

BEMIDJI PLANNING BOARD REGULAR MEETING AGENDA

Monday, April 13, 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) March 9, 2026 Planning Board Meeting Minutes

CONSENT AGENDA

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

VISITORS WITH BUSINESS BEFORE THIS BOARD – NOT ON AGENDA

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

NEW BUSINESS

- 2) Consider Ordinance Amending the Zoning Map Adopted in Chapter 28 of the Bemidji City Code (Rezone) for Parcel 80.00505.05 - Greater Bemidji

STAFF REPORTS

- 3) Director's Report
- 4) Site Analyst and Enforcement Report

UPCOMING MEETINGS

- 5) May 11, 2026 Planning Board Meeting

ADJOURN

PLANNING BOARD PROCEEDINGS BEMIDJI, MINNESOTA Regular Meeting – Monday, March 9, 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 (via WebEx due to personal reasons), Peterson, Dickinson, Rivera, Eaton, Thayer.**

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

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

AMENDMENTS TO AGENDA

Chair Eaton called for any amendments to the agenda. None made. Motion by **Peterson**, second by **Thayer**, to approve the agenda. Motion carried by unanimous roll-call vote.

MINUTES

The following minutes were presented for approval:

Planning Board Meeting: **February 9, 2026**

Motion by **Thayer**, second by **Peterson**, approving minutes as presented. Motion carried by unanimous roll-call vote.

CITIZENS WITH BUSINESS NOT ON AGENDA

No appearance.

NEW BUSINESS

CONSIDER RESOLUTION FOR VARIANCE REQUEST – 80.03017.00 & 80.03016.00 – DIVISION 25 LLC AND WILLOW CREEK CENTER

Fahrenbruch presented the first planning case request: John Johannson, representing Division 25, LLC and Willow Creek Center, is requesting a variance from the side yard property line setback requirements of Section 28-409 - Off-Street Parking, Loading and Surfacing Standards for the redevelopment of a parking area involving both properties. 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 Planning Commission decided that the conditions are sufficient for approval of a Variance from section 28-409 off-street parking, loading and surfacing standards of a redevelopment of a parking area setback to the side property lines from 5' to 0' on parcels (PIN:800301700, & 800301600), with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- Rivera complimented the improved safety of the plan based on the variance.
- Rivera inquired if green space brought about by the addition of a trail along Highway 197 would add to the property's green space totals. Carlson replied that it did not.

Motion by **Peterson**, second by **Thayer**, to approve **Resolution 2026-08** for a Variance from section 28-409 off-street parking, loading and surfacing standards of a redevelopment of a parking area setback to the side property lines from 5' to 0' on parcels (PIN:800301700, & 800301600) with the findings of fact and conditions as presented. Motion carried by the following voice vote: Ayes: **Prince, Fiskevold Gould, Peterson, Dickinson, Rivera, Eaton, Thayer.** Nays: **None.**

STAFF REPORTS

Director's Report

Carlson presented the Director's Report.

Board members had the following comments:

- Rivera addressed staff regarding the upcoming Beltrami County Hazard Mitigation Plan meeting. Carlson replied.
- Rivera inquired if there was any land use training planned for the Commission and Board members. Carlson replied.

Site Analyst & Enforcement Report

Wielenberg presented the Site Analyst & Enforcement Report.

Board members had the following comments:

- Prince inquired about the increase in businesses not getting sign permits and the possibility that it was a carryover from the storm. Wielenberg replied, explaining that ordinance required a permit anytime there were changes to the physical dimensions or location of the sign.
- Thayer inquired about the numbers and the timelines related to the clean-up cases throughout the City. Wielenberg replied.
- Thayer inquired about sidewalk clearing issues and a house along Bemidji Ave that had been burned and had broken windows. Carlson responded that Building Department was working with the property owner who had issues with the insurance company.
- Thayer inquired about the neglected state of the former Holiday gas station along Paul Bunyan Drive. Carlson and Wielenberg responded regarding the attempts being made to gain compliance.
- Rivera inquired about a house that is being built along Irvine Avenue and if it would be included in the Site Analyst report. Staff responded.
- Rivera inquired about the shrink-wrapped construction materials located by the South Shore Hotel. Staff responded.
- Rivera addressed Thayer that she would bring the sidewalk issues to the Parks Commission meeting later in the week.
- Rivera addressed that City staff attending the Beltrami County Hazard Mitigation Plan meeting should inquire if it would be possible to bring back Project Pride for at least this year to allow residents to clean up their yards of debris related to last year's storm as well as other items.
- Rivera inquired as to the process of how enforcement cases are begun and if anonymity can be granted to complainants. Wielenberg and Rivera discussed.

UPCOMING BOARD MEETINGS

- April 13, 2026 5:30 p.m. Planning Board Meeting

ADJOURN

There being no further business, motion by **Peterson**, second by **Thayer**, to adjourn the meeting. Motion carried by unanimous roll-call vote. Meeting adjourned at **5:57 p.m.**

Respectfully submitted,

David Wielenberg
Compliance Inspector & Site Analyst

PB Minutes approved and attested by: _____
Planning Board Representative

CITY OF BEMIDJI

ORDINANCE NO. , 3RD SERIES

**AN ORDINANCE AMENDING THE ZONING MAP ADOPTED IN CHAPTER 28, ARTICLE I,
SECTION 43 AND ARTICLE XII, SECTION 526
OF THE BEMIDJI CITY CODE
Pertaining to Planning Case #ZOA-2026-0001**

THE CITY OF BEMIDJI DOES ORDAIN:

SECTION 1: 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 parcel legal description is as follows:

That portion of the Burlington Northern and Santa 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, Range 33; Lots 10, 11 and 12, Block 3, RAILROAD ADDITION TO BEMIDJI; and Outlot I, BEMIDJI, together with all interest in First Street, and America Avenue, vacated or otherwise, all in Beltrami County, Minnesota, described as follows:

Beginning at the point of intersection of the north line of said Government Lot 1, which has an assumed bearing of South 89 degrees 59 minutes 10 seconds West, and a line parallel with and distant 185.00 feet northeasterly from the center line of the main track of the former Great Northern Railway Company; thence South 25 degrees 40 minutes 06 seconds West, perpendicular to said center line, 135.00 feet to a line parallel with and distant 50.00 feet northeasterly of said center line; thence North 64 degrees 19 minutes 54 seconds West, along said parallel line, 319.97 feet to the east line of Irvine Avenue Northwest; thence North 00 degrees 02 minutes 59 seconds West, along said east line, 149.84 feet to the intersection of said parallel line distant 185.00 feet northeasterly of the center line of the main track of the former Great Northern Railway Company; thence South 64 degrees 19 minutes 54 seconds East, along said parallel line, 385.00 feet to the point of beginning.

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

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

Yeas:
Nays:
Absent:

First Reading: March 26, 2026
Final Reading: April 13, 2026

Attest:

Ainslee Krause, Administrative Assistant

Approved:

Lynn Eaton, Planning Board Chair

DRAFT

**The City of Bemidji
Planning and Zoning Department**

PLANNING CASE: ZOA-2026-0001	COMMISSION 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 MEMORANDUM

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.

PUBLIC HEARING & DISCUSSION

Commission members had no comments.

Public Hearing opened at 5:35 p.m.

Hearing the following no comments.

Public Hearing closed at 5:35 p.m.

Commission members had no further comments.

RECOMMENDATION & FINDINGS

Conclusions based on the Ordinance and Comprehensive Plan.

The Planning Commission decided that the findings of fact are sufficient for approval of rezoning the properties.

Recommendation For Approval

Approval is recommended with the following findings of fact:

Findings of Fact - Rezone

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

Yes. The 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/permitted 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.

Motion by **Heinonen**, second by **Lemmer**, to recommend approval of a (Rezone) Land Use Map Amendment of the subject property, parcel 80.00505.05, from (B-2) General Commercial Zoning District to (UR) Urban Renaissance (Downtown) Zoning District, with the findings of fact as presented in the packet.

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

Nays: None

Abstentions: None.

Motion carried unanimously.

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

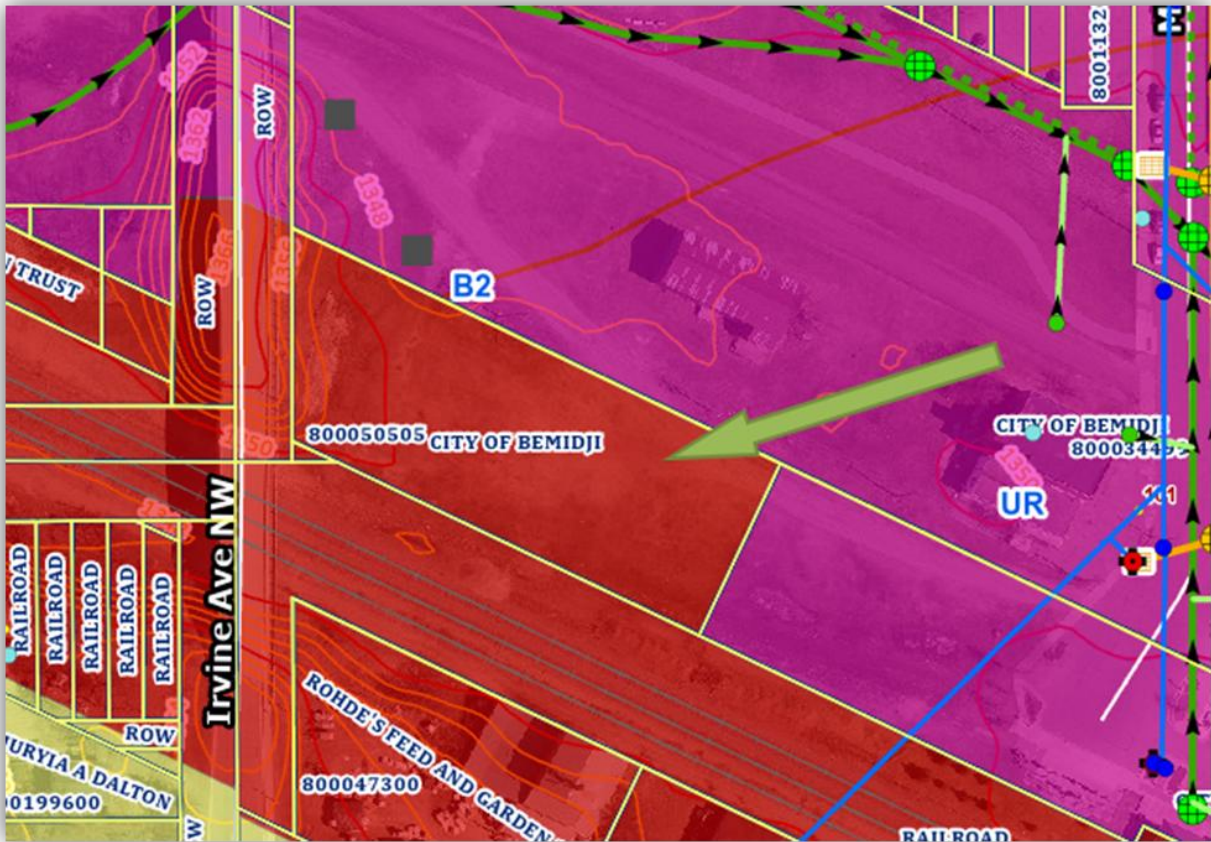
Planning Considerations

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.

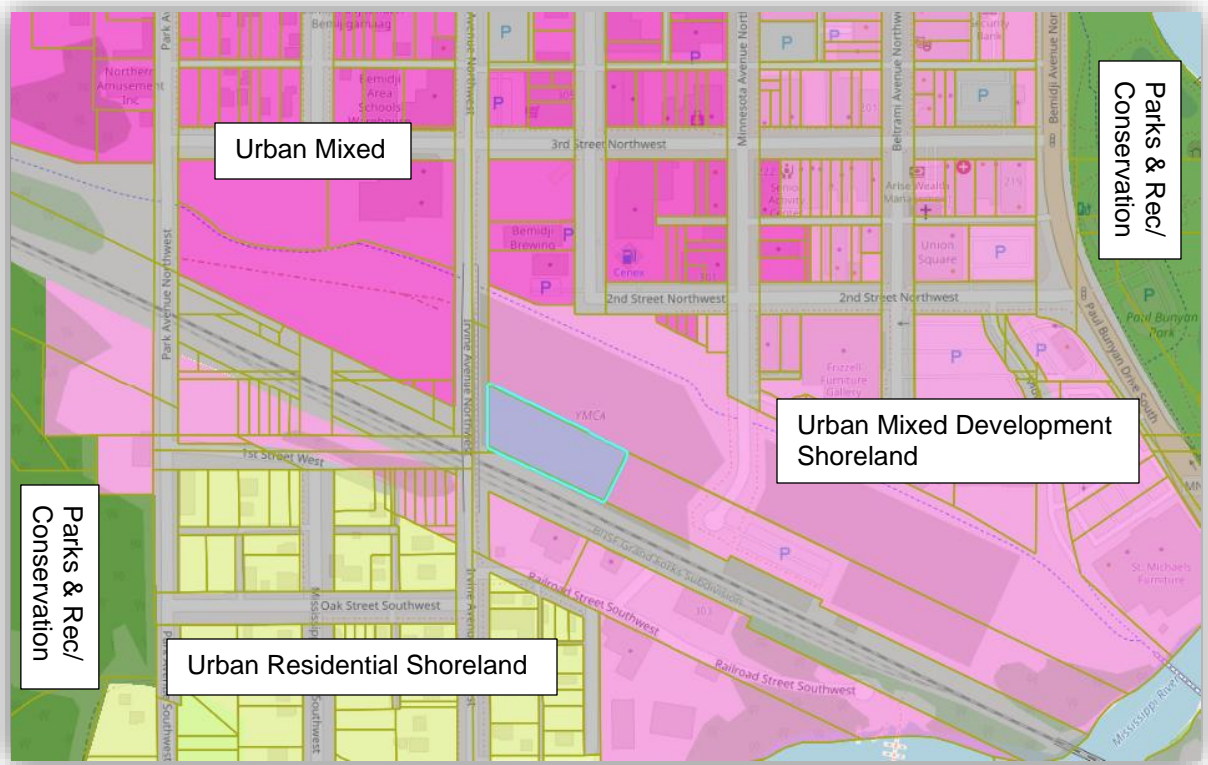
Existing Conditions

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.

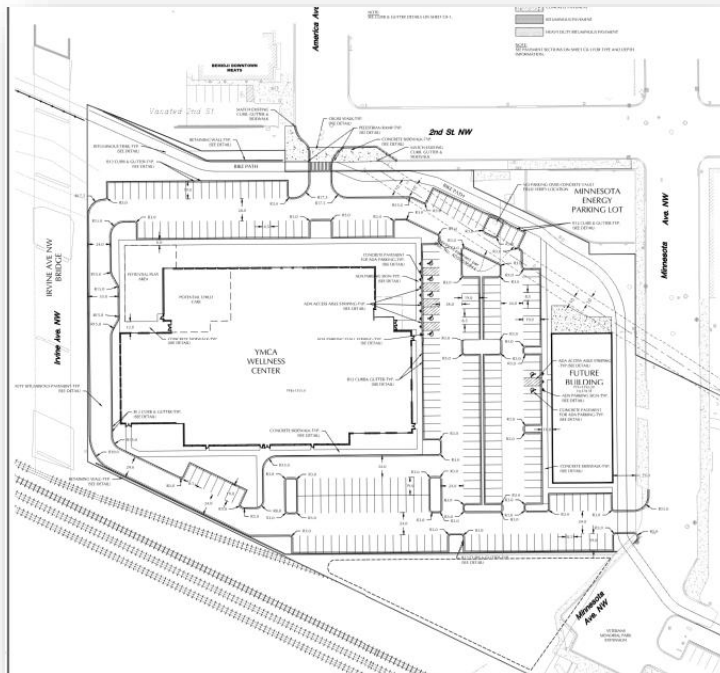


City's Future Land-Use Map

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.

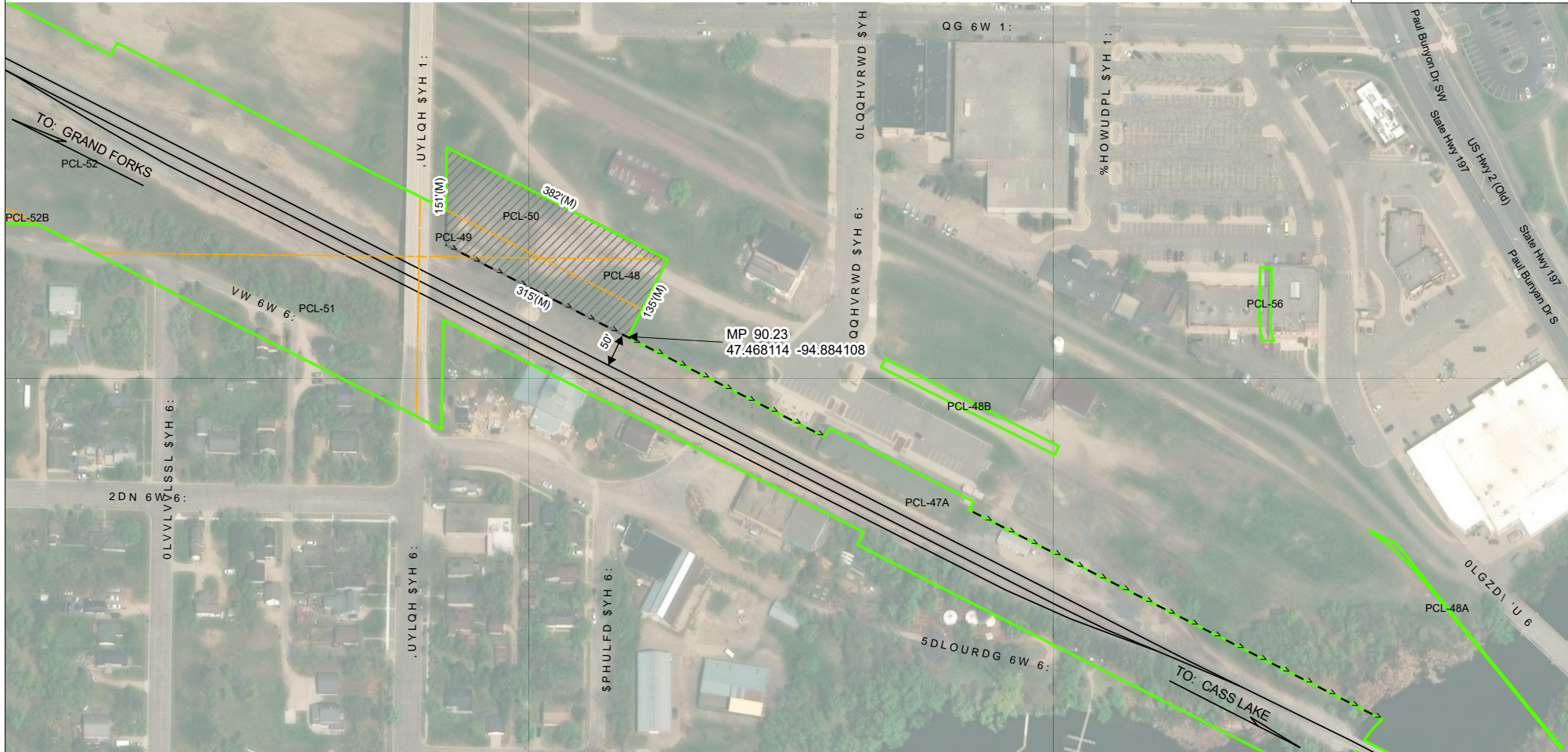
5. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

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

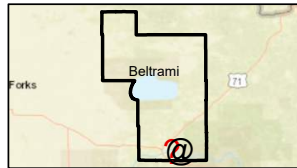
JLL TIT: -
 BW Proj. No.: 12196.003
 MAP REFERENCE:
 STA. = s50833
 RW = -

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

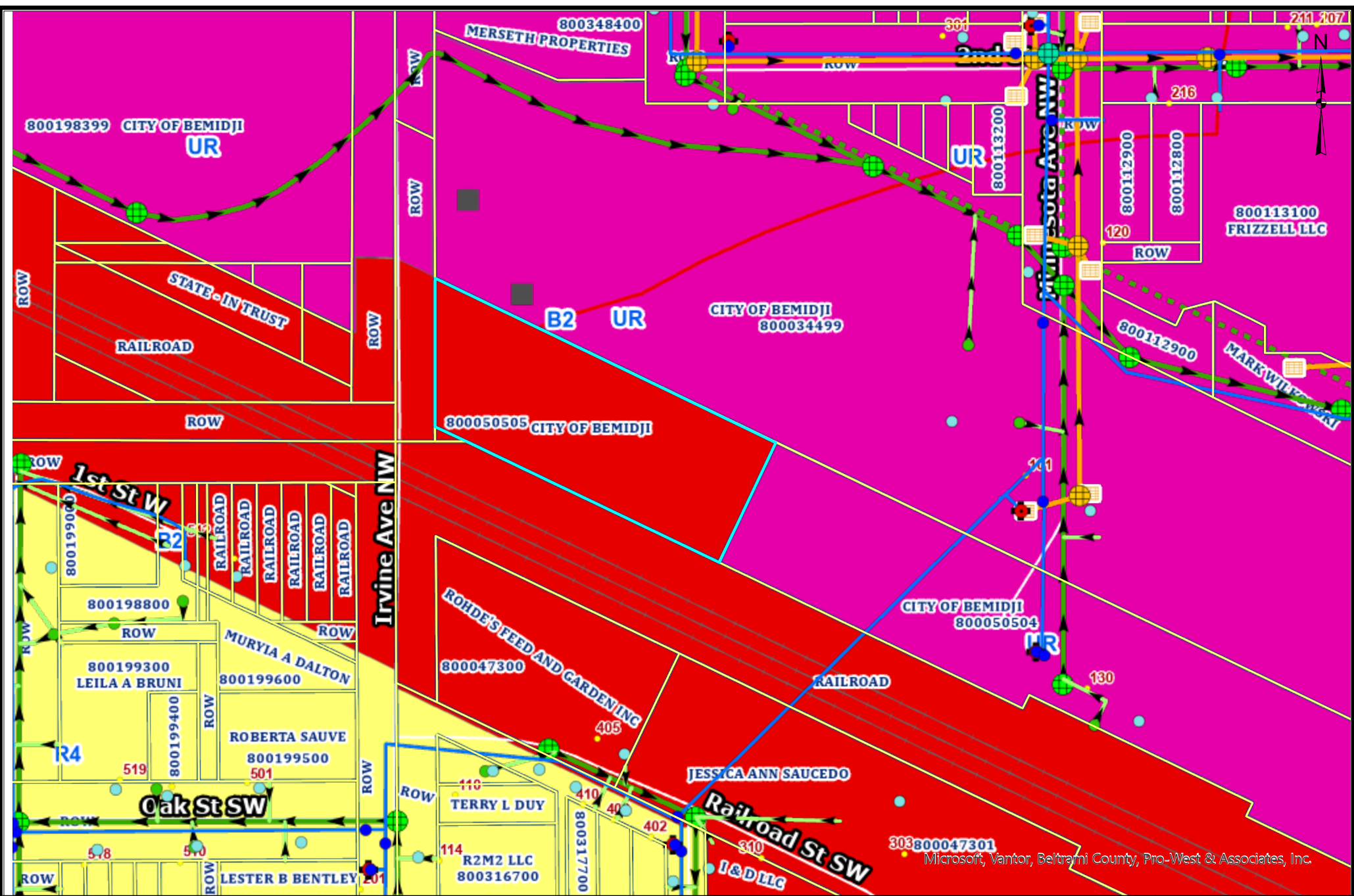
TERRY L DUY
1532 HAGUE AVE
SAINT PAUL, MN 55104

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



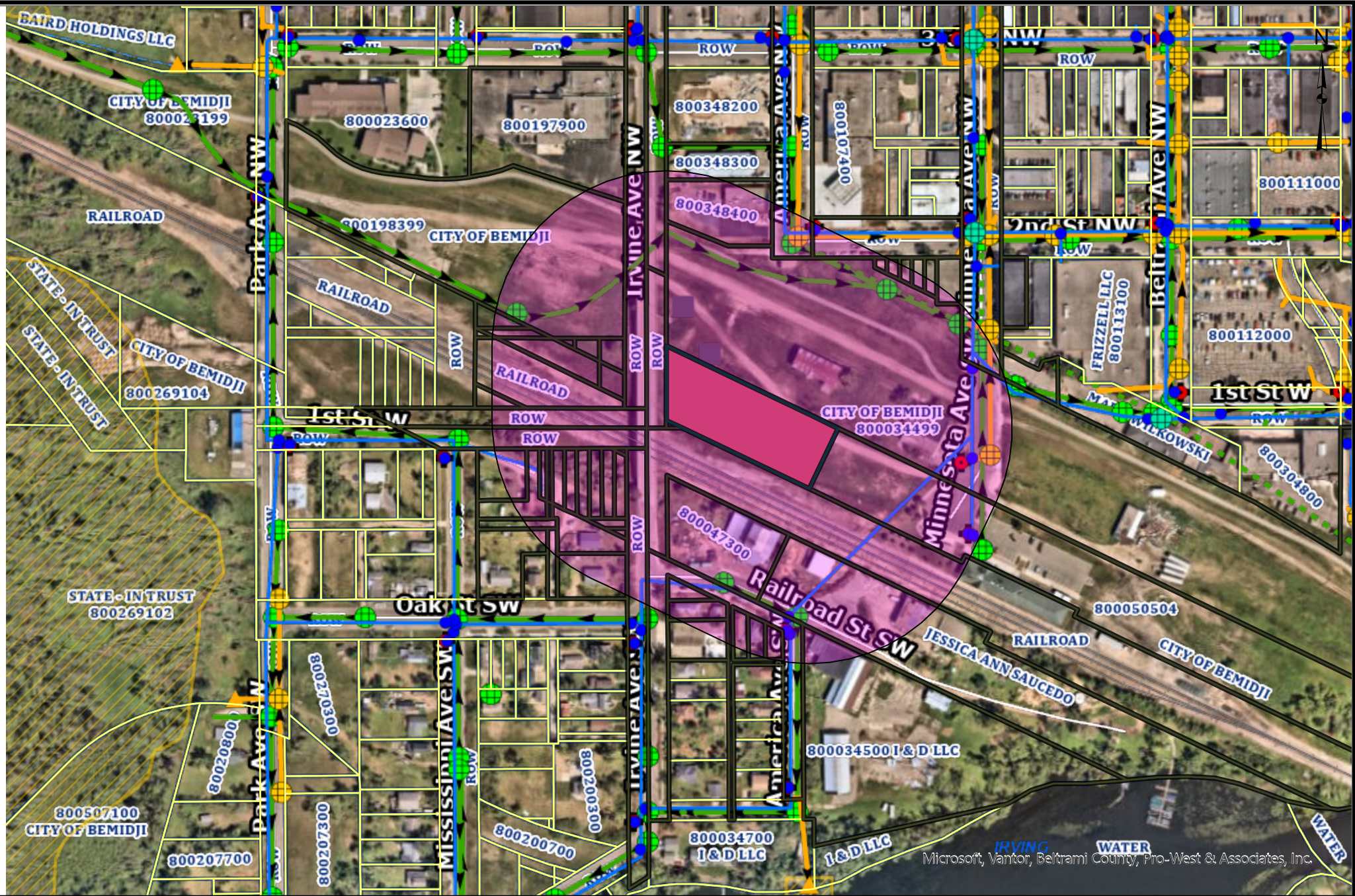
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

<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

Page 24 of 43



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

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

Buffer Map

1:4,514

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.

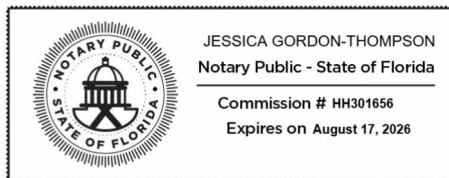
1. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
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)



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



City of Bemidji

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

The controlled burn on the first slash pile at the Northwoods Juvenile Center. Photo Credit: Planning Dept.

Planning & Zoning News

The following pictures of the demolition of the 750 Paul Bunyan Dr. NW to make way for Les Schwab Tire Center. Photo Credits: Planning Dept.







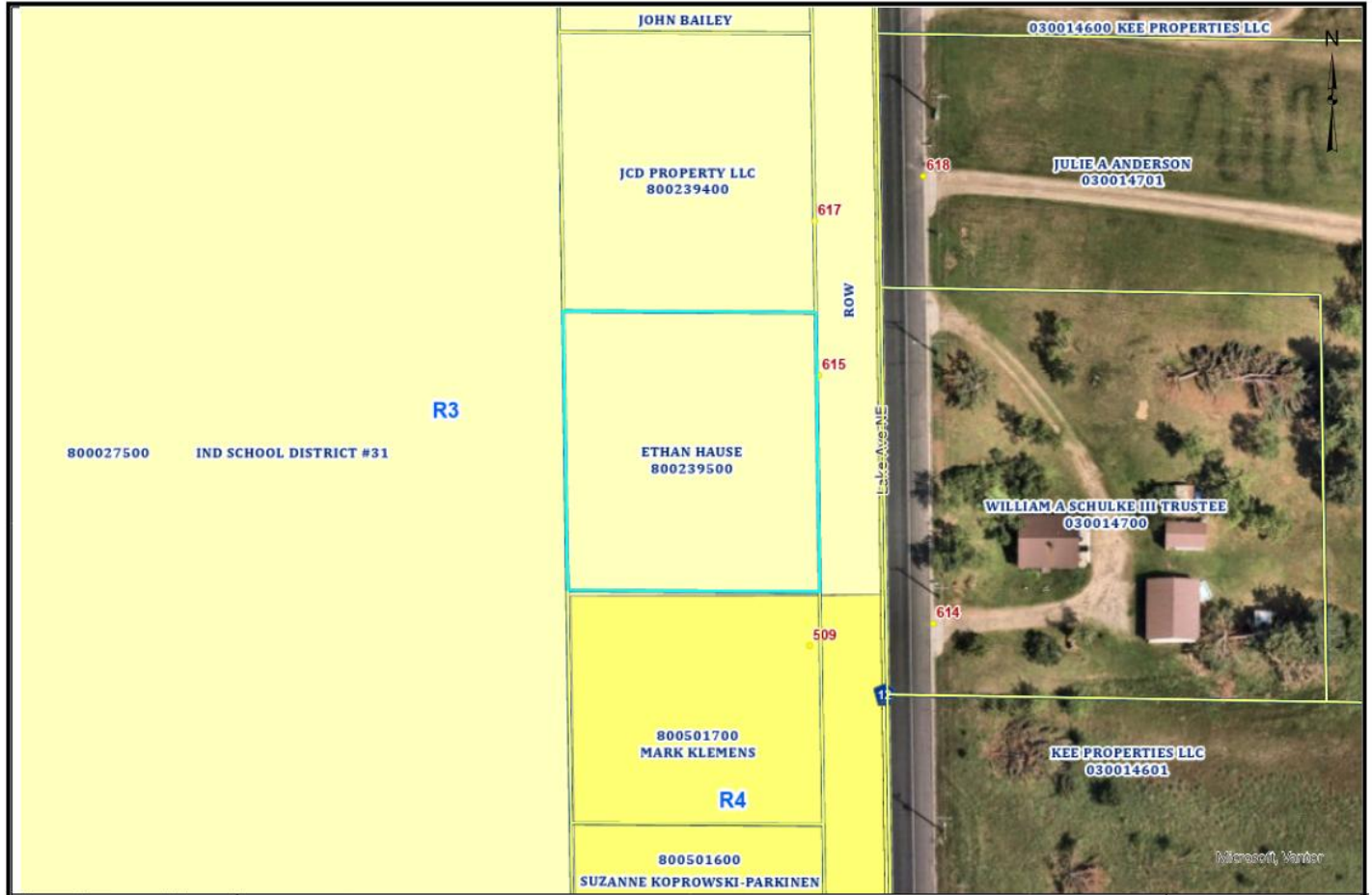
Permit/License Activity Items	Totals (Issued since 1/1/2026)
Planning Cases (Variances, CUPs, IUPs, Rezones, PUDs, & Plats)	6
Sign Permits	17
Lot Combinations/Realignments/Divisions Permits	3
Environmental Alteration Permits (Tree/Shoreland)	1
Temporary Storage Containers/Semi-Trailer Permits	13
Animals/Home Occupation/Fence/Land Use Permits	3
Site Plans Reviews/ Zoning Verification Letters	27
PERMIT/LICENSE ACTIVITY * As of April 7, 2026	70

Upcoming Planning Cases

ZOA-2026-0002 - Corey Bailey representing Bailey Vista, Inc. is requesting a (Rezone) Land Use Map Amendment from B-2 General Commercial Zoning District to R-4 Moderate Density Residential Zoning District to build a single-family home. The subject property is located at 810 1st St E (PIN: 800428300) in the City of Bemidji.



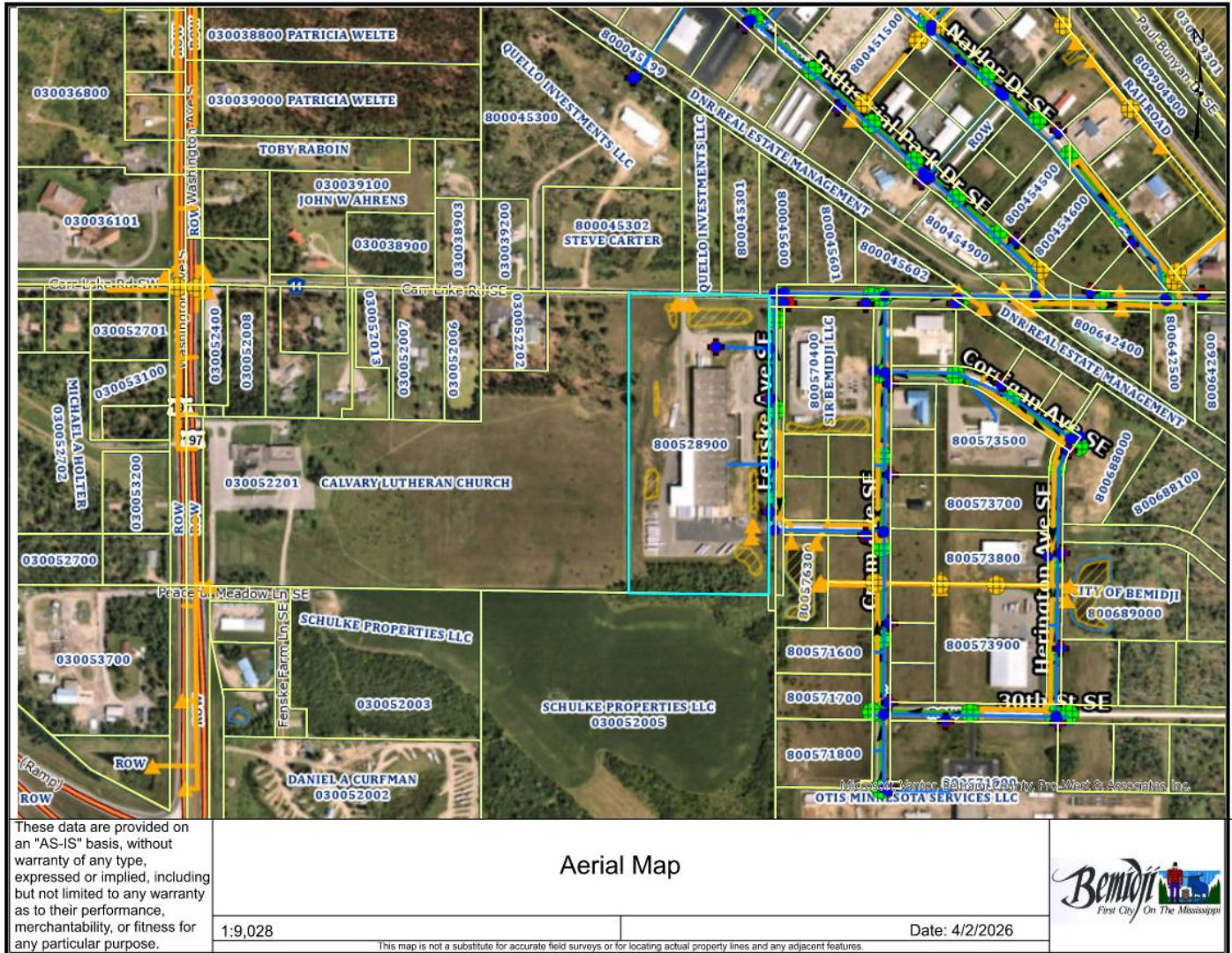
ZOA-2026-0003 – Ethan Hause is requesting a (Rezone) Land Use Map Amendment from R-3 Suburban Residential Zoning District to R-4 Moderate Density Residential Zoning District to build a single-family home on a property abutting Lincoln Elementary School. The subject property is located at 615 Lake Ave NE (PIN: 800239500) in the City of Bemidji.



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.	<h3>Zoning Map</h3>		
	1:1,128	Date: 3/31/2026	

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

SUP-2026-0001 - North Central Garage Door Company Inc. represented by Jason Vogel is requesting a Conditional Use Permit for Heavy Manufacturing/Processing with an addition to their building in the Light Industrial (I-1) Zoning District. The subject property is located at 900 Carr Lake Rd SE (PIN 800528900) in the City of Bemidji.



******Community Survey******

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. The survey is still open! **** [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.

IMPORTANT NOTICE

- **The Planning Board meeting scheduled for Monday, April 13th, 2026, at 5:30 p.m. will be held at City Hall Council Chambers.**
- **The Planning Commission meeting scheduled for Thursday, April 23rd, 2026, at 5:30 p.m. will be held at City Hall Council Chambers**

April 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	31	1	2	3 <small>Good Friday</small>	4
5 <small>Easter Sunday</small>	6	7	8	9	10	11
12	13 <small>Board</small>	14	15	16	17	18
19	20	21	22 <small>Admin Pro Day</small>	23 <small>Commission</small>	24	25 <small>APA NPC 2026</small>
26 <small>APA NPC 2026</small>	27 <small>APA NPC 2026</small>	28 <small>APA NPC 2026</small>	29	30	1	2

Calendarlabs.com

May 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10 <small>Mother's Day</small>	11 <small>Board</small>	12	13	14	15	16
17	18	19	20	21	22	23
24	25 <small>Memorial Day Office Closed</small>	26	27	28 <small>Commission</small>	29	30
31	1	2	3 <small>APA NPC 2026</small>	4 <small>APA NPC 2026</small>	5 <small>APA NPC 2026</small>	6

Calendarlabs.com



Planning & Zoning Department Site Analyst & Enforcement Activities for March 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 exterior construction complete.
- **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 complete, business open with a temporary CO. Paving, striping, and landscaping remains to be completed.
- **Gracewin Cooperative** – Developer states they are still working toward having a substantial start on the project by the May deadline. 11 of the 18 needed individual commitments needed to start construction have been added to the list.
- **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 Review complete. Waiting for applicant information for Development Agreement. Demolition is underway.
- **MotorWorks Auto Repair (Washington Ave)** Paving is complete, striping remains to be done. Landscape stabilization to be reviewed Spring/Summer 2026.
- **North Central Door (Re-branded Garaga) (Carr Lake Rd)** Project completed. Landscape survivability will be reviewed Summer/Fall 2026.
- **Peterson Sheet Metal (Bemidji Ave N)** Contractor shop. Site Plan Review completed. Construction underway.
- **People's Church (America Ave NW)** – Construction complete. Landscaping will be reviewed in 2026. Disposal of trash has become an issue, and staff have been coordinating how to resolve this problem.
- **Pizza Ranch (Paul Bunyan Dr)** Landscape survivability Spring 2026.



Planning & Zoning Department

Site Analyst & Enforcement Activities for March 2026

- **Rohde Feed & Garden (Washington Ave S)** Plan review complete, waiting on DA to be signed. They are looking toward construction beginning Spring 2026.
- **Security Bank Parking Lot Redevelopment (Paul Bunyan Dr)** Project complete. Landscape survivability will be reviewed 2026.
- **Skips (Paul Bunyan Dr)** Needs grass re-seeded, and trees planted by July 18, 2025. Did not meet deadline, next steps underway.
- **Tamarack Woods (Ridgeway Ave)** Site Plan Review underway.
- **Voyageur Expeditionary High School (Bemidji Ave)** Site plan under review. Needs State Building Permit.
- **Westridge Redevelopment (Paul Bunyan Dr)** Construction is nearing completion as several of the businesses are now open. Parking lot redevelopment plans have been worked out and will take place Summer 2026.



Demolition at the future Les Schwab Tire Center site, April 1, 2026



Site Analyst & Enforcement Activities for March 2026

Development Projects City Residential

- **Amundson (Sherman Dr)** Site plan review approved 5/30/2025. Exterior construction complete, needs landscaping.
- **Beyond Builders (2nd St SE)** Construction complete, needs landscaping.
- **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 is 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 complete, needs landscaping.
- **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 has not started. There was 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 completed, needs landscaping.
- **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, exterior construction complete, interior work is ongoing. Landscaping will be reviewed Summer/Fall 2026.
- **Mrazek (Jefferson Ave SW)** Site plan review approved 10/2/2025
- **Puddle Duck Properties – Lot 10, Block 2 (Moonlight Ln SW)** Construction complete, needs landscaping.
- **Puddle Duck Properties, Block 2, Lot 2 (Shedhorn St SW)** Construction and landscaping completed. **CLOSED**
- **Puddle Duck Properties, Block 2, Lot 8 (Beartooth Ave SW)** Exterior construction complete, needs landscaping.
- **Puddle Duck Properties, Block 3, Lot 1 (Beartooth Ave SW)** Exterior construction complete, needs landscaping.
- **Puddle Duck Properties (Shaw), Block 3, Lot 8 (Beartooth Ave SW)** Construction complete, needs landscaping.
- **R2M2 LLC (Florence Ln NW)** New home build, site plan review approved 7/7/2025. Construction underway.
- **Ricke (Elliot Rd NE)** Site plan review completed 10/16/2024. Construction completed. Landscape survivability to be reviewed Summer 2026.
- **Weiherr (Irvine Ave NW)** Site plan review complete, construction underway.
- **Wiebolt (Elliot Rd NE)** Site plan review completed 10/9/2024. Exterior construction complete, landscape survivability to be reviewed Summer 2026.

Significant Enforcement Issues

- Household furnishings and garbage issues have continued to ebb and flow. As existing issues are corrected, new issues emerge.
- With warmer weather, human activity sites are coming back to the forefront, as well. Three new sites were brought to staff's attention in the last month, one of them on City property. This site has been posted, but clean-up was not able to be conducted before the snow returned. It will be taken care of as soon as conditions allow.



Human activity site near BSU, March 25, 2026

- It was also noted that there were comments online relating to multiple sites along the City owned trail near Adams Ave. One of these sites was brought to staff's attention late last summer, was posted at that time, and clean-up arranged but was delayed due to contractor availability. Once the clean-up started in October, staff were informed that there were multiple sites in the area. Upon viewing the extent of the additional sites and their locations, staff asked that clean-up be put on hold until ownership responsibility could be determined for the respective sites.

Site Analyst & Enforcement Activities for March 2026



There are 4-5 sites located between the railroad track and the City trail in the location marked by the red box.

Establishing whether the sites were on railroad or City property took a little time, but in the process, the BNSF representative stated that they would clean up all the sites, including the two sites that were determined to be on City property. Staff accepted the offer and monitored the situation. Unfortunately, lasting snow fell before the clean-up began.

Staff checked on the sites in early March and followed up with BNSF, which stated they would get them bid for clean-up.



One of the Adams Ave sites, March 11, 2026

Site Analyst & Enforcement Activities for March 2026

After seeing the online comments, staff checked in with BNSF and were told that the bidding process had not been started yet, but that they would do so immediately. Per BNSF, their bidding process takes approximately two weeks to attain a contractor and after that completion is dependent upon the contractor's schedule. Based on this timeline, it is possible the sites can be cleaned by the end of the month, depending on the weather.

- Other sites presently being monitored by staff are:
 - Two additional sites on BNSF right-of-way by the Mississippi River Bridge
 - The old Federal Building
 - Two sites on Beltrami County managed property



Beltrami County site, March 30, 2026 (above) and one dug in beneath the BNSF rail bridge over the Mississippi River, March 11, 2026 (below)



Site Analyst & Enforcement Activities for March 2026

The landowners have been contacted in each of the above listed cases.

- Planning staff encourage all residents to call City Hall or the Police Department if they encounter a human activity site on any property within the city limits. The police pass along the location of all sites to Planning staff who then determine ownership and notify them of the issue. Clean-up of these sites is the responsibility of the landowner.
 - If the property is City owned, the site is posted for 48 hours and clean-up arranged. Clean-up is dependent upon the availability of the contractor.
 - If the site is private property, or belongs to another public organization, staff informs the landowner of the site and monitors the situation until clean-up has been achieved.

Staff does follow-up on these sites to make sure that they have been cleaned.

- For City owned property, staff do monitor sites that have frequently been used, but generally not more than once a month. This monitoring becomes less frequent when no activity is noted.
- The Police Department will investigate these sites when informed of them and will talk with individuals if occupied and encourage them to move along.
 - Officers cannot forcibly remove individuals unless the property is posted in a manner meeting state trespass law. How an officer handles these cases will vary on a case-by-case basis.



Photo of another Adams Ave site, taken March 11, 2026. This site is located on the edge of the tree line closest to the rail bed, but other sites are further in the trees. The area contains significant tree damage from last year's storm, which will complicate the clean-up process.



Site Analyst & Enforcement Activities for March 2026

Summary of Enforcement Actions

Enforcement - Total Open Cases - March 2026			
By Ward	Residential Districts	Non-Residential	Totals
Ward 1	15	5	20
Ward 2	2	16	18
Ward 3	8	2	10
Ward 4	10	29	39
Ward 5	21	6	27
Total	56	58	114

As of 4/8/2026

Totals for March 2026 Enforcement	
Closed 2026 YTD	City
January Residential	3
January Non-Residential	7
February Residential	2
February Non-Residential	8
March Residential	5
March Non-Residential	7
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	32

As of 4/8/2026

Site Analyst & Enforcement Activities for March 2026

Enforcement Totals by Code - March 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	34	3
28-403 - Sight Visibility Triangle	1	0
28-404 - Fences	4	0
28-406 - Landscaping Requirements	1	0
28-408 - Lighting	1	1
28-409 - Off-Street Parking, Loading & Surfacing Standards	5	0
28-411 - Temporary Uses or Structures	4	1
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	0
Total Residential Cases	56	5
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	0	0
28-258 - Dynamic Displays	5	0
28-402 - Exterior Storage & Outdoor Display of Merchandise	18	1
28-403 - Sight Visibility Triangle	0	0
28-405 - Screening	1	0
28-406 - Landscaping Requirements	4	0
28-407 - Tree Preservation	1	0
28-408 - Lighting	2	0
28-409 - Off-Street Parking, Loading & Surfacing Standards	7	2
28-411 - Temporary Uses or Structures	12	0
28-413 - Manufactured Home Park Standards	1	0
28-523 - Land Use, Building, & Other Administrative Permits	1	0
28-524 - Conditional Use or Interim Permits	1	0
28-528 - General Nuisance	0	0
Total Non- Residential Cases	58	7
Total Cases	114	12

As of 4/8/2026