

BEMIDJI PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, March 26, 2026

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



- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MEETING MINUTES**
 - a. February 26, 2026 Planning Commission Meeting Minutes
- 6. VISITORS WITH BUSINESS NOT ON THE AGENDA**
- 7. NEW BUSINESS**
 - b. Public Hearing: Zoning Map Amendment (Rezone) Request for Parcel 80.00505.05 - Marco McLane Development representing Greater Bemidji
- 8. UPCOMING COMMISSION MEETINGS**
 - c. April 23, 2026 Planning Commission Meeting
- 9. ADJOURN**

PLANNING COMMISSION

BEMIDJI, MINNESOTA

Regular Meeting – February 26, 2026

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

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

Members excused: Faver, Heinonen

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

Others Present: Troy Gilchrist (via WebEx), Robert Iverson, John Johannson, and Dean Williamson.

AGENDA

Chair Meehlhause called for any amendments to the agenda. Motion by **Lemmer**, seconded by **Peterson**, to approve the agenda. Motion carried by the following roll call vote: Ayes: **Peterson, Olderman, Meehlhause, McCoy, Lemmer**. Nays: **None**.

MINUTES

The minutes for the **January 22, 2026**, Planning Commission meeting were presented for approval. Motion by **Lemmer**, seconded by **McCoy**, approving minutes as presented. Motion carried by the following roll call vote: Ayes: **Lemmer, McCoy, Meehlhause, Olderman, Peterson**. Nays: None.

VISITORS WITH BUSINESS NOT ON AGENDA: No appearance.

OLD BUSINESS

No old business.

NEW BUSINESS

Public Hearings:

PLANNING CASE: VARIANCE REQUEST – John Johannson representing Division 25, LLC & Willow Creek Center:

Fahrenbruch presented the planning case request: 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.

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

Commission members made the following comments:

- No comments.

Public Hearing

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

- Robert Iverson addressed the Commission regarding the variance request.

- John Johansson addressed the Commission regarding the project, the reasons for the variance request, proposed construction timelines, and asked for the City to work with MnDOT regarding business signage and detour routes during the roundabout construction in 2026-2027.
- Peterson and Meehlhause welcomed the project to Bemidji.

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

Motion by **Peterson**, seconded by **Lemmer**, to recommend approval of the variance request for parcels 800301700 and 800301600, 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**. Abstention: **Olderman**. Nays: **None**.

Chair Meehlhause addressed that the request would go before the Planning Board at their next meeting on **March 9, 2026**, at 5:30 PM for the final decision.

Planning Commission Discussion: Electric Vehicle (EV) Charging Ordinance Language:

Fahrenbruch presented the discussion request: The City of Bemidji applied for the Local Climate Action Planning Grant and was awarded the grant in 2025. The City of Bemidji has worked closely with the Great Plains Institute (GPI), a clean energy non-profit based in Minnesota, to meaningfully advance work to further transportation electrification through creation of a custom roadmap that would include a fleet analysis, a comprehensive review of the community's zoning code and creation of a community-wide electric vehicle (EV) vision statement. Staff is bringing to the Planning Commission the draft recommendations for the EV Charging language to be added to the city code. This is a discussion of example language that the city could adopt in the future or at the time of a full ordinance update.

Commission members made the following comments:

- Olderman questioned the extent of Recommendation 5 relating to new parking areas being built as EV ready.
- Fahrenbruch answered that "EV ready" means conduit and wire are in the ground for future use for Level 1 & 2 chargers only and that the cost is lower for those chargers.
- Fahrenbruch discussed the size of new development or redevelopment projects that would require EV ready spots, and which would require Planning Board or Administrative approval.
- Peterson addressed maintenance and snow removal issues related to charging stations. Fahrenbruch responded.
- Lemmer addressed signage and chargers placed in hotel parking lots.
- Carlson addressed signage and location issues, ordinance trade-offs, and that that being proactive can lower the installation costs for developers.
- Meehlhause questioned if the state had data relating to the number of EVs registered in the state or other geographical areas. Fahrenbruch, Carlson, Meehlhause and McCoy discussed.
- McCoy addressed MnDOT's EV corridors and if the City's ordinance could assist in that.
- Peterson addressed locations such as downtown and at hotels rather than forcing small business to install them.
- Fahrenbruch addressed that other cities focused on larger parking areas such as hotels, grocery and department stores, and that local ordinance can be customized to meet local needs and should be looked at as a way to help Bemidji grow.
- Fahrenbruch addressed that ordinance requirements to provide EV charging can trigger reductions in overall parking spaces, and that some EV spaces must be handicapped accessible.

- Olderman addressed the number of EV vehicles registered in Beltrami County per the MPCA, the number of charging stations currently available, and the need to focus on larger developments and hotels rather than small business.
- Meehlhause addressed that new hotel development is already including this, that larger existing parking areas should be addressed, and that this would include City owned parking lots.
- Lemmer inquired if the YMCA project had EV charging included. Carlson responded.
- Carlson addressed that a 5% reduction in parking spaces granted by requiring EV charging would offset the cost of EV charging installation and that electric utilities offer rebates for installing chargers.
- Lemmer questioned if the EV ready requirement carried a timeline for completion. Carlson responded that such an end date could be added to the ordinance, or they can be conditioned into them.
- Meehlhause and Carlson discussed offsets that could be granted by ordinance.
- Peterson reiterated concerns regarding the financial impacts of maintenance on small businesses.
- Meehlhause and Carlson discussed outcomes from the discussion.
- Fahrenbruch addressed additional grant opportunities that had arisen from having done this one and that City Council approval will be requested.

UPCOMING COMMISSION MEETINGS

- Thursday, March 26, 2026 5:30 p.m. Planning Commission Meeting

ADJOURN

There being no further business, motion by **Lemmer**, seconded by **McCoy**, to adjourn the meeting. Motion carried by the following roll call vote: Ayes: **Lemmer, McCoy, Meehlhause, Olderman, Peterson**. Nays: **None**. Meeting adjourned at **6:20 p.m.**

Respectfully submitted,

David Wielenberg
Compliance Inspector & Site Analyst

PC Minutes approved and attested by: _____
Planning Commission Representative

The City of Bemidji Planning and Zoning Department

PLANNING CASE: ZOA-2026-0001	PC MEETING DATE: March 26, 2026
APPLICANT: Greater Bemidji (Marco McLane)	60-DAY RULE DATE: May 1, 2026
PROCEEDING: Rezone from (B-2) General Commercial to (UR) Urban Renaissance	ZONING DISTRICT: (B-2) General Commercial & Shoreland Overlay
PREPARED BY: Jamin Carlson Planning Director	EXHIBITS: Zoning Map, Future Land Use Map, Aerial Map, Application, Site Plan, Supporting Documentation

PLANNING REPORT

SUMMARY OF REQUEST

ZOA-2026-0001: - Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting a (Rezone) Land Use Map Amendment from B-2 General Commercial Zoning District to UR Urban Renaissance (Downtown) Zoning District as part of the Railroad Corridor Project Development, a multi-phase project which would include a YMCA Community Wellness Center and future development. The subject property is located at TBD Minnesota Ave NW (PIN 80.00505.05) in the City of Bemidji.

BACKGROUND

The City of Bemidji worked to acquire the parcel for over a year from Burlington Northern Sante Fe (BNSF) Railroad and finally achieved that feat in the fall of 2025. The lot was subdivided off the existing railroad parcel and has become city owned property. The land was needed to be able to accommodate the YMCA building development project. This lot is part of the PUD along with the final plat. The rezone is needed to be consistent with the rest of the development and to be in line with the future land use map.

DISCUSSION/DEVELOPMENT ANALYSIS

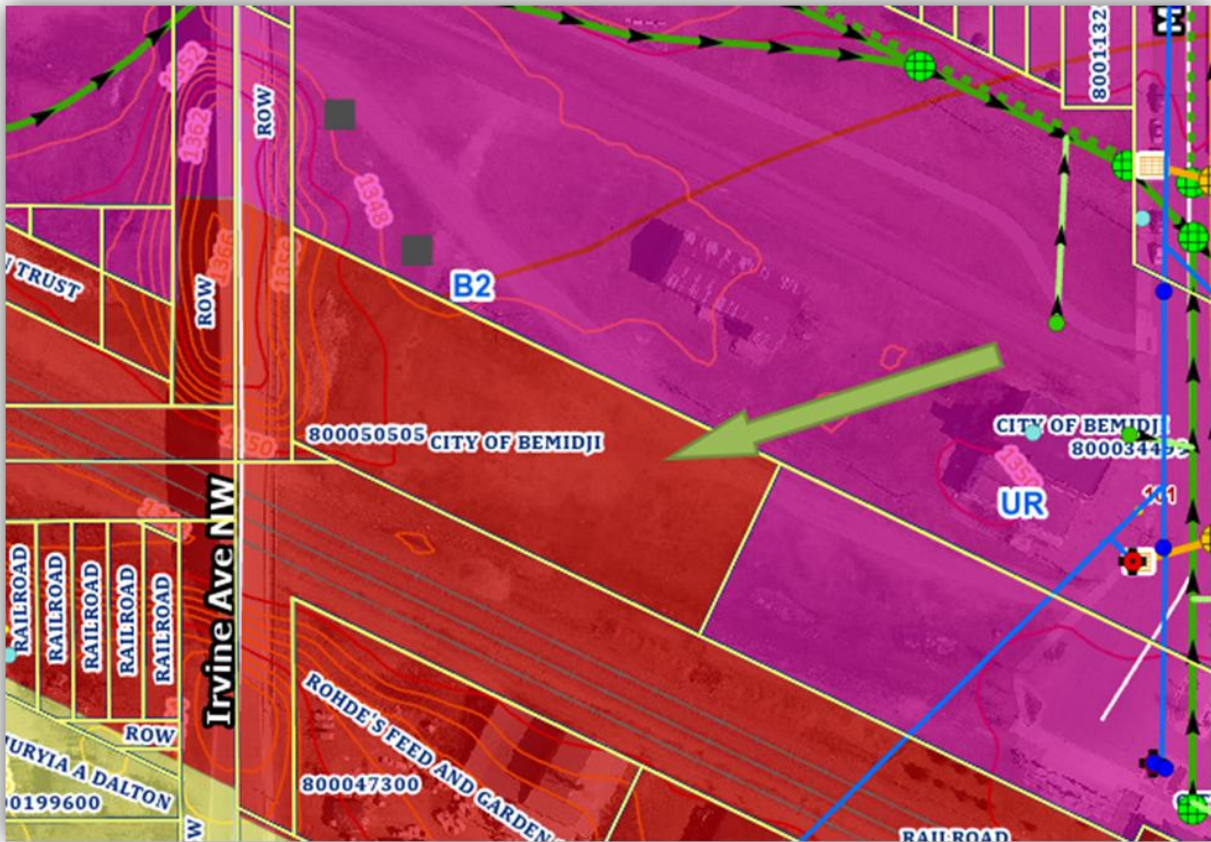
Planning Considerations

When reviewing zoning requests, it is imperative to ensure that “spot zones” are not created. Spot zoning allows for a particular parcel of land to have land uses differing from land uses allowed in adjacent and small regional areas and is likely a deviation from the land use plan. This rezone would be a continuation of the UR Urban Renaissance (Downtown) Zoning District from the north, east and west. Commercial zoning abuts this

parcel to the south with the rail lines running east-west which creates a buffer to other abutting residential zoning districts.

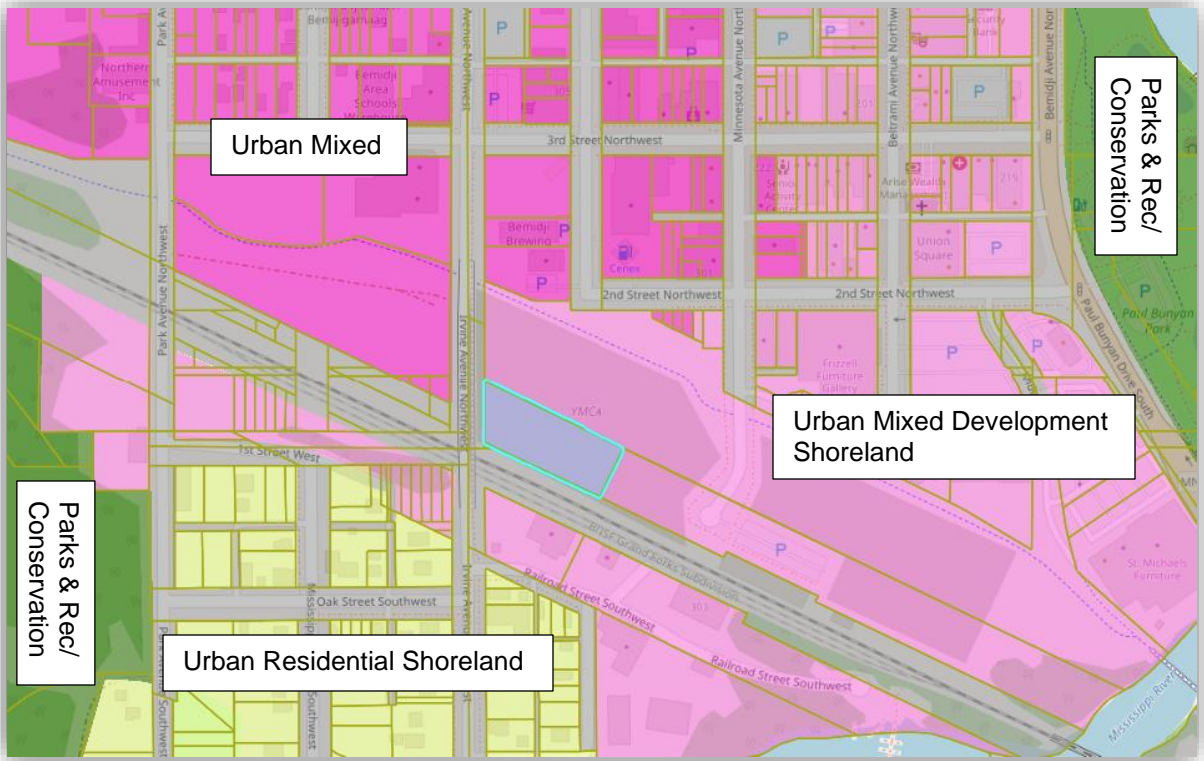
Existing Conditions

The subject property has been vacant and is a brownfield being mitigated and redeveloped. This parcel abuts B-2 General Commercial Zoning District, railroad tracks to the south, along with UR Urban Renaissance (Downtown) Zoning District to the north, east and west, this being labeled as the Railroad Corridor. The property will be combined with the parcel to the north and will be addressed off 2nd St NW along with be encompassed into the final plat.

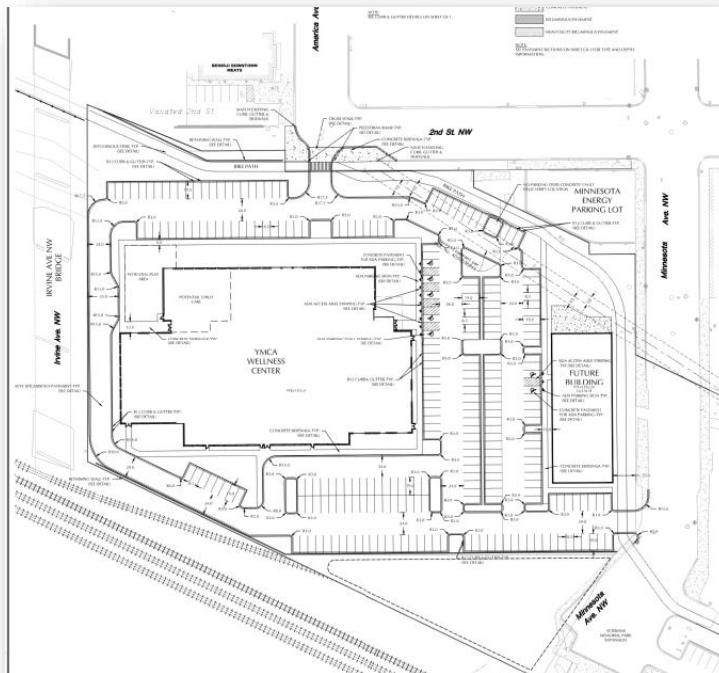


City's Future Land-Use Map

The future land-use map shows this area as Urban Mixed Development Shoreland.



If the subject lot was rezoned to UR, this parcel does border the other UR Urban Renaissance (Downtown) to the north allowing the city to combine the two parcels for the YMCA building project and the proposed Plat.



Development Team Comments

Development plans have been reviewed for compliance with City of Bemidji regulations.

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

Good afternoon, Melissa,

No issues on our end.

Thank you,

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

Neighborhood Comments

No neighbor comments were received at the time of writing this report.

Comprehensive Plan References

Land Use Objectives and Strategies

Objective 4.1: Preserve the Quality Residential Neighborhoods

- 2. 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

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.

- 1. Promote flexibility for commercial and industrial redevelopment and encourage in-fill development.** *Allowing for in-fill development and redevelopment of existing commercial areas will ensure the current commercial and industrial areas remain vibrant,*

full, and diverse. In-fill and redevelopment will be encouraged before resorting to increasing commercial and industrial areas.

- 2. Identify areas where commercial and industrial uses should be located, specifically adjacent to highways with controlled access where noise, odor, dust, and glare will have minimal impact.** When reviewing new commercial and industrial land uses, ensuring these areas are appropriate and compatible with opportunity to be successful. Piecemeal development of industrial and commercial land uses can increase urban sprawl and have negative impacts on existing, less intense surrounding land uses.
- 3. Incorporate multi-modal transportation access and aesthetically pleasing site and building designs when reviewing commercial development and redevelopment.** With increasing interest in alternative modes of transportation ensuring that retail, office, and mixed-use developments are designed with multi-modal transportation in mind and aesthetically pleasing site layout and building designs can increase success and promote healthy living.

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.

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 28-472 - Land Suitability
Section 28-526 - Amendments; Text or Zoning District

RECOMMENDATION & FINDINGS

The planning commission must decide if a (Rezone) Land Use Map Amendment from (B-2) General Commercial Zoning District to (UR) Urban Renaissance (Downtown) Zoning District for parcel 80.00505.05 meets the ordinance and comprehensive plan. The following are the proposed findings of fact that staff recommends:

Findings of Fact - Rezone

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

Yes. The proposed change would be consistent with intent and purpose of the Ordinance. The proposed project abuts UR properties to the north and will be combined with the abutting property to the north during a final plat. The change in classification would be consistent with commercial infill within the city.

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

Yes. This parcel and the abutting parcels have an approved Planned Unit Development (PUD) that has listed uses allowed/permited in this PUD.

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

Yes. This parcel would be connected to City services through the lot combination and proposed YMCA project.

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

No, this is not a correction. This rezone request would allow the owner to combine lots and develop the parcel for the YMCA project. The parcel was recently acquired by the city for this project from BNSF Railroad and was not considered to change hands in past ordinances. The future land use map shows this parcel as Urban Mixed Development Shoreland along with the rest of the downtown or Urban Renaissance District.

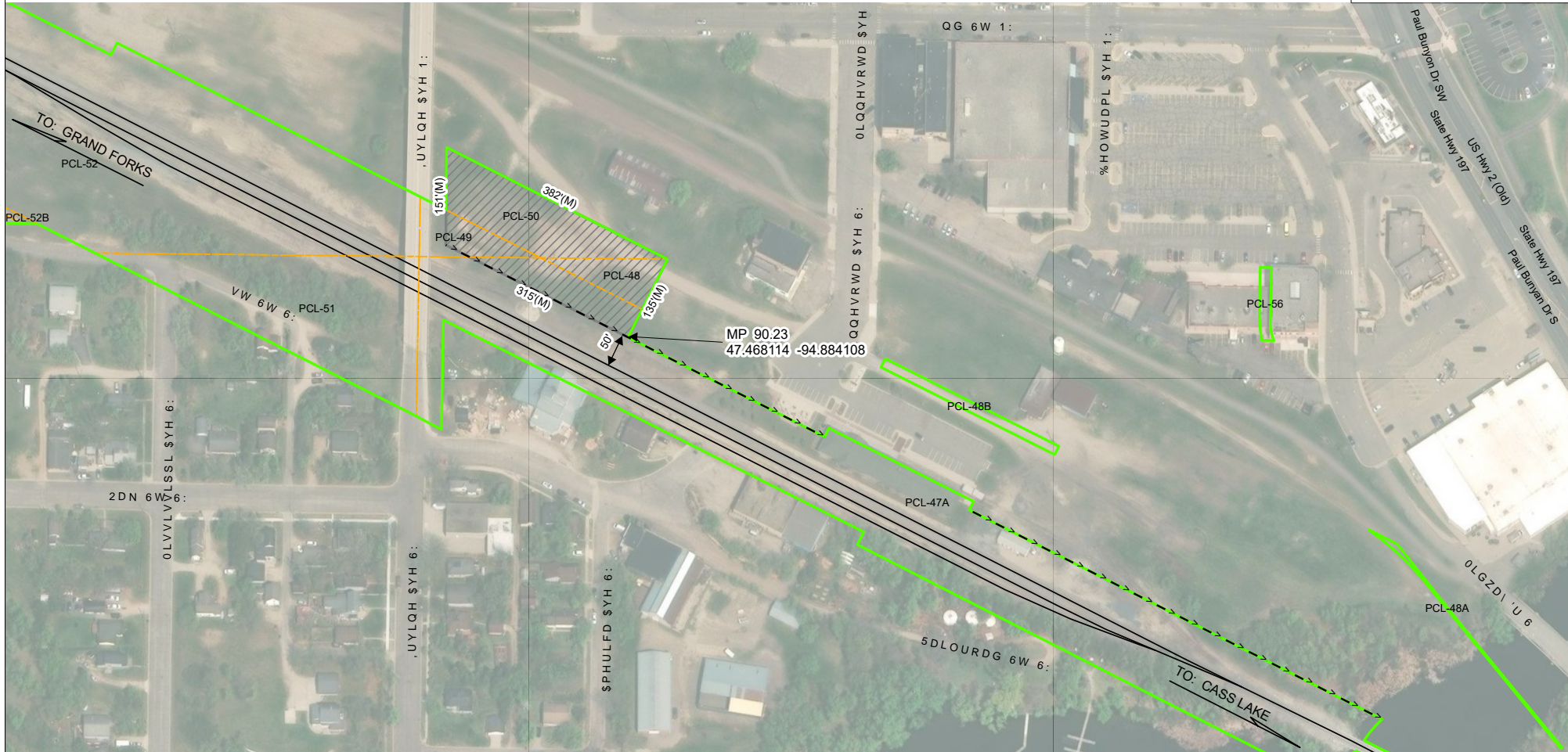
5. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

Yes. This proposed amendment is made necessary due to the purchase of the parcel for the Railroad Corridor project 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.

SCALE: 1 IN = 150 FT

JLL TIT: -
 BW Proj. No.: 12196.003
 MAP REFERENCE:
 STA. = s50833
 RW = -

This map used by BNSF RAILWAY COMPANY in the ordinary course of business, but it is subject to audit and should be used only with the expressed understanding the BNSF make no representations whatsoever about the quality, accuracy, errors or omissions relating to this map.



TO: CITY OF BEMIDJI
 AT: BEMIDJI
 BELTRAMI COUNTY,
 MN

- LEGEND:**
- SALE AREA
 - RIGHT OF WAY LINE
 - PARCEL LINES
 - TRACK
 - FENCE



MEASUREMENTS BASED ON PROVIDED SURVEYS
 (S) MEASUREMENTS TAKEN OFF SURVEY
 (M) MEASUREMENT

TWIN CITIES DIVISION
 GRAND FORKS SUBDIVISION - L.S. 0031-2
 VAL. SEC. 69052
 GN RY MN-42B, MAP 04
 SEC. 9,16, T146N, R33W 5PM
 DATE: 7/28/2025
 MP 90.23



Application

ZOA-2026-0001

**REZONING/ZONING ORDINANCE
AMENDMENT**

SITE ADDRESS: UNKNOWN UNKNOWN
PRIMARY PARCEL: 800050505
PROJECT NAME: BNSF RAIL CORRIDOR REZONING

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
Select the type of amendment request from the list	Zoning District Change
Zoning District Change: Please indicate the current district and indicate the district you are requesting a change to.(If this does not apply, enter N/A)	Change zoning from B-2 to UR
Zoning Text Change: Please describe the proposed text amendment.(If this does not apply, enter N/A)	N/A
Zoning District Change: Describe the proposed use of your property after the amendment.	This parcel will be incorporated into the new plat for the YMCA development within the approved Rail Corridor PUD.
Zoning District Change: Describe the existing use of your property.	Vacant land.
Zoning District Change: Describe what changes you feel have led to the request being sought.	The final PUD for the Rail Corridor was approved by Planning Board.
Zoning District Change: How will the change affect the use of the property?	The rezoning will align the uses and zoning with the overall approved PUD.
Describe how the change will benefit the surrounding area and the City of Bemidji over time.	The rezoning will align the uses and zoning with the overall approved PUD.
Zoning District Change: What are the zoning districts of the properties (adjacent/included) by this request?	UR
Zoning District Change: Are there any easements that may be impacted by this zoning change?	No
Zoning District Change: Do adequate sewer and water facilities exist or can they be provided for the proposed changes that may occur should this amendment be approved?	Yes
Zoning Text Change: If the proposed amendment will correct an error in the application of the Zoning Ordinance, describe that error (or "N/A")	N/A
Zoning Text Change: Are there any other considerations, not addressed above, that would help the City of Bemidji Planning & Zoning Board determine whether the amendment should be made? Please describe (or "N/A")	No



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

Escrow Payer Mailing Address N/A

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

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

CONDITIONS

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

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



February 24, 2026

City of Bemidji
317 4th Street NW
Bemidji, MN 56601

RE: Former BNSF Parcel Rezoning

To Whom It May Concern:

We respectfully request that the City rezone the former BNSF parcel from B-2 to UR to align with the approved Rail Corridor PUD. This parcel is part of the YMCA development and is integral to the success of the entitlements and property development.

Sincerely,

Tim Marco
Marco McLane Development

Packet Distribution List

ZOA-2026-0001 - BNSF Rail Corridor

	<u>CONTACT</u>	<u>E-MAILED</u>
<input checked="" type="checkbox"/>	Applicant / Representative	3/4/2026
<input checked="" type="checkbox"/>	City Building Department	3/4/2026
<input checked="" type="checkbox"/>	City Attorney (Planning & Zoning)	3/4/2026
<input checked="" type="checkbox"/>	City Engineer	3/4/2026
<input checked="" type="checkbox"/>	City Manager	3/4/2026
<input type="checkbox"/>	City Community Development (Vacant)	_____
<input checked="" type="checkbox"/>	City GIS Department	3/4/2026
<input type="checkbox"/>	City Police Department	_____
<input checked="" type="checkbox"/>	City Fire Department	3/4/2026
<input checked="" type="checkbox"/>	City Parks Department	3/4/2026
<input type="checkbox"/>	Beltrami County ESD/SWCD	_____
<input type="checkbox"/>	Beltrami County Recorder	_____
<input type="checkbox"/>	Beltrami County GIS Department	_____
<input type="checkbox"/>	Beltrami County Sheriff	_____
<input type="checkbox"/>	Beltrami County Engineer / Highway	_____
<input type="checkbox"/>	Beltrami County Natural Resources	_____
<input checked="" type="checkbox"/>	MnDNR Trails	3/4/2026
<input type="checkbox"/>	MnDNR Waters	_____
<input type="checkbox"/>	MnDNR District	_____
<input type="checkbox"/>	MnDOT	_____
<input type="checkbox"/>	Airport	_____
<input type="checkbox"/>	Bemidji School District	_____
<input type="checkbox"/>	MPCA Closed Landfill Program	_____
<input type="checkbox"/>	U.S. Army Corps of Engineers	_____
<input type="checkbox"/>	Minnesota Chippewa Tribe	_____
<input type="checkbox"/>	Red Lake Nation DNR	_____
<input type="checkbox"/>	White Earth Nation DNR	_____
<input type="checkbox"/>	Leech Lake Band DRM	_____
<input type="checkbox"/>	Bemidji Sustainability Commission	_____
<input checked="" type="checkbox"/>	Bemidji Area Chamber of Commerce	3/4/2026
<input checked="" type="checkbox"/>	Bemidji Downtown Alliance	3/4/2026
<input type="checkbox"/>	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.

March 4, 2026

ZOA-2026-0001: - Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting a (Rezone) Land Use Map Amendment from B-2 General Commercial Zoning District to UR Urban Renaissance (Downtown) Zoning District as part of the Railroad Corridor Project Development, a multi-phase project which would include a YMCA Community Wellness Center and future development. The subject property is located at TBD Minnesota Ave NW (PIN 80.00505.05) in the City of Bemidji.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, March 26, 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, March 20, 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 **ZOA-2026-0001**.

Respectfully,

Planning Staff
City of Bemidji
Planning and Zoning Department



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

March 4, 2026

Dear Property Owner:

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

ZOA-2026-0001: - Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting a (Rezone) Land Use Map Amendment from B-2 General Commercial Zoning District to UR Urban Renaissance (Downtown) Zoning District as part of the Railroad Corridor Project Development, a multi-phase project which would include a YMCA Community Wellness Center and future development. The subject property is located at TBD Minnesota Ave NW (PIN 80.00505.05) in the City of Bemidji.

This public hearing will be held on **Thursday, March 26, 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, March 20, 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

R2M2 LLC
114 IRVINE AVE SW
BEMIDJI, MN 56601

PROSPER PROPERTIES LLC
PO BOX 825
PARK RAPIDS, MN 56570

BRICKELL & BRICKELL LLC
10 PONDEROSA
GLENWOOD SPRINGS, CO 81601

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

MINNESOTA ENERGY RESOURCES COR
GREEN BAY, WI 54307

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

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

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

LEILA A BRUNI
519 OAK ST SW
BEMIDJI, MN 56601

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

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

BREW NORTH LLC
211 AMERICA AVE NW
BEMIDJI, MN 56601

ALAINA LYNN FINLEY
410 RAILROAD ST SW
BEMIDJI, MN 56601

STATE - IN TRUST

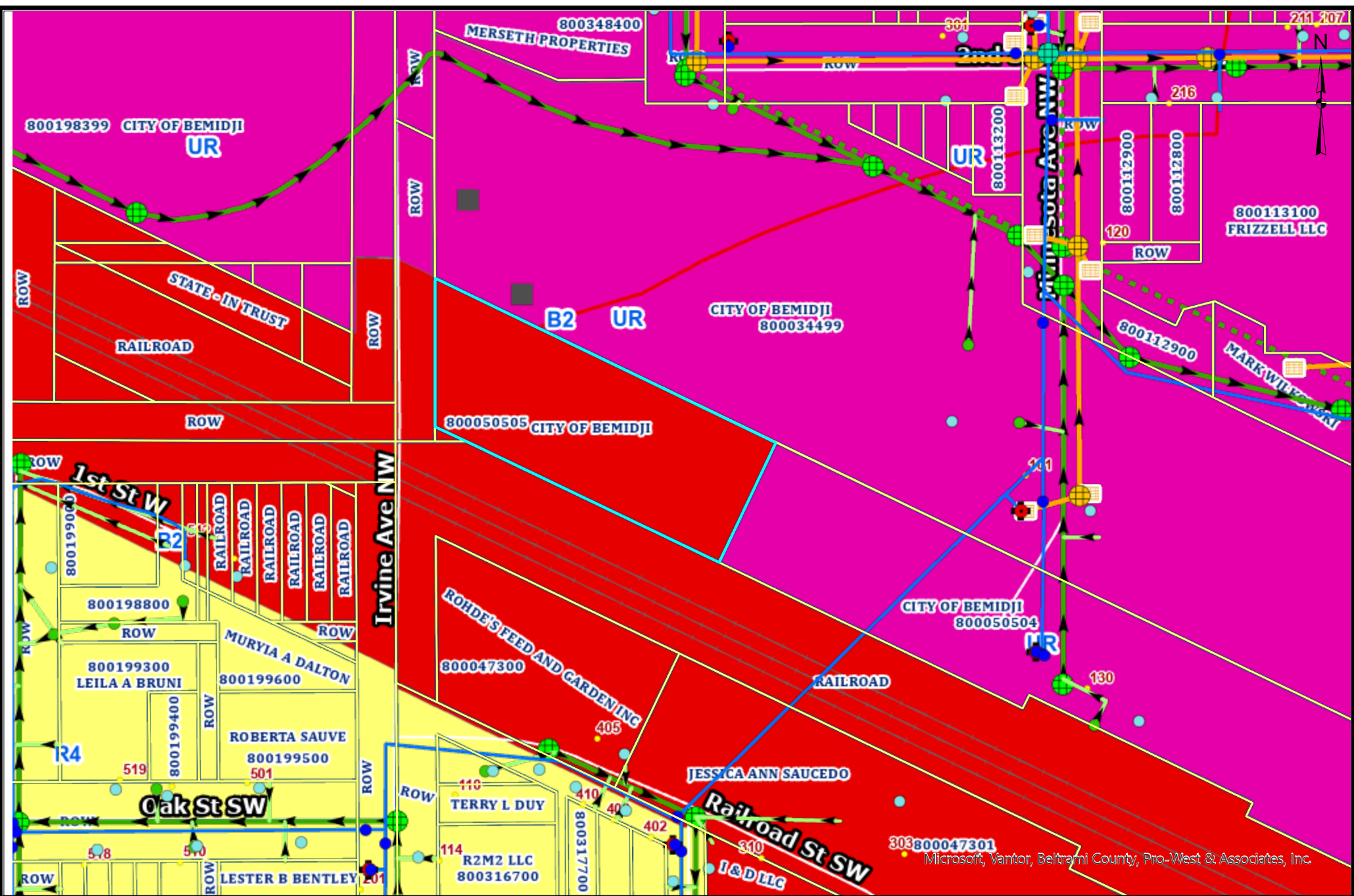
TERRY L DUY
1532 HAGUE AVE
SAINT PAUL, MN 55104

MURYIA A DALTON
107 IRVINE AVE SW
BEMIDJI, MN 56601

ROBERTA SAUVE
501 OAK ST SW
BEMIDJI, MN 56601

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



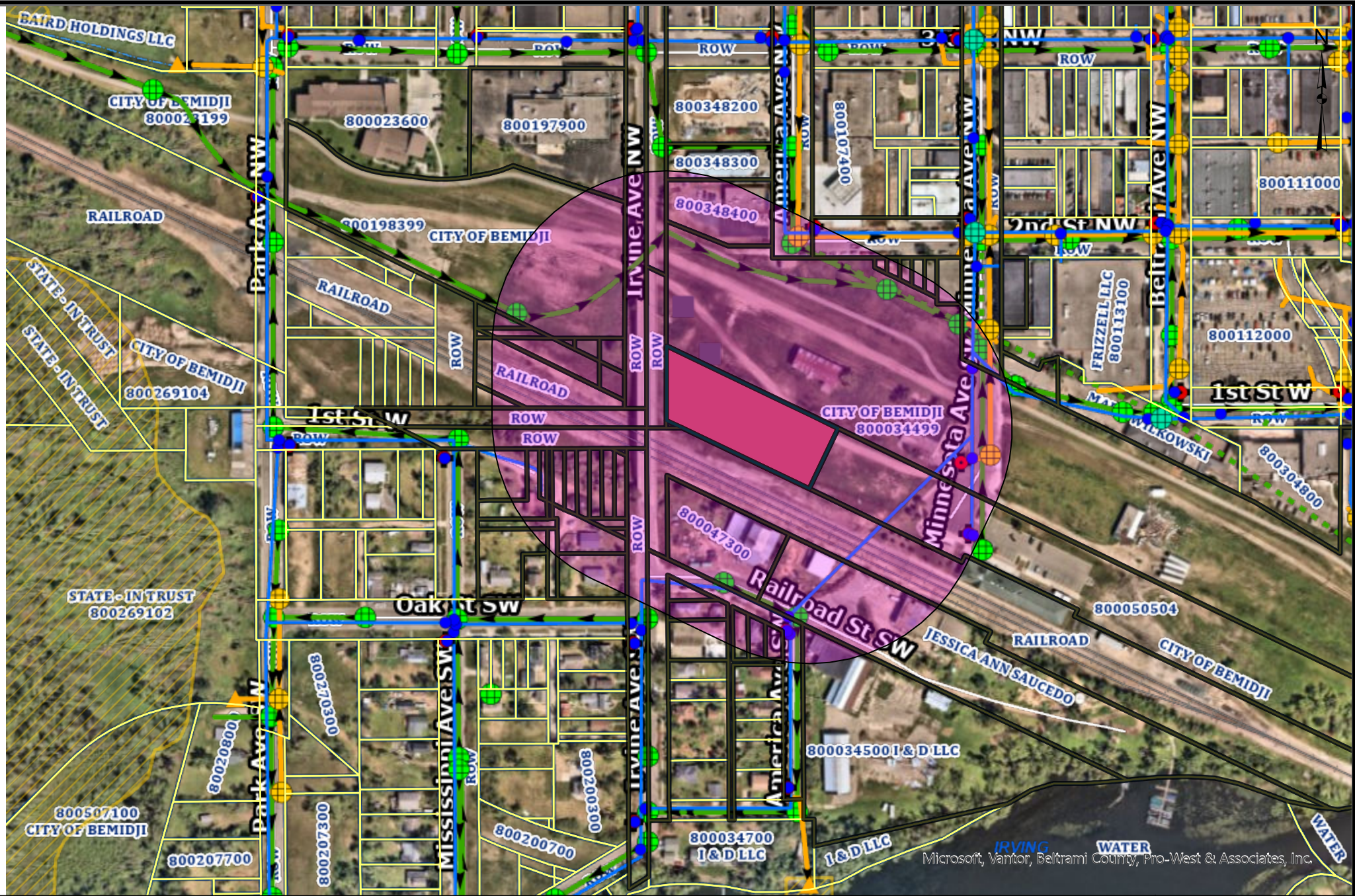
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

<h1>Zoning Map</h1>	
1:2,257	Date: 3/2/2026
<small>This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.</small>	



Bemidji
First City On The Mississippi

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

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Buffer Map

1:4,514

Date: 3/2/2026

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





AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

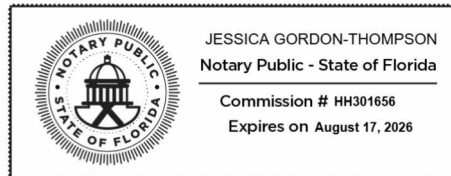
1. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and the day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: Saturday, March 14, 2026
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: \$13.00 per column inch.
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in BELTRAMI County. The newspaper complies with conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **03/16/2026**

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, March 26, 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):

Rezoning Request: Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting a Land Use Map Amendment (Rezoning) from B-2 General Commercial Zoning District to UR Urban Renaissance (Downtown) Zoning District as part of the Railroad Corridor Project Development, a multi-phase project which would include a YMCA Community Wellness Center and future development. The subject property is located at TBD Minnesota Ave NW (PIN 80.00505.05) in the City of Bemidji.

All interested parties are invited to attend the public hearing(s) and comment on the proposal(s). If you are unable to attend in person, comments can be submitted by email to SGAdmin@ci.bemidji.mn.us (preferred method), letter, or phone call to the Planning and Zoning Department. Call 218-759-3579 or visit our website at www.ci.bemidji.mn.us for more information. If possible, your written comments should be submitted by **Friday, March 20, 2026**, so they may be incorporated into the staff report to the Planning Commission. (Mar. 14, 2026)