioning and heating in both our cultivation and manufacturing spaces. We will also invest in energy-efficient air conditioning and dehumidifiers to further improve our energy savings. With well-insulated rooms and the heat generated by our lighting and dehumidification systems, we do not anticipate needing supplemental heating in our cultivation spaces, even during the winter months. Advanced environmental sensors and controllers will allow us to operate our dehumidification and air conditioning systems in the most precise and efficient way possible, optimizing energy use.
Beyond the cultivation area, we will continue our energy conservation efforts in our retail and office spaces. These areas will also be equipped with highly efficient LED lighting, and we will install motion-activated lighting where possible, provided it does not interfere with security requirements. Additionally, we will use energy-efficient heating and cooling systems throughout the facility. All of our buildings will be properly insulated to enhance energy efficiency. Furthermore, we will develop training programs and SOPs for our staff, promoting environmentally friendly and energy-efficient practices across all areas of the business.

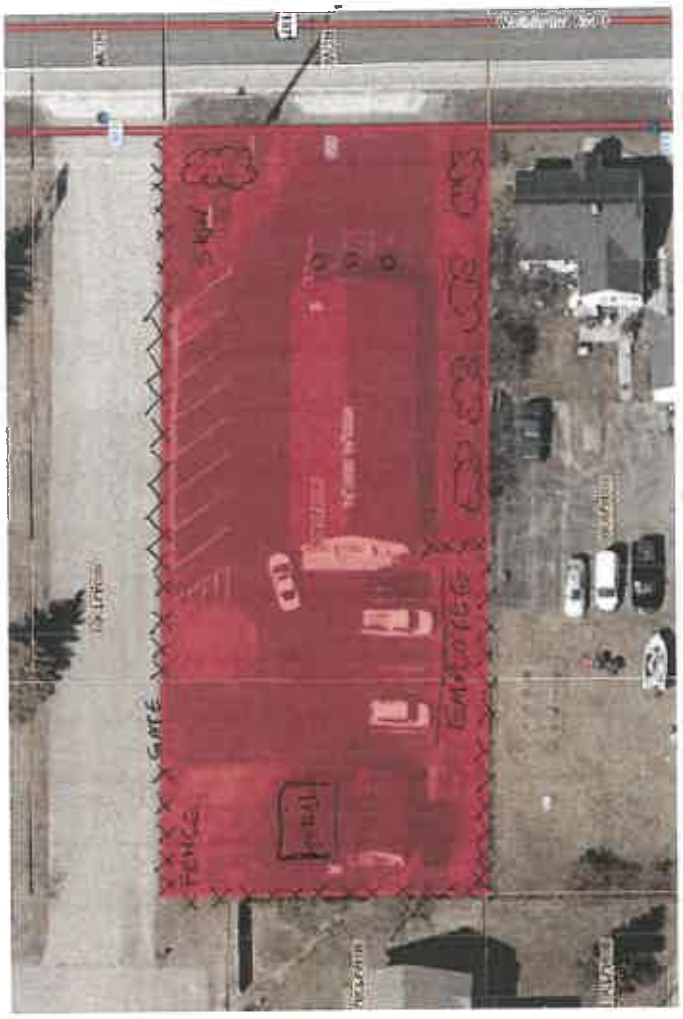
Example 3:

Solid Waste Disposal,
Having a solid waste disposal program is a crucial component of our environmental strategy. Proper disposal of cannabis plants and products is essential to ensure they are rendered unusable in accordance with industry standards and OCM policies. We will adhere to all regulations set forth by the OCM in consultation with the Commissioner of the Pollution Control Agency regarding the disposal of cannabis flower, products, packaging, recyclable materials, and other solid waste. This includes meeting the minimum requirements for recyclable materials and complying with all applicable laws and rules from any governing body.
We will properly dispose of cannabis plants, cannabis flower, cannabis products, artificially derived cannabinoids, lower-potency hemp edibles, and hemp-derived consumer products that are damaged, have broken seals, are contaminated, or have passed their expiration date. Disposal will be done in a manner approved by the OCM, and any cannabis products that need to be tracked in the statewide monitoring system will be documented accordingly.
To ensure proper waste management, our business will contract with a certified garbage and recycling hauler. We will prioritize recycling and ensure that all recyclable materials are disposed of correctly, following a strict recycling policy that will have a positive impact on the environment.
Cannabis waste will be rendered unusable using industry-standard techniques or other methods as required by the OCM. If allowed by the OCM, we will destroy cannabis plants and products using the following procedures. Living cannabis plants that need to be destroyed, as well as dead plants, non-viable clones, pruned vegetative matter, unused or damaged cannabis flower, solid concentrates, or edibles, will be shredded, ground, or cut into pieces no longer than 3 inches. The shredded cannabis material will be mixed with at least 51% debris, such as yard waste, wood chips, sawdust, soil, rockwool, garbage, and other acceptable waste. The final mixture will then be disposed of by our solid waste disposal company as regular garbage or, if permitted by the OCM, as green waste.
Another method for destroying organic cannabis waste, such as plants or unused flower, is composting. If allowed by the OCM, cannabis waste will be composted in bins located within a secured area under 24-hour video surveillance until the composting process is complete. Composting cannabis waste and utilizing the city or county's green waste program are both environmentally friendly options, as they allow the used cannabis material to break down into reusable products.
We do not anticipate using harsh chemicals that would generate hazardous waste. However, should such chemicals be necessary, they will be disposed of in accordance with industry best practices and legal guidelines. We will comply with chapters 18B, 18C, 18D, and any other pesticide, fertilizer, soil amendment, and plant amendment laws enforced by the Commissioner of Agriculture. An OSHA safety data sheet for any applicable substances will be available, and we will develop appropriate training and SOPs before any such substances enter our facility.

Authentisign ID: 3381C4A4-0B7D-F011-B4B4-0022489221A5

Date: 8/15/25

Parcel Pic



FENCE -X
PILE-ON -O
TREE -E3

6

Authentisign ID: E3C29B3E-0DB5-F011-8E81-000D3A1E5303

Bemidji
First City On The Mississippi

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

Authorized Agent / Contact Consent Form

Section A: Authorized Agent / Contact Information

Note:

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

I (we), Matthew P Berge *(Landowner, print)* **hereby authorize** Anthony LaVoy *(Agent, print)* **to act as my (our) agent on the following item(s):** *complete the appropriate item(s)*

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

☐ Lot Combination/Division/Realignment ☐ Other: _____

(Write in restrictions): _____

☐ Plat application: _____

☒ Interim/Conditional Use Permit application: _____

☐ Variance application: _____

☐ Development Agreement: _____

on my (our) property located at:

Tax Parcel Number(s): 80042040O

Physical Site Address: 920 Washington Ave S.

Agent / Contact Information

Agent address: PO Box 1024 (Street) Bemidji (City) MN (State) 56619 (Zip Code)

Agent Name(s): Anthony LaVoy

Agent phone #: 218-261-1187 Agent email address: anthony@MNrealtyExpert.com

Revised 5/7/2025

Authentisign ID: E3C29B3E-0DB5-F011-8E61-000D3A1E5303

Section B: Short-Term Rentals; Contact Consent Form

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

Local Contact & Authorized Agent Consent.

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

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

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

Section C: Signatures for all sections

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

Revised 5/7/2025

Bemidji
First City On The Mississippi

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

Authorized Agent / Contact Consent Form

Section A: Authorized Agent / Contact Information

Note:

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

I (we), Authy 2 Ly **hereby authorize** ANTHONY LAVOY **to act**
(Landowner, print) *(Agent, print)*

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

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

☐ Lot Combination/Division/Realignment ☐ Other: _____

(Write in restrictions): _____

☐ Plat application: _____

☒ Interim/Conditional Use Permit application: JULIE CANTY

☐ Variance application: _____

☐ Development Agreement: _____

on my (our) property located at:

Tax Parcel Number(s): 800420400

Physical Site Address: 920 Washington Ave S.

Agent / Contact Information

Agent address: PO Box 1004 (Street) Bemidji (City) MN (State) 56219 (Zip Code)

Agent Name(s): ANTHONY LAVOY

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

Revised 5/7/2025

Section B: Short-Term Rentals; Contact Consent Form

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

Local Contact & Authorized Agent Consent.

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

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

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

Section C: Signatures for all sections

Property Owner(s) Signature	Anthony LaVoy Property Owner Printed Name	10/30/2025 Date
Property Owner(s) Signature	Property Owner Printed Name	Date
Local Contact & Authorized Agent Signature	JCANTY Contact Printed Name	10/31/2025 Date

Revised 5/7/2025

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1/5/2026

Distance Exhibit - Daycare Separation

Prepared for Planning Committee | Prepared on January 05, 2026

This exhibit clarifies two different distance measurements that were discussed: (1) a parcel-boundary measurement reported in the original submittal, and (2) a building-to-building measurement shown in the GIS screenshot on this page. The difference is the endpoints used for measurement.

Summary of measurements

A. Building to daycare parcel boundary	Proposed building - nearest point on daycare parcel/property line	516 (as submitted)	Original submittal value; parcel/boundary-based measurement.
B. Building to daycare building (structure to structure)	Proposed building - daycare building	608.34	GIS measurement tool total shown in attached screenshot (highlighted).

Attached GIS measurement screenshot



Note: For regulatory discussions, confirm which definition of distance applies (parcel line, property line, or structure to structure). If needed, provide a revised exhibit with labeled endpoints on the map for the committee record.

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1/7/2026

First City Cannabis

Legal Fit of Proposed Location

920 Washington Ave S, Bemidji, MN

Purpose of this handout

This summary is for Planning and Zoning Commissioners and community members. It explains why 920 Washington Ave S is an appropriate and lawful location for a state-licensed adult-use cannabis retail business under the City's current land-use framework.

1. Zoning and Existing Use

- The property at 920 Washington Ave S is zoned B-2 (General Commercial).
- B-2 is a commercial district intended for retail and service uses. First City Cannabis will continue the property's commercial use with a small-scale, tightly managed retail store.
- The existing building is approximately 2,100 sq ft with 14 on-site parking spaces, which supports a low-impact retail operation without relying on neighboring properties for parking.

2. Interim Use Permit and City Review

- The City has accepted and processed an application for an Interim Use Permit (IUP) for cannabis retail at this address.
- The request has been assigned a case number and circulated to relevant City departments and agencies for review, including Planning, Building, Police, Fire, and the City Attorney.
- A public hearing has been scheduled, demonstrating that the request is being handled within the City's formal, ordinance-based process for land-use decisions.

3. Overlays and Sensitive Uses

- The site lies within the City's mapped cannabis and day care overlay area and has been evaluated through official overlay and buffer maps.
- City staff's decision to process the IUP application and bring it forward for hearing indicates the location satisfies the relevant distance and overlay requirements for cannabis retail under current regulations.
- There are no residential homes on this parcel, and the property is part of an established commercial corridor rather than a residential neighborhood street.

4. Access, Traffic, and Parking

- The 2,100 sq ft building and 14 on-site parking spaces are consistent with a modest retail use.
- Expected customer volume is comparable to other small retail businesses, spread across regular business hours, which helps avoid congestion at any single time.

- With dedicated on-site parking, the operation is not expected to create spillover parking or undue burden on neighboring properties.

5. Regulatory Commitments at This Location

- 21+ only: Adult-use cannabis sales to customers age 21+ only, with strict ID checks at the door.
- Employee screening: All employees will be 21+ and must pass a background check prior to hire.
- Controlled access: All interior and exterior doors will be key-card access only, clearly separating public areas from staff-only and secure areas.
- 24/7 surveillance + retention: The property (inside and out) will be under 24/7 recorded surveillance, with recorded footage retained for at least 90 days (or longer if required).
- Backup power: The security system will be backed up by a generator so cameras remain active during a power outage.

Version B: Compliance / Operations Summary

This version is written for zoning, regulators, and stakeholders who want a clear, process-focused description of controls.

Exterior & Signage

- Single-story, minimal contemporary exterior with mirrored windows.
- Signage is text-only in a basic font: "First City Cannabis." No images, drawings, or promotional graphics.
- Door signage includes posted hours, "Valid ID Required," and "21+ Only."

Controlled Access

- Customers enter through main doors into an entry area prior to retail access.
- A host verifies eligibility by requiring a valid, state-issued ID.
- ID is scanned through POS age verification prior to retail entry; no retail access without verification.

Retail Floor Plan & Customer Experience

- Lobby-style retail environment with minimal product visibility.
- Two touchscreen kiosks provide menu access and ordering.
- Kiosk interface includes category navigation and two assistance prompts: "Need Help Ordering" and "I Have Questions."
- Small non-cannabis retail (e.g., apparel) and refrigerated coolers for compliant items.

Secure Storage & Fulfillment

- Orders route to a restricted-access vault behind a wall not visible to customers.
- Vault manager pulls and verifies orders through the state-compliant POS.
- Orders are packaged in opaque, non-viewable compliant bags before customer handoff.

Verification at Pickup

- Staff calls customer name at the service bar.
- Customer ID is scanned a second time to confirm identity and 21+ compliance prior to final handoff.
- Payment is completed and customer exits; product leaves the building in compliant packaging.

Note: Language and signage should be kept consistent with all applicable Minnesota OCM requirements and local ordinances.

Exterior Design Intent

Prepared January 6, 2026

This location is intended to blend into the surrounding commercial environment with a calm, professional presence.

The building will use a muted color palette and modern finishes consistent with a private dentist/doctor office.

Windows will have mirrored/reflective privacy glazing to prevent visibility into the interior. The exterior will include no party-like themes, no youth-oriented elements, and no promotional or suggestive imagery (e.g., no neon, no cartoons, no props, no novelty displays). Signage will be limited to simple Helvetica lettering stating the business name, "21+ ID Check," and posted hours - similar in tone and restraint to other age-restricted businesses.

Customer Arrival & In-Store Experience

Prepared for: First City Cannabis | Date: January 06, 2026

Purpose: Provide a clear, customer-friendly walkthrough of what guests will see from arrival through checkout, along with a compliance-oriented summary of access controls and secure fulfillment.

Key Highlights

- **Text-only exterior signage** (no images, drawings, or promotional graphics)
- **Two-step ID verification** (entry + pickup)
- **Self-serve kiosks** with staff support available
- **Secure vault fulfillment** (not visible to customers)
- **Opaque, compliant packaging** for all exits

Version A: Public-Facing Walkthrough

This version is written for your website, customer handouts, and community-facing materials.

Approaching First City Cannabis (South Corridor)

As you drive down the south corridor, you will see a simple, single-story building with a minimal contemporary look and mirrored windows. Our exterior signage is intentionally clean and straightforward - a basic, readable font with no pictures or drawings - displaying only **FIRST CITY CANNABIS**.

At the entry door, clear signage states:

- **Hours of operation**
- **Valid ID required**
- **21+ only**

Entering the Building

You will step through the first set of main doors into a welcoming entry area before the retail space. A host will greet you and request your ID.

ID Check (21+ Verification)

You must present a valid, state-issued ID. Your ID is scanned through our POS verification system to confirm you are 21 or older. Once verified, you will be permitted into the retail space.

Inside the Retail Space

The retail experience is designed like a modern cafe-style lobby - clean, calm, and contemporary - with minimal product on open display.

- **Two iPad-style touchscreen kiosks** to browse products and place orders
- Categories such as **flower, pre-rolls, edibles,** and other compliant items
- Small selection of **apparel and branded items** from Minnesota manufacturers (as available)
- **Two small grab-and-go refrigerated coolers** (for compliant items)
- **Service bar** for final pickup

Ordering & Help Options

The kiosk screen is clear and organized, with product categories and two quick options: **Need help ordering** and **I have questions**. A team member is always available if you want assistance.

Fulfillment & Checkout

After you submit your order at the kiosk, the order prints in the secure vault area behind the wall (not visible to customers). A vault team member assembles the order and verifies it through the state-compliant POS system. Your items are placed into opaque, compliant packaging (non-viewable bag). At the service bar, a staff member will call your name. At pickup, your ID is scanned again to confirm identity and 21+ compliance, payment is completed, and you exit the property with your packaged order.

First City Cannabis – Exterior Concept (Before / After)

920 Washington Ave S • Conceptual exterior rendering for Planning Commission discussion

EXISTING (Current Exterior)



PROPOSED CONCEPT (Intended Exterior Vision)



Note: Rendering is conceptual and for visual communication; final details subject to permitting and Commission/City requirements.

Design Intent (summary):

- Refresh the building to a clean, modern storefront that is understated and professional.
- Dark green siding with black trim for a cohesive, high-quality appearance

920



ORDER HERE

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01/23/2026

Exhibit: Low-Potency Hemp Retail and IUP Administration

For inclusion in the January 22, 2026 Planning Commission packet / hearing materials.

This exhibit summarizes the ordinance language reproduced in the packet and the City's stated practice/intent regarding low-potency hemp retail and interim use permits (IUPs).

1. Ordinance language in the packet (plain-text reading)

Key provision (as included in the packet)	Implication
"Cannabis Business" includes hemp manufacturers and hemp retailers. (Packet p. 118)	Low-potency hemp retailers are captured within the cannabis-business definition shown in the packet excerpt.
"Cannabis Retailer" ... also includes any hemp retailer. (Packet p. 118)	A hemp retailer is treated as a "cannabis retailer" under the excerpted definition.
Cannabis retailers are allowed only in listed zoning districts "and then only upon issuance of an interim use permit." (Packet p. 118)	Read together, the excerpt implies an IUP could be required for hemp retailers if administered strictly as written.

2. City's stated practice/intent (as recorded in the packet minutes)

- Staff stated the City was updating the ordinance to clarify language on lower-potency hemp edibles following state statute updates and Office of Cannabis guidance. (Packet p. 6)
- A commissioner raised that interim use permits were not being required; staff responded and clarified reasoning/timeframe. (Packet p. 7)
- Staff stated the reasoning was to avoid undue review and permitting for businesses that have been operational for multiple years with no issues. (Packet p. 7)
- When asked how many businesses sell low-potency hemp within the City, staff responded around 30. (Packet p. 7)

3. Consistency point to place on the record

The packet reflects that the City administered low-potency hemp retail without broadly imposing IUPs and then pursued an ordinance text amendment to align the code with that practice (Packet pp. 6-7). Separately, the Planning Commission discussion on the First City Cannabis IUP included tabling to allow staff/counsel to establish findings of fact and to clarify standards, including buffer-measurement issues. (Packet p. 5)

Requested outcome (neutral, uniformly applied standard):

- Publish one written buffer-measurement methodology and apply it uniformly to all applicants.
- Confirm the City's IUP trigger is applied consistently, with clear categories for cannabis retail versus low-potency hemp retail as amended.
- Avoid applicant-specific interpretive shifts (e.g., changing measurement approach midstream without a generally applicable rule).

Source note: City of Bemidji Planning Commission Packet for the January 22, 2026 meeting; cited pages reflect packet pagination from the PDF.

RECEIVED
2/6/2026

PROVIDED FOR INFORMATIONAL PURPOSES ONLY

Low-Potency Hemp Edibles (LPHE) IUP Enforcement, Measurement Practice, and Process Consistency Pre–January 12

This one-page summary documents observed administrative practice related to low-potency hemp edibles (LPHE) retail activity prior to January 12. It is provided to support consistent, predictable application of Interim Use Permit (IUP) and distance-measurement standards across similarly situated retail uses.

Definition of Measurement (As Applied)
In this context, "measurement" refers to the City's method for determining distance or proximity for IUP thresholds (e.g., parcel line to parcel line, building-to-building, entrance-to-entrance, or business-premises boundary). A measurement standard becomes observable in practice only when it is applied consistently through enforcement or through formally adopted guidance.

Observed LPHE Activity Without Enforcement (B-2 Zoning)
Prior to January 12, retail businesses in the same general commercial corridor sold LPHE during a period when LPHE sales were treated as requiring an IUP as applied by the City. These businesses operated openly without an IUP being required in practice and without enforcement action being initiated. Both example businesses are located in the City's B-2 zoning district.

Relationship Between Enforcement, Measurement, and Process
Consistent enforcement or formally adopted guidance is how a zoning or IUP requirement establishes a clear, identifiable measurement standard. Absent enforcement or adopted clarification, redefining measurement methodology during an active application process risks inconsistency. Changes to measurement standards are most appropriately addressed through regular, prospective processes rather than ad hoc application.

Timeline Summary (Inconsistency Focus)
Before January 12: LPHE sales were treated as requiring an IUP in practice, yet enforcement was not initiated, resulting in no clearly established measurement standard in the corridor.
January 12: The City's handling of IUP triggers and/or distance measurements became a point of active application.
After January 12: Measurement and IUP application differed from the observed pre–January 12 practice.

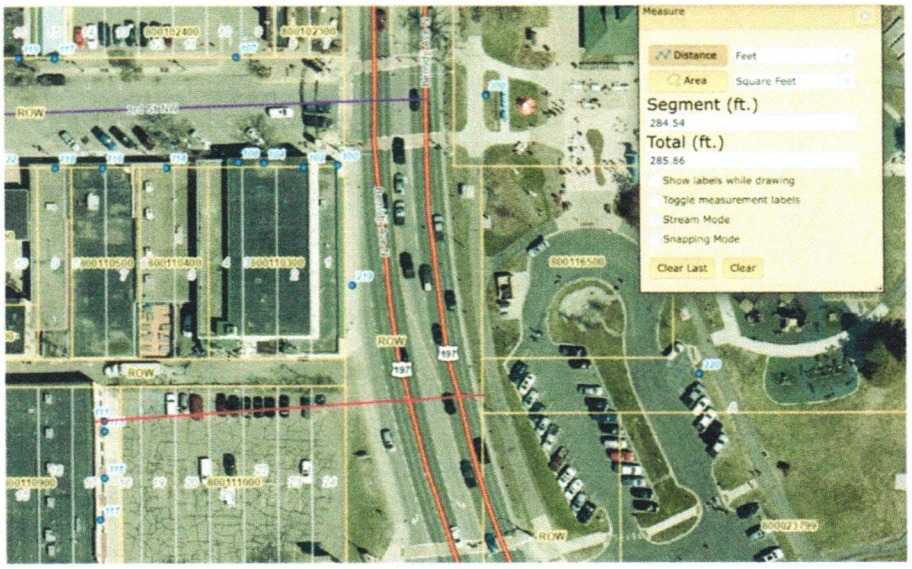
Important Clarification
This summary is not offered to request enforcement against any third party or to characterize any business as compliant or noncompliant. It is provided solely to document administrative practice and to support consistent, prospective application of zoning and IUP standards through regular processes.

Existing Retail Uses – Distance Measurements & Permitting Context

The examples below show existing retail businesses in the same general commercial corridor that operate without an Interim Use Permit (IUP). They are provided solely to illustrate how distance measurements and permitting thresholds have been applied historically, and to support a consistent, predictable interpretation of the City's zoning standards.

Top: Paul & Babe Park → Tobacco & Vape Shop — 284.54 ft (no IUP required)
Bottom: AWCL → Northern Liquor — 464.56 ft (no IUP required)
These examples are shared to better understand how similar proximity and land-use considerations have been handled, and to ensure consistent application of zoning standards across businesses.

Paul & Babe Park
to Tobacco & Vape Shop
284.54ft



AWCL to Northern Liquor
464.56ft



Planning and Zoning Department
City of Bemidji
317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

November 5, 2025

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

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, November 20, 2025,** at **5:30 p.m.** in the Council Chambers at Bemidji City Hall and may be viewed on local Channel 2.

If you have any comments, you may present them to the Commission at that time. It would be encouraged to direct your comments in writing to the Planning and Zoning Planner assigned to the Case, Melissa Fahrenbruch's attention at the Planning office at 317 4th Street NW, or by email at **SGAdmin@ci.bemidji.mn.us**. If possible, your comments should be submitted by **Friday, November 14, 2025,** so they may be incorporated into our report to the Planning and Zoning Commission. The report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website (City of Bemidji/Boards, Commissions, and Committees/Planning Commission) and at city hall. Attached is a copy of the application and other supporting documentation.

If you have any questions or need further information, please feel free to contact our office at 218-759-3579 or email the planner assigned to the case (see email address above). City departments may access through SmartGov application **SUP-2025-0013.**

Respectfully,

Melissa Fahrenbruch
Assistant Planner
City of Bemidji Planning and Zoning Department

Planning & Zoning Department
City of Bemidji
317 4th Street NW Bemidji, MN 56601 Office (218) 759-3579 Fax (218) 759-3591

November 7, 2025

Dear Property Owner:

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

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

This public hearing will be held on **Thursday, November 20, 2025,** at **5:30 p.m.** The meeting will be held in the Council Chambers of the Bemidji City Hall located at 317 4th Street NW and may be viewed on local Channel 2. You are invited to attend this public hearing, express your opinions on the proposal at the hearing, if not able to attend, by email (preferred method), letter, or phone call to the Planning and Zoning Department. If possible, your written comments should be submitted by **Friday, November 14, 2025**, so they may be incorporated into our report to the Planning Commission**. Our report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website** (City of Bemidji/Boards, Commissions, and Committees/Planning Commission) **and at city hall.**

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

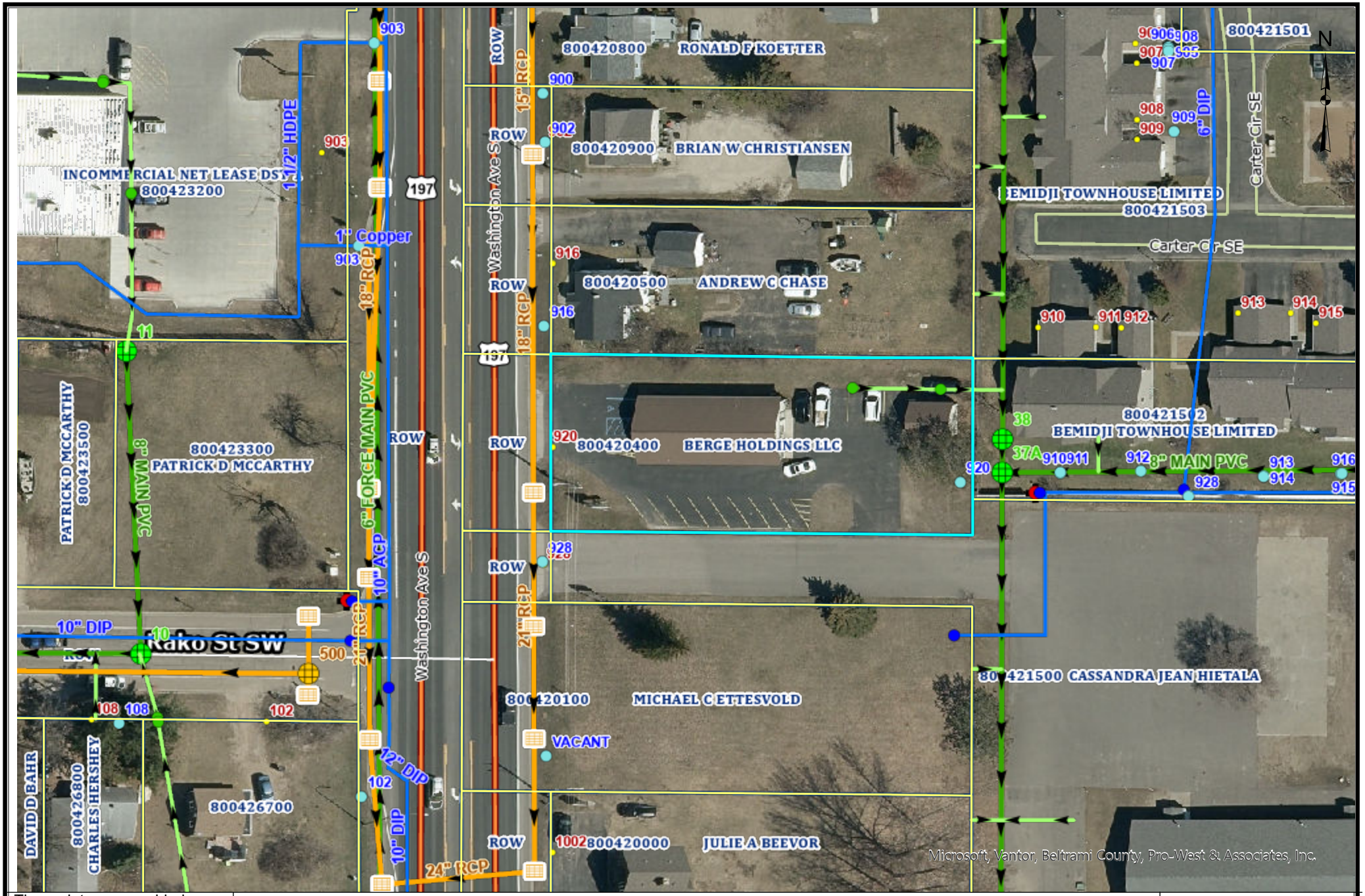
Respectfully,

Planning and Zoning Staff

Packet Distribution List

SUP-2025-0013- First City Cannabis

	Contact	E-MAILED	US Mailed
☒	Applicant / Representative	11/5/25	_____
☒	City Building Department	11/5/25	_____
☒	City Attorney (Planning)	11/5/25	_____
☒	City Engineer	11/5/25	_____
☒	City Manager	11/5/25	_____
☐	City Community Development	_____	_____
☒	City GIS Department	11/5/25	_____
☒	City Police Department	11/5/25	_____
☒	City Fire Department	11/5/25	_____
☐	City Parks Department	_____	_____
☐	Beltrami County ESD/SWCD	_____	_____
☐	Beltrami County Recorder	_____	_____
☐	Beltrami County GIS Department	_____	_____
☐	Beltrami County Sheriff	_____	_____
☐	Beltrami County Engineer / Highway	_____	_____
☐	Beltrami County Natural Resources	_____	_____
☐	MnDNR Trails	_____	_____
☐	MnDNR Waters	_____	_____
☐	MnDNR District	_____	_____
☒	MnDOT	11/5/25	_____
☐	Airport	_____	_____
☐	Bemidji School District	_____	_____
☐	MPCA Closed Landfill Program	_____	_____
☐	U.S. Army Corps of Engineers	_____	_____
☐	Minnesota Chippewa Tribe	_____	_____
☐	Red Lake Nation DNR	_____	_____
☐	White Earth Nation DNR	_____	_____
☐	Leech Lake Band DRM	_____	_____
☒	Bemidji Sustainability Commission	11/5/25	_____
☐	Other:	_____	_____



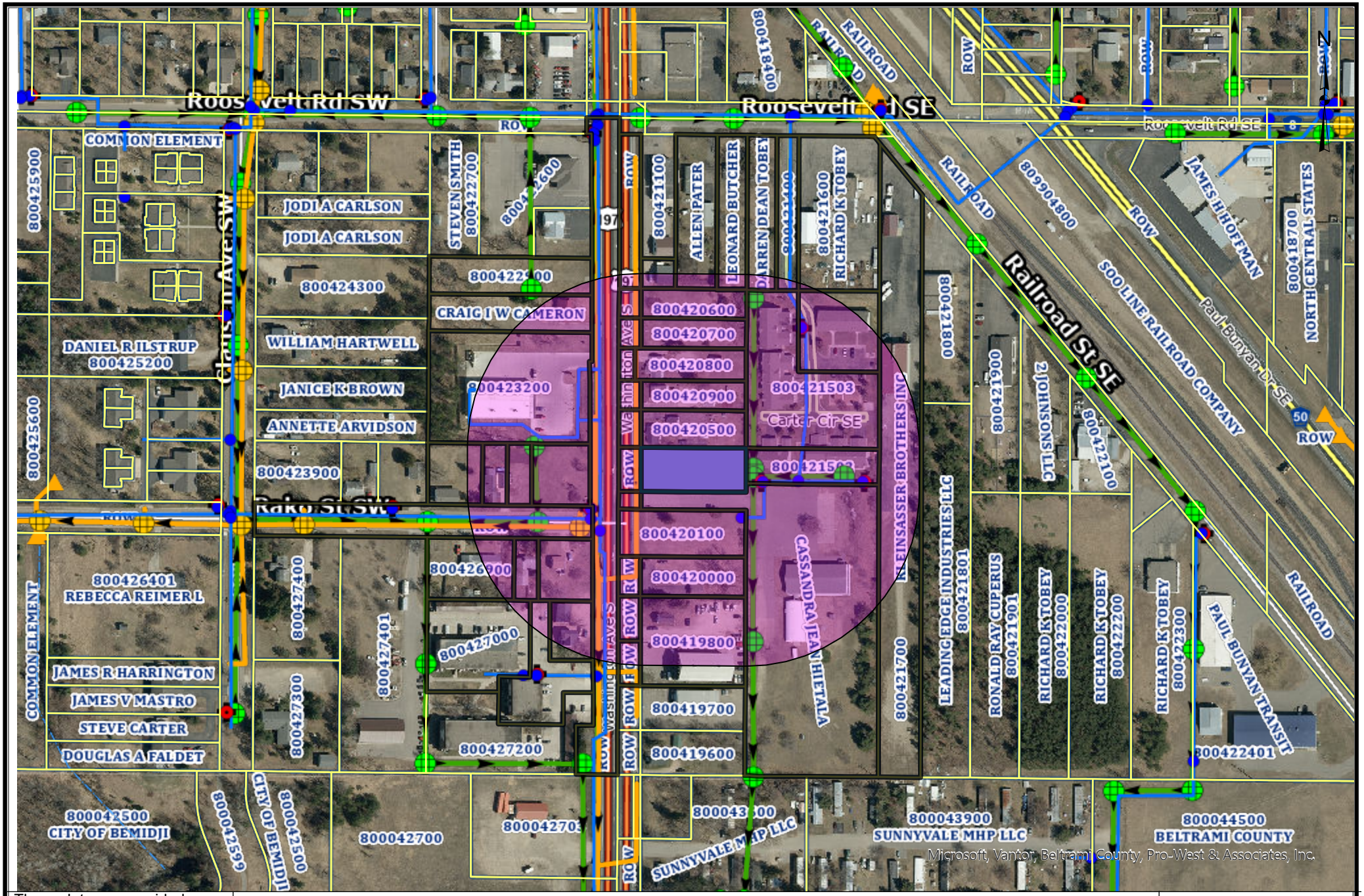
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Aerial Map

1:1,128

Date: 11/5/2025

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



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

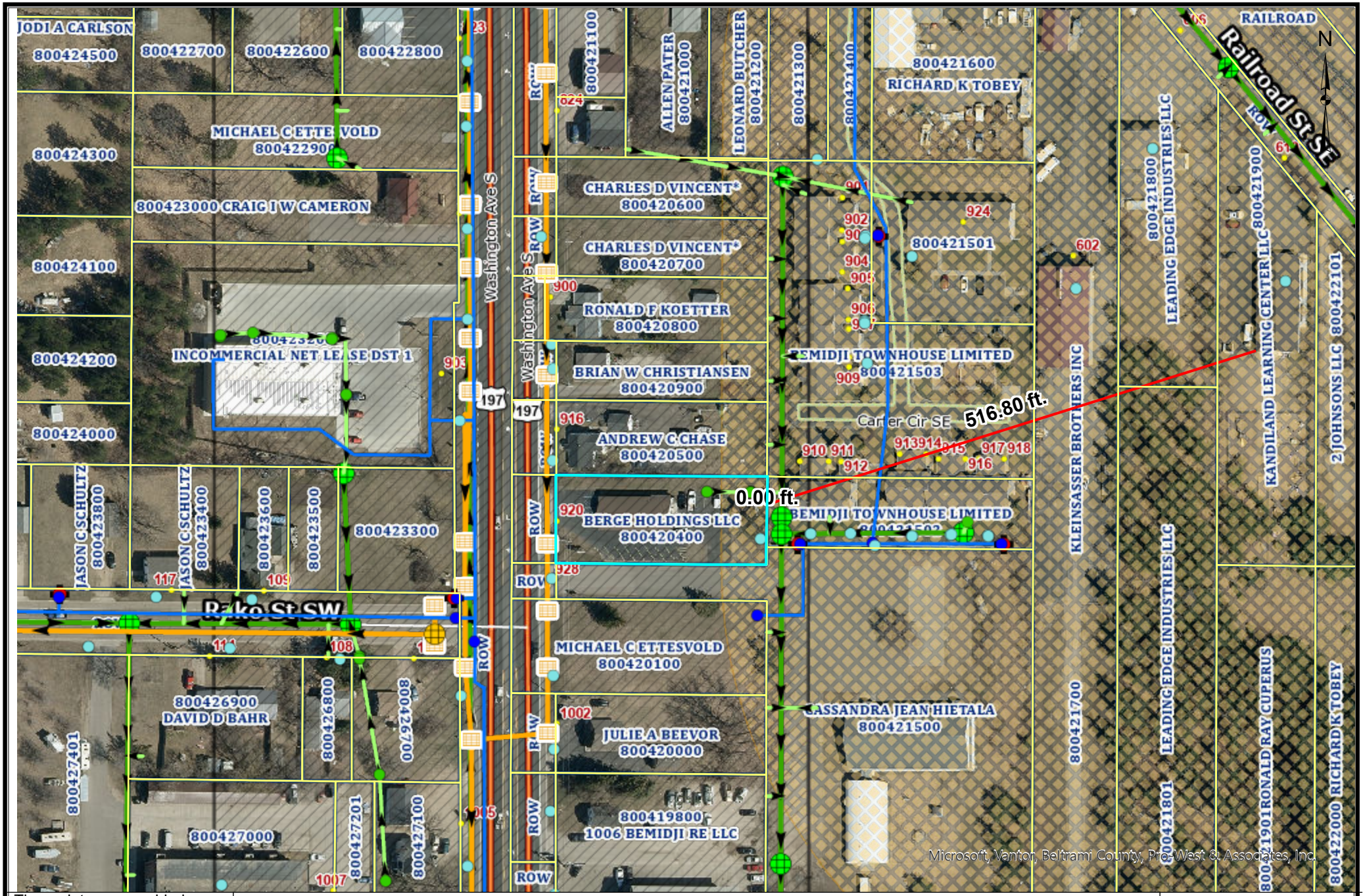
Buffer Map

1:4,514

Date: 11/5/2025

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

Bemidji
First City On The Mississippi



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

Cannabis Overlay Map

1:2,257

Date: 11/5/2025

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

Bemidji First City On The Mississippi

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

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

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

LEONARD BUTCHER
412 ROOSEVELT RD SE
BEMIDJI, MN 56601

KLEINSASSER BROTHERS INC
602 RAILROAD ST SE
BEMIDJI, MN 56601

RONALD F KOETTER
5200 SHERMAN DR NE
BEMIDJI, MN 56601

BERGE HOLDINGS LLC
51344 WHIPPORWILL RD
BEMIDJI, MN 56601

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

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

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

CASSANDRA JEAN HIETALA
928 WASHINGTON AVE S
BEMIDJI, MN 56601

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

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

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

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

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

RICHARD K TOBEY
2412 LAKE AVE NE
BEMIDJI, MN 56601

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

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

IRVIN S REEVES
8333 BRIAN CT NE
BEMIDJI, MN 56601

ALLEN PATER
402 ROOSEVELT RD SE
BEMIDJI, MN 56601

CHARLES HERSHEY
108 RAKO ST SW
BEMIDJI, MN 56601

DARREN DEAN TOBEY
424 ROOSEVELT RD SE
BEMIDJI, MN 56601

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

JASON C SCHULTZ
117 RAKO ST SW
BEMIDJI, MN 56601

AFFIDAVIT OF SERVICE BY MAIL

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

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

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

Notary Public

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

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

Forum Communications Company

MN Affidavit No. X35yYJh3OnvKfGKDSyn8

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 quailified 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 §331.A06, 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)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

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 Requests: 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 Requests: 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.

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, 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.

Jamin Carlson

Subscribed and sworn to before me
this 3rd day of December 2025.

Michelle Miller
Notary Public

MICHELLE R. MILLER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2030

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

Forum Communications Company

MN Affidavit No. CqMOC6nOyR9LQmbSf5mk

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 quailified 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 §331.A06, 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.

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

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 4 th St. NW, Bemidji MN, and broadcasted on Channel 2, regarding the following request(s):

Conditional Use Permit Requests: 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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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.

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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)

PUBLIC COMMENTS RECEIVED PRIOR TO 12/18/2025

Jamin Carlson

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

[EXTERNAL]

To:
The City of Bemidji Planning and Zoning Commission

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

Dear Members of the Planning and Zoning Department,

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

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

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

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

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

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

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

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

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

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

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

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

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

11/17/2025

To Whom It May Concern,

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

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

My concerns include, but are not limited to:

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

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

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

Thank you for your time and attention to this matter.

Sincerely,

Jennifer Thomas

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

Jamin Carlson

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

[EXTERNAL]

To the Bemidji Planning Commission Members,

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

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

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

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

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

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

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

Thank you
Jenny Smith

Sent from Yahoo Mail for iPhone

Jamin Carlson

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

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

Emelie

Get Outlook for iOS

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

[EXTERNAL]

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

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

Dear Members of the Planning Commission,

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

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

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

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

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

Sincerely,
Sandy Hennum

--



Received
11/18/2025 6:00:27 PM

Dear Bemidji City Council,

I am writing to express my deep concern about the proposal to establish a cannabis business directly next door to the Bemidji Gymnastics Gym Bin. As a parent and an active member of this community, I feel compelled to share why I strongly oppose this location choice for this type of facility.

My colleagues three daughters spend several hours each week at the gym—training, learning discipline, building confidence, and being part of a positive and healthy environment. Families trust this space to be safe, uplifting, and focused entirely on child development. A cannabis business operating immediately next door introduces concerns that are simply not compatible with a youth-centered facility.

While I recognize that legal cannabis businesses have a right to operate, the location matters. The presence of such a business so close to a children's activity center raises issues regarding increased traffic, unfamiliar individuals coming and going, potential odors, and the perception this creates for young athletes and their families. Many parents, myself included, work very hard to ensure that the places our children frequent encourage healthy habits and send clear messages about safety and responsibility.

This is not about opposing the industry itself—it is about maintaining an appropriate and family-friendly environment around a youth facility. Placing a cannabis shop beside a children's gym creates unnecessary risks and discomfort for parents who simply want a safe, focused space for their kids.

I respectfully ask that you reconsider this proposed location and seek an alternative that does not directly impact a business dedicated to children's health, growth, and wellbeing. Our kids deserve spaces that feel secure, supportive, and free from conflicting influences.

Thank you for taking the time to consider my concerns. I hope you will make a decision that prioritizes the safety and comfort of the families who rely on this gym every day.

Sincerely,

Hannah Johnson

Melissa Fahrenbruch

From: Gwen Farris <gwenf3301@gmail.com>
Sent: Wednesday, November 19, 2025 8:45 AM
To: Melissa Fahrenbruch
Subject: Letter of concern

[EXTERNAL]

Dear Ms. Fahrenbruch, I've recently learned of a cannabis business wanting to set up next to the Gym Bin. I have three granddaughters who go there for gymnastics. Common sense dictates how dangerous and negligent this is. I can't believe this is even an option on the table. As I wrote Ms. Carlson, I hope there is a legality that prevents cannabis businesses from opening shop so close to places for children. Thank you, sincerely Gwen Farris

From: Kali Forbes <kforbes@trustarfcu.com>
Sent: Monday, November 24, 2025 3:57 PM
To: Jamin Carlson; Melissa Fahrenbruch; David Wielenberg; Ainslee Krause
Subject: Concerns Regarding Proposed Cannabis Shop Location Adjacent to Youth Gymnastics Facility

[EXTERNAL]

Dear Members of the City Council,

I am writing as a concerned parent and community member regarding the proposed opening of a cannabis retail shop next door to our local girls' gymnastics organization. As a mother of two daughters who spend countless hours at this gym—often late into the evening—I feel compelled to share the anxiety and fear this proposal brings to families like mine.

This facility is a safe space for young athletes to train, grow, and build confidence. Many times, due to staffing limitations, there are periods when supervision is minimal, and parents rely on the surrounding environment to remain secure and family-friendly. Placing a cannabis shop immediately adjacent to this youth-focused organization raises serious concerns about:

- **Safety and Exposure:** Increased foot traffic and potential loitering near the gym could compromise the sense of security for children and parents.
- **Community Standards:** The proximity of a cannabis business to a youth facility sends a conflicting message about our priorities for protecting and nurturing young people.
- **Late Hours:** With practices often running into the evening, parents worry about interactions between minors and individuals visiting the shop during those times.

I respectfully urge the council to reconsider this location and explore alternatives that do not place a cannabis business next to a facility dedicated to children. Our community thrives when we prioritize the safety and well-being of our youth, and I believe this decision is critical to maintaining that standard.

Thank you for your time and consideration. I appreciate your commitment to listening to community voices on this important matter.

Sincerely,
Kali Forbes

Kali Forbes *Consumer Loan Officer*
2313 TruStar Ave NW Bemidji, MN 56601
Ph: 218-524-3212 | Cell: 218-766-0079
www.trustarfcu.com



CONFIDENTIALITY NOTICE: The information contained in this e-mail transmission and any attachment is confidential and remains the property of TruStar Federal Credit Union until it is received by the intended recipient. If you are not the intended recipient, please note that use, further transmission, or disclosure of this communication is strictly prohibited. If you have received this communication in error, delete it from your computer without retaining any copies. In addition, please note that e-mail transmission cannot be guaranteed to be secure or error-free as information could be lost, changed, or corrupted, or contain viruses. TruStar does not accept liability for any errors or omissions in the contents of this message which may result from this e-mail transmission. Thank you for your cooperation.

Received
12/03/2025 1:32:14 PM

Frances Kiefer
3700 Minnesota Ave. NW
Bemidji, MN 56601

FARGO ND 581
1 DEC 2025 PM 1 L
1775 ★ 2025

Planning Commission
City Hall
317 4th Street NW
Bemidji, MN
56601

Re: Cannabis Shop

As a citizen of Bemidji I see No reason to allow a Cannabis shop in city limits. As a retired RN I see Marijuana as a drug that causes hallucinations. We have no way of preventing people from driving while they are using this drug. Marijuana can cause long damage born babies and can lead to more dangerous drug. Causing life time heart issues and leading to dependence on our law enforcement officers.

Thank you!

Frances Kiefer
3700 Minnesota Ave NW
Bemidji MN
56601

PUBLIC COMMENTS RECEIVED AFTER 12/18/2025

Jamin Carlson

From: Gabriel Schwinghammer <gabejschwinghammer@gmail.com>
Sent: Monday, January 5, 2026 9:14 AM
To: Jamin Carlson
Subject: Block First City Cannabis

[EXTERNAL]

Hello Jamin,

I saw your email being passed around to send support of First City Cannabis to.

I want to say that I support the blocking of this business the same way I would support every legal means of blocking a strip club. The last thing Bemidji needs is more drugs. I'm 24 and even in my life time I've seen public events like the independence day fire works go from being wholesome family events to the air being filled with the smell of weed. I have 3 children that I am raising in bemidji area and I grew up here. We need less drugs not more. Please let me know what I can do to help.

Thank you,

Gabriel Schwinghammer

Dear Members of the Planning Commission, Planning Board,
Mayor, and City Manager,

I am writing to you formally express serious concerns regarding the proposed cannabis business location and its compatibility with surrounding uses, particularly those involving children and youth activities. I respectfully ask that these concerns be carefully considered by the Commission, the Planning Board, and City Administration before any recommendation or approval is made.

Incompatible Use Adjacent to Child Centered Facilities

The proposed cannabis location is within 500 feet to multiple child centered uses, including licensed daycare facility, Kandiland Learning Center and the Gym Bin, which serves as the primary athletic facility for the Bemidji High School gymnastics team. These uses are fundamentally incompatible with a high traffic cannabis retail operation, particularly given the frequency and duration of children's presence in these areas.

Importantly, children and youth athletic activities are not confined solely to the interior of a building. Daycare facilities are required to provide outdoor playground and play areas, and youth athletic facilities regularly utilize exterior spaces for arrival, departure, and related activities. Measuring buffer zones only to building walls fails to protect the full scope of areas where children are legally and routinely present. This raises a critical question: **why are children only protected while inside a structure, but not while using required outdoor play or activity spaces?**

For this reason, buffer zone measurements should be applied from **property line to property line**, not selectively or flexibly, to ensure that all child occupied spaces both indoor and outdoors are meaningfully protected.

Traffic, Parking and Shared Access Concerns

Additional concerns arise from traffic circulation and parking capacity. The applicants have publicly stated on social media that they intend to implement a one-way traffic flow within their parking lot. However, this traffic configuration does not appear in the submitted site plan and has not been formally reviewed or approved. Any unapproved or informal traffic pattern has the potential to significantly increase traffic pressure on the shared driveway owned by the Gym Bin, creating safety and congestion concerns during peak youth activity times.

Furthermore, the proposed site already meets only the **minimum required parking** for this type of use. At the same time, the applicants have publicly projected substantial business growth within their first year of operation. This creates a clear conflict: if the business grows as predicted, the parking supply will be inadequate. This raises a foreseeable risk that customers will seek overflow parking in neighboring lots, including the Gym Bin parking area, which is heavily utilized by students, parents, and school related events.

Public Conduct and Neighbor Relations Concerns

The applicants, the Canty's, have stated that they intend to be good neighbors to the Gym Bin and surrounding uses. However, actions since the last public meeting raise concerns that are relevant to the City's consideration of compatibility and operational impacts.

Since the previous meeting, the Canty's have posted content on social media that was misleading in nature, including a post that appeared to present itself as though it were made by the Gym Bin or its owners. This created confusion within the community regarding who was speaking on behalf of that facility.

In a subsequent post, the Canty's directly criticized the Bemidji High School gymnastics program itself, publicly questioning whether a high school gymnastics team should exist at all. This was particularly troubling given that the Gym Bin is the recognized athletic facility for that program and serves students who are minors.

Additionally, over the most recent weekend, my family personally received a text message from the Canty's that we perceived as threat intended to silence my participation in the public process. While I will not characterize intent beyond what occurred, I believe it is important for the City to be aware of this conduct, as it directly affects community members who are engaging in good-faith civic participation.

These actions rise concerns about how "being a good neighbor" will be practiced and whether the presence of this business will increase conflict and tension in an area centered on youth activities.

Precedent and Legal Exposure for the City

Allowing flexible or inconsistent buffer zone measurements in this case creates significant precedent issues for the City. Once such flexibility is granted, it becomes increasingly difficult for the City to deny future applications presenting similar conflicts. This not only weakens the intent of the ordinance but also exposes the City to potential legal challenges-whether from residents, parents, facility operators, or future applicants alleging unequal or arbitrary enforcement.

Request for Consideration

Given the proximity to daycare facilities, youth athletic uses, shared access constraints, limited parking capacity, and the broader implication of flexible buffer zone interpretations and the applicant conduct, I respectfully request that the Commission and Board:

- Recognize the surrounding daycare and youth athletic uses as incompatible with the proposed cannabis location;
- Apply buffer zone measurements consistently using a property line to property line standard that accounts for outdoor child occupied spaces;
- Fully evaluate traffic flow, shared driveway impacts, and parking adequacy in light of projected business growth; and
- Carefully consider whether recommending or approving this location aligns with the City's stated goals of child safety, land-use compatibility, community trust and risk mitigation.

Thank you for your time and for your service to the Bemidji community. I appreciate your careful consideration of these concerns and respectfully urge you to prioritize clear standards, transparency, and child safety in this decision.

Sincerely,

Jennie Thomas

Received
01/14/2026 8:12:26 AM

Jamin Carlson

From: Dustin Prim <dustinprim@yahoo.com>
Sent: Wednesday, January 14, 2026 6:46 AM
To: Jamin Carlson
Subject: First City Cannabis

[EXTERNAL]

My name is Dustin Prim I am a Bemidji-area resident at 310 Railroad St Sw and I support approving the First City Cannabis application.
Please apply the zoning code consistently and make a fair, fact-based decision.

Nothing but good things will come to this community from allowing this reputable local retailer to open this shop.

I respectfully ask for you all to realize the benefits to community through a YES vote.
Thank you

Jamin Carlson

From: sarah peterson <petersonfamily2548@gmail.com>
Sent: Tuesday, January 13, 2026 11:25 PM
To: Jamin Carlson
Subject: First City Cannabis application

[EXTERNAL]

Dear Jamin Carlson,

I am a Bemidji-area resident and I support approving the First City Cannabis application.
Please apply the zoning code consistently and make a fair, fact-based decision.
I respectfully ask for a YES vote.

Thank you,

Sarah Peterson

Jamin Carlson

From: Nolan Sather <nsath4221@gmail.com>
Sent: Tuesday, January 13, 2026 7:01 PM
To: Jamin Carlson

[EXTERNAL]

I hope youre cannabis store goes well you got my full support

Jamin Carlson

From: Cassandra Hietala <gymbincassandra@gmail.com>
Sent: Tuesday, January 13, 2026 7:07 PM
To: SGAdmin; Jamin Carlson
Subject: Additional Information Regarding Opposed Cannabis Retail Business

[EXTERNAL]

To the Planning and Zoning Commission,
Since my earlier submissions, additional information has become publicly available regarding the applicant's proposed traffic circulation and projected customer volume. In particular, the business owner's husband has publicly stated that customer traffic would operate on a one-way circulation pattern, with vehicles entering from the roadway and exiting through the driveway serving the Gym Bin/Washington access. Screenshots of these statements and related materials are attached for reference (see 3 images attached below).
These statements indicate that the use of the Gym Bin/Washington driveway is not incidental, but rather an intentional component of the proposed operational design. This raises several concerns that warrant review as part of the site plan and permit evaluation process:
1. Integration of Adjacent Property Into Business Circulation
The proposed circulation plan would functionally incorporate an adjacent property's driveway and associated access area into the customer traffic flow of the business, extending operational impacts beyond the boundaries of the applicant's site.
2. Increase in Traffic and Change in Character of Use
Designating the Gym Bin/Washington driveway as a customer exit route would increase vehicular traffic and alter the character of use of an access area designed to serve a different primary purpose.
3. Operational Separation and Buffering Between Uses
Routing customer exit traffic through an adjacent driveway and shared access area serving a different primary use raises concerns regarding operational separation, safety, and appropriate buffering between uses—core considerations in site design and land-use compatibility.
4. Easement Considerations
While an easement may exist for limited access purposes, the existence of an easement does not, in itself, authorize expanded commercial traffic circulation or the incorporation of an adjacent access drive into a business's customer flow. Any material increase in traffic volume or change in circulation patterns remains relevant to site suitability and land-use review.
5. Projected Intensity of Use and Site Capacity
The applicant's own submitted materials project approximately 2,800 retail transactions in the first month of operation, with steady growth to more than 5,000 transactions per month within the first year. This anticipated customer volume underscores the significance of traffic circulation design, off-site impacts, and overall site capacity. When considered alongside the proposed one-way circulation plan and reliance on adjacent access for customer exits, these projections raise substantial questions as to whether the site can reasonably accommodate the intensity of the proposed use in a manner that is safe, compatible, and appropriate for the surrounding area.
6. Overall Site Suitability
Taken together, the reliance on off-site circulation, one-way traffic flow, potential gating or controlled-access mechanisms, and high projected customer volume suggests that the site, as proposed, may not be suitable for the intended use without creating impacts beyond the applicant's property. These factors further reinforce broader concerns regarding the appropriateness of this location.

My intent in submitting these further comments is not to replace any prior objections, but to ensure that all elements of the proposed operation—including anticipated traffic volume and circulation extending beyond the applicant's property—are fully reviewed and considered before any permit decision is made.

Thank you for your additional time and consideration.

Cassandra Hietala, Gym Bin Owner



Metric 2:

Sales Growth
Based on data from other emerging state markets, we anticipate nearly 2,800 retail transactions in the first month, generating approximately $305,000 in revenue. As market awareness and demand grow, we expect retail transactions to increase steadily, reaching over 5,000 by the twelfth month. Industry trends suggest that while total sales and transaction volume typically rise, the average transaction value tends to decline slightly over time. This is due to both the natural price adjustments that occur as the market matures and the diminishing "new-to-market customer" effect. However, this is not a significant concern for our business, as our commitment to quality products and strategic advertising will continue to attract new customers. The steady increase in sales volume will ensure that nearly all of our in-house products will be sold directly through our retail location.
A key driver of growth in the first three years will be the expansion of our flowering canopy from 1,600 to 4,800 square feet. This increase in cultivation capacity will allow us to produce approximately 3 times more flower while also scaling up the production of pre-rolls, concentrates, and other cannabis products. Once fully operational, this expansion will raise the monthly output of individually packaged 3.5-gram flower units from 7,000 to nearly 21,000. Monthly pre-roll production will grow from 5,000 to over 14,000 half-gram units, while rosin production will expand from 500 to nearly 1,500 grams per month. This will significantly enhance our wholesale distribution, providing more opportunities to place our products in other retail locations, increasing brand awareness across the market.
With the expanded cultivation space, we also anticipate increasing our unique strain offerings from 10 to 28 per month. The availability of a wider range of high-quality flower and cannabis products at other dispensaries will further establish our presence in the industry. Following the successful implementation of this cultivation expansion, we plan to enhance our processing capabilities to introduce new product categories, including in-house production of edibles and vaporizers.



Jamin Carlson

From: kirby freeman <kirbymcgrath@yahoo.com>
Sent: Tuesday, January 13, 2026 4:15 PM
To: Jamin Carlson
Subject: Support of First City Cannibas

[EXTERNAL]

To whom it may concern:

I moved to Bemidji in 1995 to attend Bemidji State University, moved away for a few years and now have resided here for 22 years. I support approving the First City Cannabis application, not only because it is a legal business, but because of the owner. Julie Canty is an amazing member of our community, a small business owner, an entrepreneur, a mother and a friend. I am 100% confident that she will run this business by the book, following all laws and regulations to the highest standard. All of this really doesn't matter, just please apply the zoning code consistently, fairly and make a fact-based decision. I respectfully ask that you vote YES for the approval of the application!

Thank you

Kirby Ganske

Jamin Carlson

From: Trish Barthorpe <trish@photobytrish.com>
Sent: Tuesday, January 13, 2026 3:56 PM
To: Jamin Carlson
Subject: support for First City Cannabis

[EXTERNAL]

To whom it may concern,
I'm contacting you to voice my support for First City Cannabis. If anyone in this town should be allowed to have a Cannabis shop in Bemidji I think it should be them. I've known Julie for decades as a business owner in Bemidji. She is honest, reliable and committed to this community.
She's no doubt put an amazing amount of thought, energy, time and money into creating a business that would provide a professional, safe space for the legal operation within the law.
Please vote yes on this. I believe it would be an amazing asset to this community.
Thank you
Trish Barthorpe

Jamin Carlson

From: Stephanie Webber <stephanii_21@yahoo.com>
Sent: Tuesday, January 13, 2026 1:31 PM
To: Jamin Carlson
Subject: First City Cannabis

[EXTERNAL]

Good afternoon,

I wanted to send this email to express my concerns on Julie Canty putting her business right next to Gymbin and close to Kandiland daycare.

I do not feel that this is a good spot to put this business. Richardo Canty, whom is Julie's husband, has shown time and time again on social media how he is not a good neighbor and not a good business person. He continues to bash the Bemidji Gymbin and their concerns with this First City Cannabis being so close together on social media. When the comments do not go in his favor, he will remove the post. It is from my understanding from posts that he has made, that even the admins for these groups have removed his posts when bad mouthing the owners of Gymbin. Gymbin has not publicly on social media bashed these individuals, nor in private to the gymnastic families.

I feel that if there were issues with this business going there, they would not be good neighbors to work through the issues. And I would hope that we would want all of our neighbors to get a long and be able to come to a resolution when there are problems that arise. I do not feel that Julie and Richardo Canty can do that.

With having a daughter that goes to gymnastics, I am a little worried with how Richardo presents himself in the community about another business. Or the way that he is bad mouthing the Bemidji city council and the sections, including commenting about a how he has many videos of a board committee rolling their eyes.

Thank you for listening to my concerns. If my schedule with my kids work out, I hope to be at the meeting on January 22nd.

Thank you,
Stephanie Lauderbaugh

Sent from Yahoo Mail for iPhone

Jamin Carlson

From: Norma Montgomery <normalsue@hotmail.com>
Sent: Wednesday, January 14, 2026 8:46 AM
To: Jamin Carlson
Subject: Support recommendation

[EXTERNAL]

Dear Jamin Carlson,

I am a Bemidji-area resident and I support approving the First City Cannabis application.
Please apply the zoning code consistently and make a fair, fact-based decision.

I respectfully ask for a YES vote.

Thank you,
Norma Montgomery

Jamin Carlson

From: Domenica White <domenicawhite@gmail.com>
Sent: Monday, December 22, 2025 2:39 PM
To: Jamin Carlson
Subject: First City Cannabis Proposal

[EXTERNAL]

Dear Bemidji Planning Commission,

I am writing regarding the proposed dispensary site on Washington Ave and December 18th's Commission hearing. I'd like to add my voice, thoughts, insight, questions, and attest to the character of the business owner (Julie Canty).

I have known Julie and the Canty family for over 13 years. In that time, I have had the unique opportunity to see her children grow. To be a witness in her character – how she manages to juggle life being a wife, parent, business owner and friend. How she does it all effortlessly and with grace. She continues to inspire me and I am beyond grateful to call her my friend.

So, to hear folks in the community talk about her and use words like "irresponsible". Or to imply that she somehow doesn't care about children of our community or their safety, based on the preferred location of her cannabis business, is simply offensive. These folks, clearly, do not know her. To imply that she didn't do her due diligence when selecting this location. As if she chose it on an inconsiderate whim. I can assure you – none of the implications are true! Julie is a meticulous planner. Not only has this plan been in the works for years, she spent years of interdisciplinary research regarding a proper, legal, cannabis dispensary. She consulted with many other dispensaries and sought well rounded information and advice on how to best serve the community, especially over such a contentious topic. She scouted numerous areas for leasing options that would be ideal, and comply, with the strict regulations the state has in place for such a business. It is also her personal promise to contribute to the aid of beautifying our community by planting trees to block others personal "eye sores". Something she does not have to do, but is a woman of her word.

I urge this commission and the community to view this legal business as less of some nefarious drug hub next to a "school" and more of a holistic medicinal pharmacy next to another public business open to the community. We live in a climate that claims to want more options outside of pharmaceuticals. Well. First City Cannabis would be that. Cannabis has more medical and scientific based evidence that aids many health care issues more than people's essential oils or alcohol have. Alcohol has nearly zero health care benefits and is, in fact, a direct, and indirect, cause of many health care and legal issues. Yet, is legal and widely available in proximity to children focused business in the community – with far less security measures than what First City Cannabis is required to provide. Walmart has many adult items within children's line of site, yet many families, and schools, visit Walmart daily. The argument was made that the Gym Bin becomes school property when it's leased for field trips. Would that same rule then be applied to The Science Center and the Sanford Center? Should neighboring business stop serving alcohol when school field trips are present? Would children-based fundraisers, offering alcohol, be fined? By that same argument; that answer would be yes.

I get it, as a former business owner myself, it would be ideal to have complimentary neighbors to your particular business. But, we can't choose our neighbors. I owned and operated Thrifty Kids on 3rd Street. I often had young families shopping with their small children. And on more than a few occasions, intoxicated patrons, without children, would stumble into my shop from 209. It made for more than a few uncomfortable interactions. But I didn't blame 209. I blamed the irresponsible individual and escorted them out or called the police when necessary.

I was recently asked if I still had my business, would I be ok with having First City Cannabis next to my shop. Without hesitation, yes. Yes, because it is a free market and a legal business catering and restricted to legal consenting adults 21 and over. And I trust responsible adults to behave appropriately and spend their money how the legally prefer. Just because I may not like the contents of a particular business, doesn't give me the right to deny its opportunity to legally open in a fair market.

But, this is the crux of the argument: is this fair? Is this within the buffer zone?

If this were any other business, say a restaurant that offered adult beverages, would there be the same hesitation and pushback?

The 16 feet is what's under contention. Which if measuring other businesses from the center is what has been the zoning standard. What difference does it make if it's 16 feet or 600 feet? That has been the standard of measurement and should, in fairness, be applied here regardless of the type of business.

Julie Canty is one of the most kind, honest, thoughtful, considerate, hard-working people I know. A person I've admired over the years and dedicated to her community and knows the importance of giving back. She is a strong female entrepreneur of great intelligence and integrity. A women I respect! And like me, has a strong sense of fairness, even when it's not popular and gives us more than a few side eyes and passive aggressive treatments.

It's clear many folks don't like the nature of her proposed business. I, personally don't like recreational cannabis use or irresponsible alcohol abuse, either. However, many folks in our community, do use cannabis as an aid for their various health issues. Many terminal residents, for example, prefer safer cannabis use over prescription opioids.

I urge you to consider all of this when making a <u>fair</u> decision on the future of First City Cannabis and its location.

Thank you for your time.

Sincerely,

Domenica White

Hines, MN 56647

Jamin Carlson

From: Nancy Schram <nancyjeanschram@gmail.com>
Sent: Monday, January 12, 2026 4:41 PM
To: SGAdmin; Jamin Carlson
Cc: Jorge Prince; Richard Spiczka; Gwenia Fiskevold Gould; Josh Peterson; Mark Dickinson; Emelie Rivera; Lynn Eaton; Audrey Thayer
Subject: Concerning Proposed Cannabis Business on Washington Avenue

[EXTERNAL]

Dear Members of the Planning & Zoning Commission, Mayor, City Council, and Bemidji City Manager,

I am writing as a concerned community member regarding the public discussion surrounding opposition to the proposed cannabis dispensary location on Washington Avenue. To be clear, the concern raised by many in the community—myself included—has never been about the business itself, but about the appropriateness of the proposed location.

There has been considerable public vilification of individuals who have raised concerns about this location, particularly regarding its proximity to children. In response, people often ask what those concerns are. I would like to reframe that discussion by posing what I believe are the more relevant questions.

First: why did the state and the city determine that children require protection through buffer zones in the first place? What concerns or risks were identified that led lawmakers to create ordinances specifically designed to separate certain types of businesses from areas where children are present? The existence of these ordinances makes it clear that both the city and the state have already concluded that such protections are necessary.

This leads to my second question: if protection is warranted, why is it applied selectively?

Why are children in licensed daycares, schools, and city parks afforded buffer zone protections, while children who consistently attend privately operated athletic or recreational facilities are not? The distinction appears not to be based on the presence of children, but on the classification of the facility. In practice, this results in some children being protected while others are not.

This selective application raises concerns about both fairness and intent. If the city and state believe children need protection in certain environments, should that protection not extend to all locations where children are regularly and predictably present? Should the defining factor truly be ownership structure or licensing category, rather than the reality of children's presence?

I do not believe it is necessary for those opposing this location to explain why children should be protected. That determination has already been made by the city and the state through the adoption of these ordinances. The more appropriate question is whether those protections are being applied consistently and in a manner that reflects their original purpose.

Finally, I would ask the Commission to consider the scope of children who regularly utilize the Gym Bin facility. More than 400 students, ranging in age from 18 months to 18 years, attend programming there each week. In addition, the facility is regularly used by children and families for homeschool physical education, school field trips, birthday celebrations, and local and visiting athletes participating in MSHSL- and USAG-sanctioned events. These are consistent and predictable youth uses of the space.

If buffer zones exist to protect children, then the application of those protections should be consistent. A licensed daycare facility such as Kandiland—which is required by law to maintain outdoor play space as part of its licensed footprint—should not be excluded from protection based on selective measurement methods, such as center-of-building-to-center-of-building or front-door-to-front-door calculations, rather than property-line-to-property-line measurements. When measurement methods effectively remove children from consideration, the intent of the ordinance is undermined.

I respectfully ask the Commission to consider these questions carefully as it evaluates this matter.

Thank you for your time and consideration.

Sincerely,

Nancy Schram

RECEIVED
JAN 14 2026
BY: .....

Thomas M Reff, LSW, LDAC, LPN retired
2512 Beltrami Ave NW
Bemidji, MN 56601
tomreff@hotmail.com
218-280-6231

January 14, 2026

Jamin Carlson, Zoning Director
Bemidji City Hall
300 Bemidji Avenue NW
Bemidji. MN 56601

Dear Mr. Carlson,
I hope this message finds you well. I am writing in support of the First City Cannabis application. I hope to add some facts and dispel some myths that were said at the last town meeting. As I understand it, The Gym Bin's objections are that the New Cannabis store will increase illicit use and promote loitering. Further they argue that it will create an undesirable neighborhood image and decrease the Gym Bins property worth. In my opinion, these objections are based on emotion and speculation.

There have been tests in Denmark where cannabis stores have been in operation since 1990. They document a "good economic impact" due to taxing and lower need for policing. This is attributed to a safe buying space. The location for the New Cannabis store is on the outskirts of town. It's a long walk and encourages short stays. Plus, the security system will document all activity inside and out which effectively discourages loitering. Have you ever seen people hanging out in a liquor store parking lot? No, they get their product and leave. It is safe to assume that the New Cannabis store would have same pattern. It is well documented that neighborhoods are NOT affected by these types of stories.

Here are a few of the factual benefits:

- Reduced incarceration rates
- Strict adherence to age restrictions
- Provides for a safe and controlled access
- Offers a safe product by refined methods of cultivation and very clear product information
- Advocates for responsible informed use
- Provides for factual education with a benefits vs risks attitude
- Creates jobs and contributes to substantial tax base
- State of the art surveillance, security, and cooperation with law enforcement

Cannabis will continue to grow and soon it will become part of the mainstream. This growth will bring with it financial opportunities and cultural acceptance. I hope Bemidji will join this movement with facts that will dispel myths. It's happening now.

Sincerely,

Thomas Reff

Jamin Carlson

From: Tonya Prim <tsprim@yahoo.com>
Sent: Wednesday, January 14, 2026 5:06 PM
To: Jamin Carlson
Subject: re: First City Cannabis

[EXTERNAL]

Tonya Prim
310 Railroad Street SW
Bemidji, MN 56601

January 14th, 2026

Mr. Jamin Carlson
City of Bemidji - Planning & Zoning Department
317 4th St. NW
Bemidji, MN 56601

Mr. Carlson,

I am writing as a resident of Bemidji who, after watching the last Bemidji Planning Commission meeting on December 18th, 2025, was very disappointed in how things were handled with the request by Mrs. Canty with First City Cannabis.

Watching the meeting was like watching an intimate *work* session happen, rather than a *formal* meeting. I was amazed at how almost everyone on the commission 1) acted as if this was their first time reading through the proposal, when I'm aware that Mrs. Canty submitted the proposal paperwork to the board well over a month in advance, 2) that almost all ignored the fact that this property had been vetted and approved by you and your colleagues representing the City Planning Department, as well as by Mr. Gilchrist, to meet the city zoning cannabis regulation guidelines, and 3) succumbed to what felt like community peer pressure by those who came in to speak against this proposal.

I support approving the First City Cannabis application and ask that the commission apply the zoning code *consistently* and to make a fair, fact-based decision. I respectfully ask for a YES vote on this request.

Sincerely,

Tonya Prim

Jamin Carlson

From: Clark Montgomery <montg011@paulbunyan.net>
Sent: Thursday, January 15, 2026 12:30 PM
To: Jamin Carlson
Cc: Monica Thul
Subject: First City Cannabis

[EXTERNAL]

Greetings:

I would like to take this opportunity to express my feelings/opinion regarding the permit application for *First City Cannabis*. The sale and use of cannabis products is now legal (for 21+ old adults) in Minnesota and Beltrami County. As a result, and just like liquor and tobacco sales operations, cannabis businesses will become established and be expected to conduct operations completely legally.

Regarding Ricardo and Julie Canty, they have been operators of several Bemidji businesses for a number of years. I presume they have followed all legal requirements with those operations. As such, that provides high probability those standards will continue if the current permit is approved.

I do understand there has been some concern raised regarding a proximity building used by some members of the Bemidji High School Girls Volleyball Team (for some practice sessions). The overall premise being they will be influenced towards cannabis by observing customers accessing the business. I suppose that's possible, but I also see it another way. I imagine there are very few high school students in the USA who are not aware of cannabis. I also assume a significant percentage of those students have tried or frequently use cannabis products. As cannabis businesses cannot sell (or allow entry) for anyone under 21 years – where are

these youngsters obtaining the product? I assume much of that is acquired through illegal vendors – with high risks regarding product safety and personal physical risks dealing with street drug dealers. What these volleyball team members will likely observe is regular law abiding area citizens (of all ages) legally patronizing the building. Under 21 years individuals are not allowed inside, nor can they view the insides due to tinted windows. It seems to me this business is conveying that this is the proper way to acquire safe cannabis products to youngsters. Hopefully (if they're users) that's a lesson many will adopt once they turn 21. Just like with alcohol and tobacco, underage consumers are aware of illegal avenues of acquisition. Nothing will stop that. However, I think upfront adults utilizing this legal (and safe) facility may be an asset that should be observed/learned by youngsters.

Based on my thinking, I would urge the permit be approved. I think there is more to gain (than lose) by doing so.

Thank you—

Clark Montgomery

2754 Hawthorne LN SW Bemidji, MN

Jamin Carlson

From: jessica saucedo <local303co@gmail.com>
Sent: Thursday, January 15, 2026 1:30 PM
To: Jamin Carlson
Subject: First City Cannabis Permit

[EXTERNAL]

Dear Mr. Carlson,

I am a Bemidji area resident and I also am in full support of First City Cannabis Application for their city of Bemidji permit to sell cannabis.
Please apply the zoning code consistently and make a fair fact-based decision.
I respectfully ask for a YES decision.
As a Business owner, voter, and tax payer in the city of Bemidji.
Sincerely,

Jessica Saucedo & The Local 303 Co.
Co-Owner Local 303 Co.
Property Management

Jamin Carlson

From: ivan smith <hot_iv_is@yahoo.com>
Sent: Thursday, January 15, 2026 11:53 PM
To: Jamin Carlson
Subject: I support the pot shop

[EXTERNAL]

I am a Bemidji area resident and I also am in full support of First City Cannabis Application for their city of Bemidji application and permit. Please apply the zoning code consistently and make a fair fact-based decision. I respectfully ask for a YES decision. As a voter, and tax payer in the city of Bemidji.

Yahoo Mail: Search, Organize, Conquer

Jamin Carlson

From: Karmen Fairbanks <karmen.fairbanks@gmail.com>
Sent: Thursday, January 15, 2026 10:48 PM
To: Jamin Carlson
Subject: Support Email

[EXTERNAL]

I am a Bemidji-area resident and I support approving the First City Cannabis application.
Please apply the zoning code consistently and make a fair, fact-based decision.
I respectfully ask for a YES vote.
Thank you.

Karmen Fairbanks

Jamin Carlson

From: Josie LaDuke <jozy06@yahoo.com>
Sent: Thursday, January 15, 2026 10:20 PM
To: Jamin Carlson
Subject: First City Cannabis App.

[EXTERNAL]

To whom it may concern,

I am a Bemidji-area resident and I support approving the First City Cannabis application.
Please apply the zoning code consistently and make a fair, fact-based decision.
I respectfully ask for a YES vote.

Thank You
Josie LaDuke

Jamin Carlson

From: Paula Canty <quintaycanty@gmail.com>
Sent: Thursday, January 15, 2026 10:14 PM
To: Jamin Carlson
Subject: Support of first City Cannabis

[EXTERNAL]

Dear Mr. Carlson,

My name is Paula Canty. I was born and raised in the Bemidji area. Julie Canty married my nephew Ricardo many years ago.

I am proud to call Julie family. I believe she is not only a great mother, but a wonderful role model for her children. She has two grown children in college and two at home
They have all shown to be straight A students. As their great aunt that makes me very proud!

Julie and her husband have owned and managed multiple businesses through the years and have shown to be quite successful. Their three older children have all worked in many facets of their businesses and they have taught them the value of not only working hard, but being the best that they can be.

Julie is a bright, articulate, professional woman and has been a pillar in the Bemidji community. She is a strong business woman and knows how to get a job done. She is the perfect candidate to operate this business.

I work as a Mental Health Program Assistant at the Community Behavior Health Hospital here in Bemidji. I see on a regular basis the devastation mental illness brings to families here in Bemidji. I
believe the community would benefit from the medical cannabis program if it was offered here in Bemidji.

I support her in being part of the first medical cannabis operation here in Bemidji.

Please apply the zoning code consistently and fairly.

Thank you for your time,

Sincerely,
Paula Canty

PETITION OF SUPPORT

First City Cannabis — _____

To: Bemidji Planning & Zoning / City Council

Please submit before Friday, January 16, 2026.

We, the undersigned residents and stakeholders, support approval of the First City Cannabis application at the address listed above. We respectfully ask the City to apply the zoning code consistently and make a fair, fact-based decision. Please include this petition in the official public record and vote YES for approval.

Printed Name	Signature	City	Email / Phone (optional)	Date
Kyle SKenandore		Cass Lake		1-16-26
Alex Harper		Bemidji		1-17-26
Kenneth Gagnegon		Cass Lake		1-17-26
Kim Cloud	Kim Cloud	Bemidji		1-17-26
Ronald Cloud	Ronald Cloud	Bemidji		1-16-26
Barb Hughs		Laporte		1-16-26
Bill KING		Bemidji		
Daniel Drouillard		Cass Lake		1/16/26
Deborah white		cass lake		1/16/26
Angela Rum		Cass Lake		1/16/26
Corey Bedeau		Cass Lake		1-16-26
Tammie Adams		Cass Lake		1-16-26
Lisa O'Shea		cass lake		1-16-26
Shania Buck		Cass Lake		1/16
Nikki Sanchez		Bemidji		1-16
Rikki Larsen		Bemidji		1-16-26
Damien Robinson		Bemidji		1-16-26
		Bemidji		1/16-26
Austin Morris		Cass Lake		1/16/26

Note: Please print clearly. This petition will be submitted as public comment.

PETITION OF SUPPORT

First City Cannabis — _____

To: Bemidji Planning & Zoning / City Council

Please submit before Friday, January 16, 2026.

We, the undersigned residents and stakeholders, support approval of the First City Cannabis application at the address listed above. We respectfully ask the City to apply the zoning code consistently and make a fair, fact-based decision. Please include this petition in the official public record and vote YES for approval.

Printed Name	Signature	City	Email / Phone (optional)	Date
Jerome Jones	Jerome Jones	Cass Lake	218-407-7392	1/16/26
Rachel Ingalsbe		Cass Lake		1/16/26
Nissa Pettier		Cass Lake		1/16/26
Julie Ellis	Julie Ellis	Cass Lake		1/16/26
Jeff Wilcox		Bemidji	218 209 1339	1/16/26
Nuna Wind		Cass Lake		1/16/26
Samara Lahaie		Cass Lake		1/16/26
Derek Nash	Derek Nash	Cass Lake		1/16/26
Tami Ellis		Cass Lake		1/16/26
Wahkuna Theriault		Bemidji		1/16/26
Stephanie Jordan	Stephanie Jordan	Cass Lake		1/16/26
Dakotah Hanson		Cass Lake		
Megan Goodsky	Megan Goodsky	Grand Rapids	218-892-6097	1/16/26
D K Fairbanks		Cass Lake		1-16-26
Richard Sears		Cass Lake		1-16-26
Lorynn	Lorynn	Cass Lake		1-16-25
Bobbi Busick		Grand Rapids		1-16-26
Missie Broshay		Cass Lake		1-16-26
Shawn Pembert		Cass Lake		1-16-26

Note: Please print clearly. This petition will be submitted as public comment.

PETITION OF SUPPORT

First City Cannabis — _____

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Printed Name	Signature	City	Email / Phone (optional)	Date
Joseph Madigan-BigBear		Cass Lake	(218) 210-3918	1/16/26
GEORGE BEAULIEU		CASS LAKE	218 368 7024	1/16/26
Emilio Ortega		Cass-Lake	218 407 9367	1/16/26
Dyl Beaulieu	Dylan Beaulieu	Bena	407 1839	1/16
Aaron Wright		Cass Lake	218407 3288	1/16
Brandon Brown		Cass lake	218-760-5141	1/16
Stan Howard		Cass Lake		1/16
Wanda Headbird		Cass Lake	218-308-5263	1/16
Melissa Mud		Cass Lake	-	1/16
Terrel Sperd		Cass Lake	218-368-4029	1-16-26
		Cass Lake		1-16-26
Dave Bismark		Cass Lake	218 821 3201	1-16-26
Mark Dorman	MARK DORMAN	bena	218-536-1888	1-16-26
Marlene Greene		Cass Lake	218-407-9228	1-16-26
Laurel Sargent	LAUREL SARGENT	CASS LAKE	218.888.2784	1.16.26
	Patience Thoms	cass lake	218.214.3235	1/16/25
	Robert Washington	Cass Lake	2185530071	1/16/25
Jared Norton		Cass Lake	218-308-3867	1-16-26

Note: Please print clearly. This petition will be submitted as public comment.

Jamin Carlson

From: Alex Dubra <a.j.dubra@gmail.com>
Sent: Sunday, January 18, 2026 1:28 PM
To: Jamin Carlson
Subject: First City Cannabis

[EXTERNAL]

Dear Jamin Carlson,

I am a Bemidji-area resident (Tenstrike, MN to be exact) and I support approving the First City Cannabis application. Please apply the zoning code consistently and make a fair, fact-based decision.

As someone who's traveled to many states where legal and regulated cannabis dispensary shops have long been established, I know what positive benefits a business like this can have in our area. This will bring jobs and revenue to our communities and I'm proud that Bemidji will be leading the way.

The location poses no risks to the neighboring businesses or residents than that of any other business already established in our communities.

I respectfully ask for a YES vote.

Thank you,
Alex Dubra

612-849-9610
a.j.dubra@gmail.com
Tenstrike, MN
P.O. Box 1324, Pennington, MN 56663

Jamin Carlson

From: laura newby <lauranewby30@gmail.com>
Sent: Sunday, January 18, 2026 1:52 PM
To: Jamin Carlson

[EXTERNAL]

Hello I am writing this to you later than planned but wanted to share my support in supporting Julie Canty and her New business.

Julie is married to my cousin Ricardo Canty and I am very close to them and very proud. They are amazing people and they are amazing business owners. They put their heart and soul into everything they do and have accomplished.

I am a Bemidji Resident and I support cannabis business because I believe it is a healthier choice then alcohol
Cannabis helps with :
mood stabilization
helps chronically Ill patients with pain management
Helps with sleep disorders
Helps cancer patients
Also there are facts that show it helps vulnerable adults and children with physical and developmental disabilities to live a better life in a natural way.

I believe alcohol does more damage in our community than good . People make more mistakes and end up in bad situations more from alcohol abuse than cannabis.

If we can support tobacco and alcohol business then what is the reason for not supporting cannabis?

If you look at statistics most violent crimes are committed under alcohol, meth use or any other hazardous not natural drugs. Cannabis is a natural component that can help you in more ways than none and because it is natural it is healthier.

I have and always will be in support of Julie Canty. I know she will help make our community a better and safer place.

Thanks you, Laura Simmons

Jamin Carlson

From: Cassandra Hietala <gymbincassandra@gmail.com>
Sent: Sunday, January 4, 2026 8:43 PM
To: SGAdmin; Jamin Carlson
Subject: Opposition to Proposed Cannabis Retail Business Adjacent to The Gym Bin

[EXTERNAL]

Dear Members of the Planning and Zoning Commission,
Thank you for the time, discussion, and thoughtful consideration given at the recent meeting regarding the proposed cannabis business location. I appreciate the Commission's decision to table the matter in order to seek additional clarity, particularly as it relates to buffer zone measurements and consistency.
I would like to clearly restate my position for the record.
I am not opposed to this business operating legally within the City of Bemidji. I genuinely wish success to all new businesses in our community. My concern has never been about the specific business proposed, but rather about the location of this business and the way buffer zones have been measured and applied.
The concern — raised at the meeting and reiterated here — is that buffer zone measurements were not applied consistently. Specifically, a nearby licensed daycare facility, Kandiland Daycare, was excluded from the buffer zone based on measuring from the center of one building to the center of another, rather than from property line to property line. The difference presented at the meeting was approximately sixteen feet.
Licensed daycare facilities are required to maintain outdoor play space, which is legally part of their operational footprint. How, then, is it that the form of measurement chosen is center-of-building to center-of-building when outdoor space is part of the children's environment?
This inconsistency matters. Buffer zones exist to protect youth-serving facilities, and when measurement methods vary, the intent of those protections is weakened.
While the Gym Bin does not meet the ordinance definition for protection — and, though rented by school districts, has never claimed to be a school or to fall within the defined buffer zone — it serves over 400 students weekly, with children present during school, after-school hours, evenings, and weekends. It is difficult to reconcile how a daycare serving a smaller number of children receives protection while a facility serving a large and continuous youth population does not. This inconsistency is concerning. I ask: what is the intent of the ordinance?
Minnesota State Representative Bidal Duran, who was present at the Planning and Zoning Commission meeting, acknowledged that current state guidance lacks clear definitions regarding buffer zones and youth-serving facilities. He indicated that this is not an issue unique to Bemidji and that legislation is being considered at the state level to clarify these standards. While such clarification is not yet in effect, his comments underscore that the concerns raised reflect broader gaps in clarity rather than an attempt to challenge this applicant or the Commission.
My request to the Commission is not to deny this applicant unfairly or to seek special treatment, but to consider whether current buffer zone language and measurement practices are being applied consistently and in a manner that reflects their intended purpose.
I respectfully ask the Commission to continue examining this issue carefully, with an emphasis on clarity, consistency, and the underlying goal of protecting children in our community — both now and in the future.
Thank you again for your time, diligence, and service to the City of Bemidji.
Sincerely,
Cassandra Hietala, Gym Bin

Jamin Carlson

From: Amy Vinar <Amy@vinars.com>
Sent: Monday, February 2, 2026 11:19 AM
To: Jorge Prince; Richard Spiczka; attorney; Matt Ridlon; Jamin Carlson; Gwenia Fiskevold Gould; Josh Peterson; Mark Dickinson; Emelie Rivera; Lynn Eaton; Audrey Thayer
Subject: Julie Canty - First City Cannabis

[EXTERNAL]

Amy Vinar
1014 Creekwood Drive North
Champlin, MN 55316
amy@vinars.com / 613.309.0916

2/1/2026

Bemidji City Council and Planning Commission
City of Bemidji
317 4th Street NW
Bemidji, MN 56601

Dear Council Members and Planning Commissioners,

I am writing to offer my full and unequivocal support for Julie Canty as she seeks approval to open First City Cannabis in the City of Bemidji. I have known Julie for decades and can speak with confidence about her professionalism, her character, and the positive impact she has consistently had on her community.

Julie is a long-time resident of Bemidji, deeply rooted in this city not only through her own commitment but also through her family. As a devoted wife to a Bemidji native and a mother of four, she embodies the values that make community strong: responsibility, compassion, fairness, and a genuine care for the well-being of others. Her love for Bemidji is evident in the way she invests her time, energy, and talents into making it a better place for families, children, and local businesses.

Professionally, Julie is one of the most resourceful and hardworking entrepreneurs I have encountered. Her track record in business demonstrates not only competence but also integrity. She approaches every project with diligence, transparency, and a commitment to doing things the right way. When she gives her word, she follows through — a quality that is increasingly rare and deeply valuable.

I understand that questions of safety, security, and community impact are central to your decision. I want to emphasize that Julie takes these responsibilities seriously. When she says she will implement strong security measures and maintain strict operational controls, you can trust that she will do exactly that. She is meticulous, thoughtful, and unwavering in her commitment to ensuring that her business contributes positively to the community and never places children or vulnerable individuals at risk. Her moral compass is strong, and she consistently acts with the highest level of integrity.

Beyond her professional qualifications, Julie is the kind of person who quietly helps others whenever she can — whether through mentorship, community involvement, or simply being someone people can rely on. Her presence enriches the city, and First City Cannabis will do the same.

For these reasons, I strongly encourage the council and planning board to approve Julie's business permit and location. Bemidji thrives when it supports responsible, community-minded entrepreneurs like Julie. I have no doubt that her business will reflect the same values she lives by every day and will be an asset to the city.

Thank you for your time and thoughtful consideration.

Sincerely,
Amy Vinar

A proud supporter of
Guiding Eyes for the Blind

Ms. Colleen Sorby

I'm sending this article to the Bemidji Planning Commission members to read before their next meeting on this cannabis store proposal. Do the Bemidji people a favor & shut it down. We need more poisons for gullible people to consume? Think of the people it will hurt instead of the money it will bring in for taxes. At least make a stand for keeping our city clean & not greed for an extra money grab!

Sincerely
Colleen Sorby





Mrs. Colleen Sorby
26773 Hay Creek Rd NE
Tenstrike, MN 56683-2152

FARGO ND 581
29 JAN 2026 PM 1 L



ATTN: Jamison Colson
Bemidji Planning Commissers
City Hall
317 4th St N.W
Bemidji Mn. 56601

FEB 02 2026

56601-311617



It's Time to Reverse Course on Marijuana Legalization

By Evan Mantyk



There we were, a handful of high school students on stage, pretending we were sitting on a train. It was a rehearsal for our school's big musical production that year: "The Music Man."

In this first scene, I was one of the traveling salesmen, bobbing up and down while delivering snappy dialogue. My teenage self thought this was the perfect moment for a bit of fun. So in the middle of the scene, I changed my line, "You can talk all you wanna, but it's different than it was," to "You can talk marijuana, but it's different than it was." Everyone broke out laughing, and even the director gave me a good-natured laugh as well.

Ah yes, the laughs, the glorious laughs—it seems some teenagers, by nature, will push the envelope to get those laughs, no matter how stupid what they say is. That was me in the 1990s in Michigan, when marijuana use was illegal but also widespread. We live in a different world now, where more than half the nation has legalized or decriminalized marijuana, scientifically known as cannabis. If a teen tried the same joke now, it would probably fall flat. Now, the ubiquitous stink of cannabis in public places and the increasingly disturbing effects that are being revealed to the public are an ever-present reality.

ETHAN MILLER/GETTY IMAGES



A man works at a marijuana cultivation facility in Las Vegas on July 6, 2017.

Crying Instead of Laughing

Looking back now at the joke I made in high school, I'm crying instead of laughing. Research over the past decade has now shown clearly how destructive cannabis is to the human body, especially the brain and the heart.

A now-famous large-scale study in 2018 by Amen Clinics, Johns Hopkins University, and other universities looked at more than 60,000 brain scans and found that cannabis abuse led to the brain deteriorating nearly five times more than it does from alcohol abuse. The accelerated aging put the brains of cannabis abusers closer to the brains of people with schizophrenia and bipolar disorder than to alcohol abusers.

On the ground, people are literally losing their minds from cannabis, going to the emergency room because of hallucinations, and suffering from paranoia and deteriorated brain functioning. In some, albeit rare, cases cannabis-induced psychosis has led to bizarre, violent murders. It is so bad that less than a year ago, Canada added new warnings on cannabis products, stating that "using cannabis before age 25 can harm brain development [and] increases your risk of mental disorders like psychosis and schizophrenia."

Researchers are also finding negative effects on people's hearts. Last March, the American College of Cardiology stated that "two new studies add to mounting evidence that people who use cannabis are more likely to suffer a heart attack."

There has been an explosion of emergency department visits for cannabinoid hyperemesis syndrome, or cyclical vomiting associated with chronic marijuana use. More than 110,000 people visited emergency departments for the condition between 2016 and 2022. In extreme cases, people scream while vomiting, a phenomenon some call "scromiting."

"Scromiting" is just the loudest symptom of a quieter, yet massive trend. In 2023, nearly 7 percent of Americans of age 12 and older—19.2 million people—met the criteria for cannabis use disorder. One out of 10 people who have ever used marijuana end up addicted.

The Threat to Our Society

In the past 20 years, cannabis abuse among U.S. teenagers has increased by 245 percent, according to a 2022 Oregon Health and Science University report. Meanwhile, due to growing methods, the potency of cannabis has gone up significantly since I made my joke in the 1990s. Today's cannabis is at least four times more potent than it was in 1995, according to potency data tracked by the National Center for Natural Products Research.

Research over the past decade has now shown clearly how destructive cannabis is to the human body, especially the brain and the heart.

This is a threat to our society. It may not be popular to prohibit cannabis, but the facts suggest that reversing the trend of legalization is necessary and urgent for protecting teenagers, who are the future of the United States. Many people will, of course, disagree, and they will muddy the waters by comparing cannabis use to alcohol use. Alcohol abuse, like cannabis abuse, is bad for people. In fact, arguably, alcohol is worse. A person can drink himself to death in one sitting, but no one has ever similarly smoked himself to death.

Daily marijuana use surpassed daily alcohol use in 2022.

But this whole alcohol and cannabis comparison is phony and misleading when looking at the big picture of Western civilization. Banning alcohol is an impossibility. Alcohol is rooted in our culture, going back to the Greek gods' mythical nectar, Jesus Christ's Last Supper, and American Founding Father Samuel Adams's malted barley. Simply put, alcohol is a part of our culture that cannot be removed. The government tried with Prohibition in the 1920s, and it was a spectacular failure. Meanwhile, cannabis is a mere blip in history; it has been around widely in the United States only since the 1960s.

Those pushing for cannabis legalization imply that "alcohol is legal, therefore cannabis should be legal." They turn the argument for legalization into alcohol versus cannabis, disregarding the historical and cultural differences and what is realistically possible. As a society, we have just two choices: (1) alcohol is legal, and cannabis is illegal, as it was before, or (2) both alcohol and cannabis are legal, which is where we are heading now. This is the real, true dichotomy. The plain answer, therefore, is that we are better off fighting one demon instead of two.

As Americans, we love freedom, but the greater the freedom we have, the greater the moral responsibility we bear. Our inconvenient duty now is to turn this dangerous and misguided trajectory of cannabis legalization around. This is not a joke.

Evan Mantyk teaches history and literature in New York. He is also president and editor of the Society of Classical Poets.

RECEIVED
2/6/2026

Ainslee Krause

From: Emelie Rivera
Sent: Friday, February 6, 2026 7:52 AM
To: Sabrina Kaase; Ainslee Krause
Subject: Re: First City Cannabis -- Vote 'YES'

Hello Sabrina
Thank you for sharing your perspective. I have shared it with planning staff. While I don't talk about my position before voting, I am happy to after if you would like. Again thank you for reaching out.

Emelie

Get Outlook for iOS

From: Sabrina Kaase <sabrinakaase@outlook.com>
Sent: Thursday, February 5, 2026 2:17:06 PM
To: Emelie Rivera <Emelie.Rivera@ci.bemidji.mn.us>
Subject: First City Cannabis -- Vote 'YES'

[EXTERNAL]
Dear Council Member Rivera,

My name is Sabrina Kaase. I live at 723 15th St NW, Bemidji, MN 56601 and I'm a constituent in your Ward. I'm writing in support of First City Cannabis. I've recently become aware that the full council will vote to approve First City Cannabis at 920 Washington Ave S, Bemidji, MN 56601. I hope that you will support First City Cannabis with a 'YES' vote on their chosen location at the council meeting on February 9th, 2025.

First City Cannabis will be located in my Ward, and I couldn't be more excited to support small business champion Julie Canty. I've been a supporter of her other well run business over the years. I know Julie Canty to be highly responsible, responsive to customers, and generally attentive to the needs of the community.

Cannabis is now legal in Minnesota. It will impact Bemidji in the form of more taxes, more jobs, alternative medicine for those in need, and alternative form of recreation for all interested 21+ adults. Please support small business champion Julie Canty and 'YES' vote at the council meeting on February 9th, 2025.

Myself, friends and neighbors all look forward to supporting Julie Canty and First City Cannabis, and I hope that you will support her with a 'YES' vote at the council meeting on February 9th, 2025.

Kindly,
Sabrina Kaase

RECEIVED
2/6/2026

Ainslee Krause

From: Emelie Rivera
Sent: Friday, February 6, 2026 7:49 AM
To: Ainslee Krause
Subject: Fw: First City Cannabis -- Vote 'YES'

Just fyi so you have record

Get Outlook for iOS

From: Terry Newby <terrynewby456@outlook.com>
Sent: Friday, February 6, 2026 2:02:00 AM
To: Emelie Rivera <Emelie.Rivera@ci.bemidji.mn.us>
Subject: First City Cannabis -- Vote 'YES'

[EXTERNAL]
Dear Council Member Rivera,

My name is Terry Newby I live at 710 Woodland Ave SW, Bemidji, MN 56601 and I'm a constituent in your Ward. I'm writing in support of First City Cannabis. I've recently become aware that the full council will vote to approve First City Cannabis at 920 Washington Ave S, Bemidji, MN 56601. I hope that you will support First City Cannabis with a 'YES' vote on their chosen location at the council meeting on February 9th, 2025.

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Kindly,
Terry Newby

RECEIVED
2/6/2026

Ainslee Krause

From: Emelie Rivera
Sent: Friday, February 6, 2026 10:49 AM
To: Ainslee Krause
Subject: Fw: First City Cannabis -- Vote 'YES'

Hi. Here is another

Get Outlook for iOS

From: Sue Newby <susienewby123@outlook.com>
Sent: Friday, February 6, 2026 9:41:00 AM
To: Emelie Rivera <Emelie.Rivera@ci.bemidji.mn.us>
Subject: First City Cannabis -- Vote 'YES'

[EXTERNAL]
Dear Council Member Rivera,

My name is Sue Newby I live at 710 Woodland Ave SW, Bemidji, MN 56601 and I'm a constituent in your Ward. I'm writing in support of First City Cannabis. I've recently become aware that the full council will vote to approve First City Cannabis at 920 Washington Ave S, Bemidji, MN 56601. I hope that you will support First City Cannabis with a 'YES' vote on their chosen location at the council meeting on February 9th, 2025.

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Myself, friends and neighbors all look forward to supporting Julie Canty and First City Cannabis, and I hope that you will support her with a 'YES' vote at the council meeting on February 9th, 2025.

Kindly,
Sue Newby



The Women's Shelter from July 2025 (Looking north off 30th St. NW).

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

City of Bemidji

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

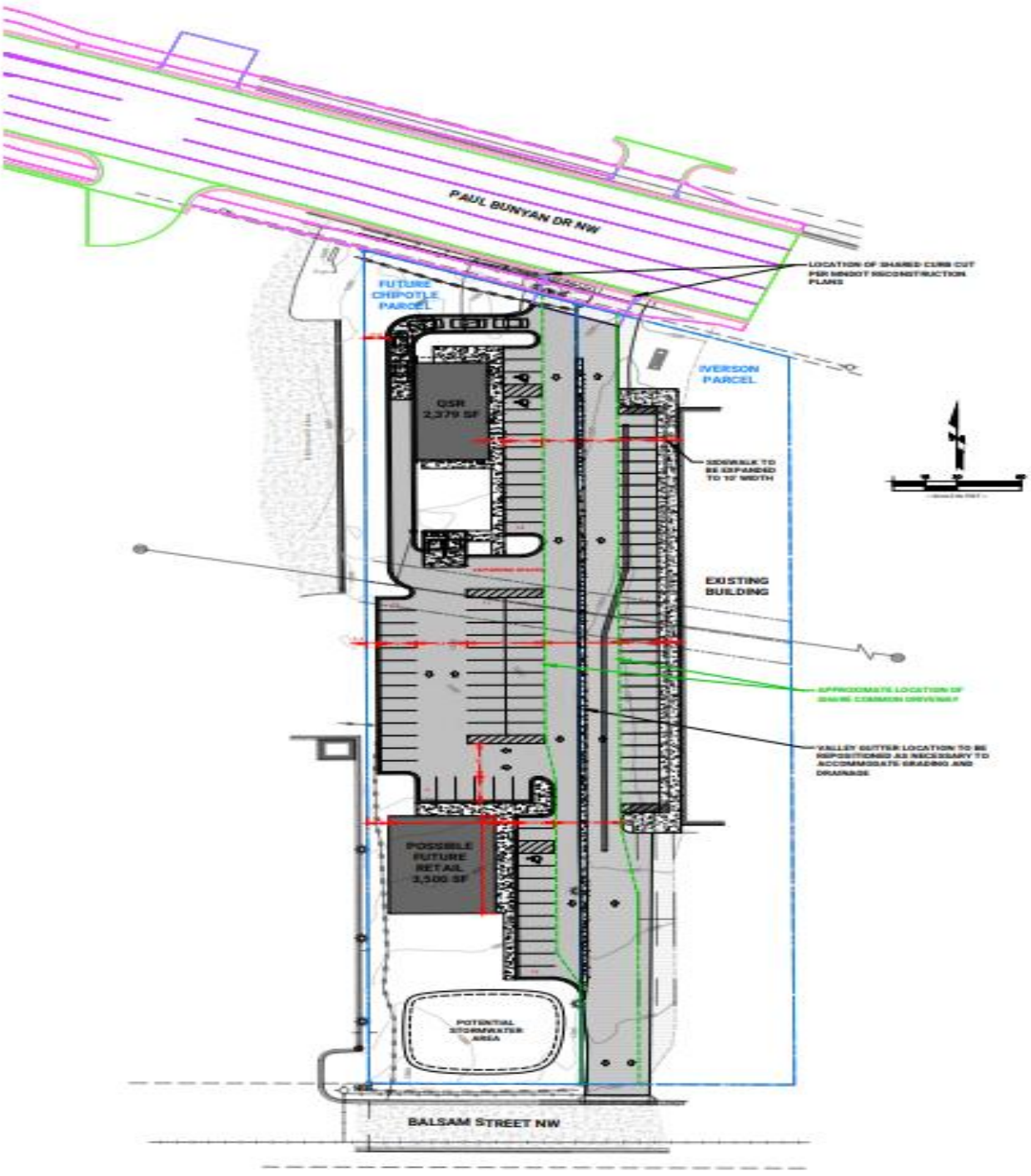
Planning & Zoning News

**** Citizen involvement needed! ****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.

Permit/License Activity Items	Totals (Issued since 1/1/2026)
Planning Cases (Variances, CUPs, IUPs, Rezones, PUDs, & Plats)	1
Sign Permits	5
Lot Combinations/Realignments/Divisions Permits	2
Environmental Alteration Permits (Tree/Shoreland)	1
Temporary Storage Containers/Semi-Trailer Permits	5
Animals/Home Occupation/Fence/Land Use Permits	1
Site Plans Reviews/ Zoning Verification Letters	4
PERMIT/LICENSE ACTIVITY * As of February 4th ,2026	19

Upcoming Planning Cases

V-2026-0001: - John Johannson, representing Division 25, LLC and Willow Creek Center, is requesting a variance for section 28-409 off-street parking, loading and surfacing standards of a redevelopment of a parking area setback to the side property lines. The subject properties are abutting parcels (parking area for a new Chipotle [former Rod's Meats] and the Willow Creek Center) at 1718 & 1710 Paul Bunyan Dr NW (PIN:800301700, & 800301600) in the City of Bemidji. The properties are in the B-2 General Commercial District and the HWY 197 & Airport 3 Overlays.



Community Surveys

What would you like transportation electrification to look like in Bemidji?
Please take a few minutes to share your perspective on electric vehicles (EVs) in Bemidji by taking this quick 5-minute survey! This survey will help the City of Bemidji understand what matters most to community members as electrified transportation becomes more common. Your input is valued and will be used to shape a community-wide EV vision statement that connects the community's goals, values, and priorities to the future of EVs in Bemidji.
Link to survey.

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.

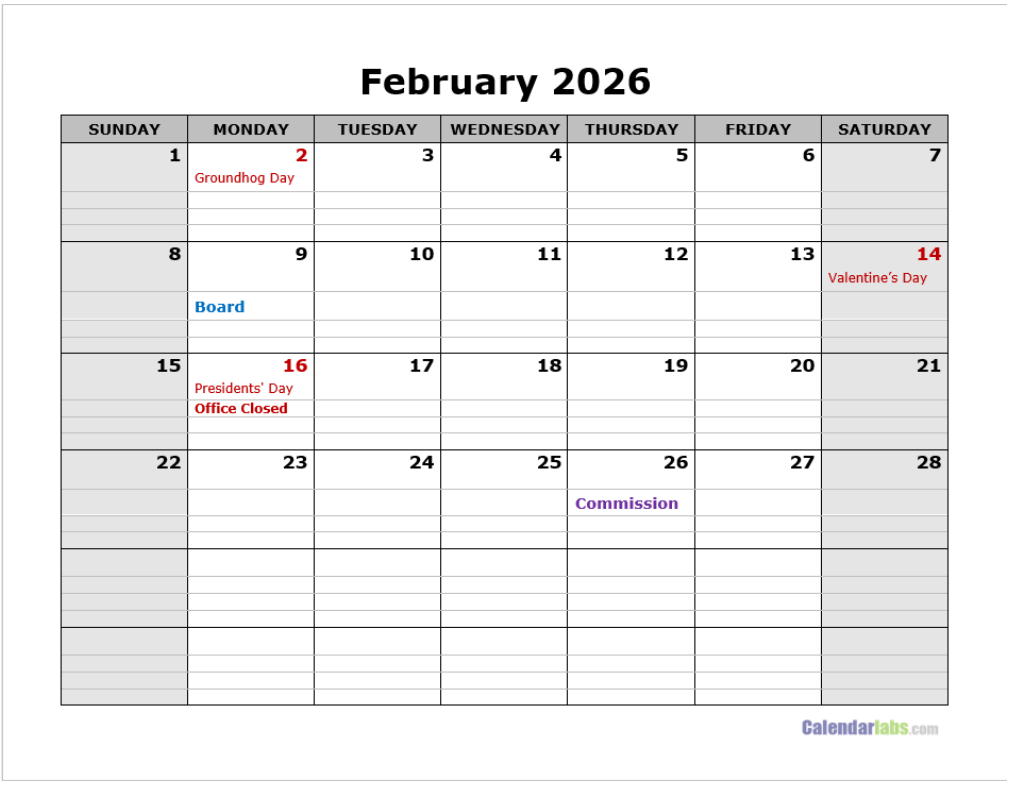
Your responses will help Bemidji focus on practical steps that fit local priorities. Please answer as honestly as you can, based on your experience and what you want to see moving forward. This survey should take less than 10 minutes, and results will be used to inform the EV vision and Bemidji's next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



Border States new building and location that is a competed project.

IMPORTANT NOTICE

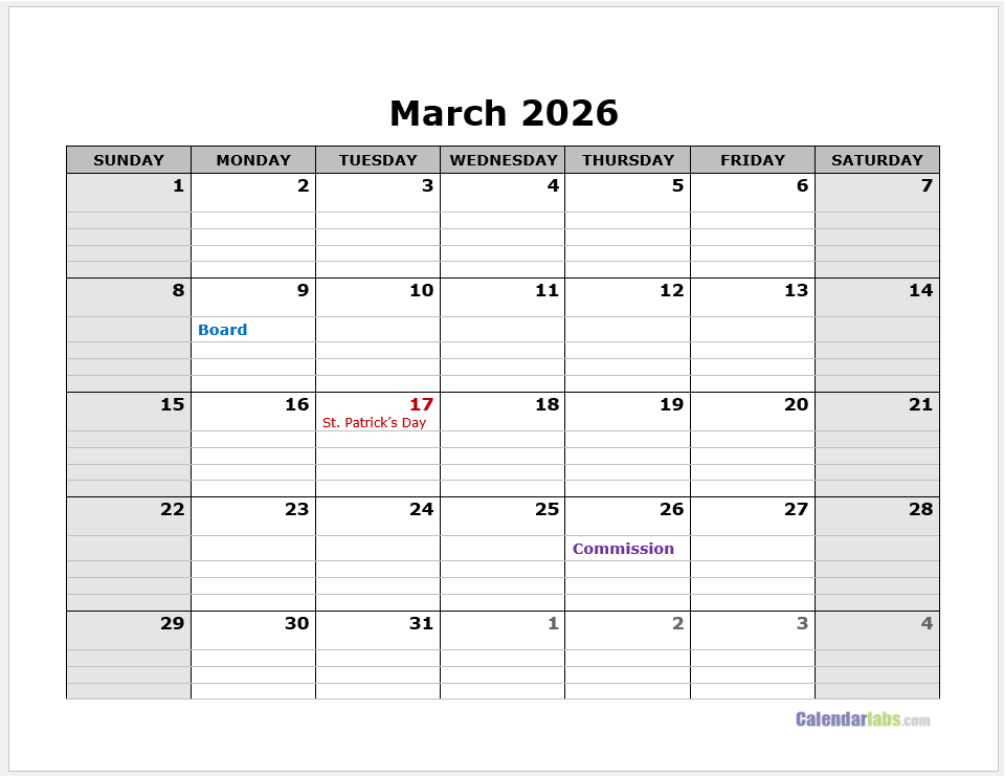
- **The Planning Board meeting scheduled for Monday, February 9th, 2026, at 5:30 p.m. will be held at City Hall Council Chambers.**
- **The Planning Commission meeting scheduled for Thursday, February 26th, 2026, at 5:30 p.m. will be held at City Hall Council Chambers**



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



March 2026

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

Calendarlabs.com

Planning & Zoning Department

Site Analyst & Enforcement Activities for January 2026

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.
- **Air Corps Aviation (Mahnomen Dr)** Building addition, site plan review is complete, and construction 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)** Construction complete and the businesses are open. Landscape survivability will be reviewed Summer/Fall 2026.
- **Beltrami County Adult Corrections Center (Pioneer St SE)** The development agreement has been completed and signed. Under construction.
- **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)** Construction completed, business open. Landscape survivability will be reviewed Summer/Fall 2026.
- **Dairy Queen (Paul Bunyan Dr NW)** Developer is currently looking for a new location in the city, and the sale of the property is pending for a new restaurant.
- **Dale Schmidt Agency (Washington Ave S)** Building expansion. Site plan approved; construction appears complete.
- **Glass Doctor (24th St NW)** Construction underway.
- **Gracewin Cooperative –** Developer states they are still working toward having a substantial start on the project by the May deadline.
- **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.
- **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)** Project completed. Landscape survivability will be reviewed Summer/Fall 2026.
- **People's Church (America Ave NW) –** Construction complete. Landscaping will be reviewed in 2026. Disposal of trash has become an issue, and staff has been coordinating how to resolve this problem.
- **Pizza Ranch (Paul Bunyan Dr)** Landscape survivability Spring 2026.
- **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 complete. Landscape survivability will be reviewed 2026.

Planning & Zoning Department

Site Analyst & Enforcement Activities for January 2026

- **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.
- **Voyageur Expeditionary High School (Bemidji Ave)** Site plan under review.
- **Westridge Redevelopment (Paul Bunyan Dr)** CUP issued, plan review completed, construction underway.



Dale Schmidt Agency, February 5, 2026

Development Projects City Residential

- **Amundson (Sherman Dr)** Site plan review approved 5/30/2025. Construction ongoing.
- **Beyond Builders (2nd St SE)** Construction underway.
- **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 is ongoing.
- **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 was 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.
- **Motz (Balsam Rd)** Site plan approved 1/12/2026
- **Mountain View Meadows 6 Plex #2 (Moonlight Lane SW)** Site plan review complete 4/30/2025, construction started mid-May 2025 and is nearing completion.
- **Mrazek (Jefferson Ave SW)** Site plan review approved 10/2/2025
- **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.

Significant Enforcement Issues

- Enforcement action for some violations have slowed with the snow cover, but staff is still working through those issues not affected by winter weather.
- Household furnishings and garbage issues have become more prevalent in the last few weeks. Staff have been working on multiple sites with such violations.
- Human Activity Sites: There have been no new sites brought to staff's attention. There are currently only three sites known to staff, and all are adjacent to railroad property.
-



Bagged household trash and furnishings creating a Section 28-402 violation, February 4, 2026.

- Dynamic Sign Review: Staff conducted a review of the dynamic displays that are within the city limits on February 4, 2026. Most of them were compliant with the code, though several had overall brightness issues and/or bright white backgrounds. Notices will be sent, and follow-up reviews will be conducted.

- Exterior Lighting: Complaints have been received regarding new exterior lighting on some structures around the city. Per City ordinance, the light created by such lighting must not be directed or shine toward surrounding property, public rights-of-way, or public waters. Fixtures that don't meet ordinance requirements may be hooded or re-directed as a way of coming into compliance.



Exterior lighting violations, February 4, 2026.

Site Analyst & Enforcement Activities for January 2026

Summary of Enforcement Actions

Enforcement - Total Open Cases - January 2026			
By Ward	**Residential Districts**	**Non-Residential**	**Totals**
Ward 1	12	2	14
Ward 2	2	13	15
Ward 3	8	2	10
Ward 4	9	20	29
Ward 5	18	5	23
Total	**49**	**42**	**91**

As of 2/4/2026

Totals for January 2026 Enforcement	
Closed 2026 YTD	City
January Residential	3
January Non-Residential	7
February Residential	0
February Non-Residential	0
March Residential	0
March Non-Residential	0
April Residential	0
April Non-Residential	0
May Residential	0
May Non-Residential	0
June Residential	0
June Non-Residential	0
July Residential	0
July Non-Residential	0
August Residential	0
August Non-Residential	0
September Residential	0
September Non-Resident	0
October Residential	0
October Non-Residential	0
November Residential	0
November Non-Residenti	0
December Residential	0
December Non-Residenti	0
Total Closed Cases 2026	**10**
As of 2/4/2026	

Site Analyst & Enforcement Activities for January 2026

Enforcement Totals by Code - January 2026		
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	29	1
28-403 - Sight Visibility Triangle	1	0
28-404 - Fences	3	0
28-406 - Landscaping Requirements	1	0
28-408 - Lighting	2	1
28-409 - Off-Street Parking, Loading & Surfacing Standards	4	0
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	0	1
Total Residential Cases	**49**	**3**
Commercial, Industrial, U, UR, OM, LC, LD, & MH		
28-81 - Allowed, Permitted, Conditional, and Interim Uses	1	0
28-244 - Prohibited Signs	2	0
28-245 - Nonconforming Signs	1	0
28-246 - Sign Permit Required	0	4
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	1	0
28-258 - Dynamic Displays	2	0
28-402 - Exterior Storage & Outdoor Display of Merchandise	11	0
28-403 - Sight Visibility Triangle	0	1
28-405 - Screening	1	0
28-406 - Landscaping Requirements	3	1
28-407 - Tree Preservation	1	0
28-408 - Lighting	0	0
28-409 - Off-Street Parking, Loading & Surfacing Standards	6	0
28-411 - Temporary Uses or Structures	9	1
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	**42**	**7**
Total Cases	**91**	**10**

As of 2/4/2026