

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 than 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 Tenant 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 than 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.

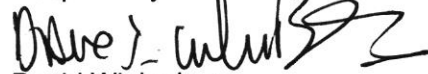
UPCOMING BOARD MEETINGS

- 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