

**PLANNING COMMISSION
BEMIDJI, MINNESOTA
Regular Meeting – March 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: Heinonen, Lemmer, McCoy, Meehlhause.

Members not present: Faver, Peterson, Olderman.

Staff Present: Planning Director Jamin Carlson, Assistant Planning Director Melissa Fahrenbruch, Accountant I Rachelle Barckholtz.

Others Present: Troy Gilchrist (via WebEx).

AGENDA

Chair Meehlhause called for any amendments to the agenda. Motion by **Heinonen**, seconded by **Lemmer**, to approve the agenda as presented. Motion carried by unanimous voice vote.

MINUTES

The minutes for the **February 26, 2026**, Planning Commission meeting were presented for approval. Motion by **Lemmer**, seconded by **Heinonen**, approving minutes as presented. Motion carried by unanimous voice vote.

VISITORS WITH BUSINESS NOT ON AGENDA: No appearance.

OLD BUSINESS

None

NEW BUSINESS

Public Hearings:

PLANNING CASE: REZONE REQUEST – TIM MARCO REPRESENTING GREATER BEMIDJI:

Carlson presented the planning case request: 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).

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 **5:35 PM**, hearing the following comments:

- No comments

Hearing no further comments Chair Meehlhause closed the Public Hearing at **5:35 PM**.

Motion by **Heinonen**, seconded by **Lemmer**, to recommend approval of the rezone request for parcel 800050505, with the conditions and findings of fact as presented in the packet. Motion

carried by the following voice vote: Ayes: **Meehlhause, McCoy, Lemmer, Heinonen**. Nays: **None**.

Chair Meehlhause addressed that the request would go before the Planning Board at their next meeting on **April 13, 2026**, at 5:30 PM for the final decision.

UPCOMING COMMISSION MEETINGS

- Thursday, April 23, 2026 5:30 p.m. Planning Commission Meeting

ADJOURN

There being no further business, motion by **Lemmer**, seconded by **Heinonen**, to adjourn the meeting. Motion carried. Meeting adjourned at **5:37 p.m.**

Respectfully submitted,



David Wielenberg
Compliance Inspector & Site Analyst

PC Minutes approved and attested by: 
Planning Commission Representative