

BEMIDJI SUSTAINABILITY COMMISSION REGULAR MEETING AGENDA

Thursday, May 14, 2026

City Hall – 317 4th Street NW
3:30 PM



1) CALL MEETING TO ORDER

2) APPROVAL OF AGENDA

3) APPROVAL OF MEETING MINUTES

a) April 9, 2026

4) PUBLIC COMMENT

Please state your name and address; please use appropriate language and no derogatory comments towards any individuals; please keep your comments limited to 3 minutes or less; and the chair may limit speakers and times accordingly.

5) OLD BUSINESS

b) Comprehensive Planning - Updates

a. Upcoming opportunities

c) Earth Day - Review

a. Sanford Health Earth Day Event

b. AI/Data Center Info Session - CANCELLED

i Policy or procedure to guide future requests for event sponsorship

d) Strategic Priorities

a. Native Landscaping

i Ordinance governing lawn height

b. Waste & Recycling

c. Energy Efficiency

i McKinstry audits

6) NEW BUSINESS

e) Reports

a. Planning Case — Subdivision Plat

f) Upcoming Events or Grant Opportunities

7) ADJOURN

Bemidji Sustainability Commission

April 9, 2026 at City Hall

Commissions present: Lisa Weiskopf, Jo Li, Jordan Lutz, Erika Bailey Johnson, Charles Biberg, Linda Kingery, Sami Holm,

Commissions absent: none

Liaisons present: Melissa Fahrenbruch, Audrey Thayer

Guests: Chief Justin Sherwood, Kathryn Burke, Naomi Carlson, HRDC

Jordan called the meeting to order at 3:32 pm

Approval of Agenda - m/s by Charles/Linda to approve with amendment to move up item d, carries.

Approval of Minutes - m/s by Sami/Lisa to approve, carries.

Public Committee - no comments

Chief Sherwood - Fire mitigation, Fire Wise, other projects .

What are the fire risks at the wildland/ urban interface?

What are the building materials

Resources from United Way and Conservation Corps and the Long-term Recovery Group. Infrastructure, Mental health and wellness, people feeling trauma from the loss of trees, natural surroundings.

Bemidji received a grant for others from wild-fire prone areas who will come to help create a plan for Bemidji and 10 mutual aid partners. This happens late April/ early May.

Bemidji is a 'high risk area' in the country because of the storm, and for future storms.

Found that the groups in the area were not collaborating very well.

Now there is a regional FireWise position filled - probably starts in June.

Grant submitted for a City of Bemidji FireWise position, at least for an initial time.

Conservation Corps - up to 40 people, for 4 weeks, covered by United Way, and supported by local businesses. Timberline Way on Jefferson, lots of work in Nymore. Reduce fuel load in areas on city property next to private property. Burned large piles of brush.

Sherwood reached out to Staubber and Klobuchar - get more funds allocated to CC and ServeMN. Bring them back in fall to burn more piles.

- Further mitigation efforts. Prescribed burn along the shoreline, 7 acre park in Brinkman, pond near Lakeland TV, Library Park.
- State Fire Marshal to set up a task force. One of the Assistant Chiefs was nominated to be a task force leader.
- What should homeowners do with residue? Community Resource Connections can look for a match to help you. Can sign up for hauling.
- Everyone is overwhelmed.
- Set up a COAAD Community Organization Active After Disaster

What is the city's information plan for home-owners? Pioneer, DNR, radio.

Old Business:

Comprehensive Planning Update:

- Naomi thanked the Commission for input to the Transportation Survey. Draft shared for review will go out next week. Get comments back by Sunday evening.
- Idea to make hard copy available through the housing staff at NW OIC
- Melissa shared a number of zoning changes, and that there are several re-zoning changes up for consideration.

Earth Day Event Planning - April 22, 2026

Sanford Health - several of us will be present

AI and Data Center Event - NW Indian Opportunity Center

New Business

Age Friendly - tabled

Reports - Audrey needs information for the 4/20 council meeting

Melissa provided an update on the EV grant. Bemidji will qualify for bronze level charging capacity.

Upcoming Event - see Polly Merhar's great article about the history of Earth Day and many activities.

m/s by Charles/Lisa to adjourn - carries



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

May 5, 2026

SUB-2026-0001: - Matt Murray of Murray Surveying, representing Northwoods Habitat for Humanity, is requesting a Minor Subdivision Plat to replat Finseth's 2nd Addition to Nymore part of block 18 east of the vacated alleyway creating seven (7) additional parcels. The subject property is located between 4th St SE and 5th St SE off Lake Ave SE (PIN: 800390100) in the City of Bemidji. The property is in the R-4 Moderate Density Residential Zoning District.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, May 28, 2026, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall or may be viewed on Local Channel 2.

If you have any comments, you may present them to the Commission at that time. It would be encouraged to direct your comments in writing to the Planning and Zoning Planner assigned to the Case, **Melissa Fahrenbruch's** attention at the Planning office at 317 4th Street NW, or by email to SGAdmin@ci.bemidji.mn.us. If possible, your comments should be submitted by **Friday, May 22, 2025**, so they may be incorporated into our report to the Planning and Zoning Commission. The report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall. Attached is a copy of the application and other supporting documentation.

If you have any questions or need further information, please feel free to contact our office at 218-759-3579 or email the planner assigned to the case (see email address above). City departments may access through SmartGov application **SUB-2026-0001**.

Respectfully,

Planning and Zoning Staff
City of Bemidji

BONTRAGER ADDITION

KNOW ALL PERSONS BY THESE PRESENTS:

That Northwoods Habitat For Humanity, Inc., a Minnesota Corporation, fee owner of the following described property situated in the County of Beltrami, State of Minnesota:

That portion of Block 18, lying East of the alley running in a northerly and southerly direction through said lot, Finseth's 2nd Add. to Nymore; Together with the East 10 feet of the vacated alleyway along the westerly line of the above described property, as per Ordinance No. 547 recorded May 11, 1976 by Microfilm No. 240971, Beltrami County, Minnesota.

Has caused the same to be surveyed and platted as BONTRAGER ADDITION and does hereby dedicate to the public for public use the utility and drainage easements as shown on this plat.

In witness whereof said Northwoods Habitat For Humanity, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this ___ day of ___, 2026.

Signed: Northwoods Habitat For Humanity, Inc.

By: _____
Its: _____

STATE OF MINNESOTA
COUNTY OF BELTRAMI

The foregoing instrument was acknowledged before me this ___ day of ___, 2026, by _____ of Northwoods Habitat For Humanity, Inc., a Minnesota Corporation, on behalf of the corporation.

Notary Public, Beltrami County, Minnesota
My Commission Expires _____

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

Dated this ___ day of ___, 2026.

Matthew R. Murray, Licensed Land Surveyor
Minnesota License No. 48168

STATE OF MINNESOTA
COUNTY OF BELTRAMI

This instrument was acknowledged before me this ___ day of ___, 2026, by Matthew R. Murray, a Licensed Land Surveyor.

Notary Public, Beltrami County, Minnesota
My Commission expires _____

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ___ day of ___, 2026.

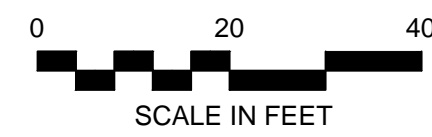
County Auditor/Treasurer, Beltrami County, Minnesota

This plat of BONTRAGER ADDITION was approved by the City Council of the City of Bemidji, Minnesota, this ___ day of ___, 2026.

Council Chair, City of Bemidji

I hereby certify that this plat of BONTRAGER ADDITION was filed in the office of the County Recorder for public record on this ___ day of ___, 2026, at ___ o'clock ___, as Document No. _____.

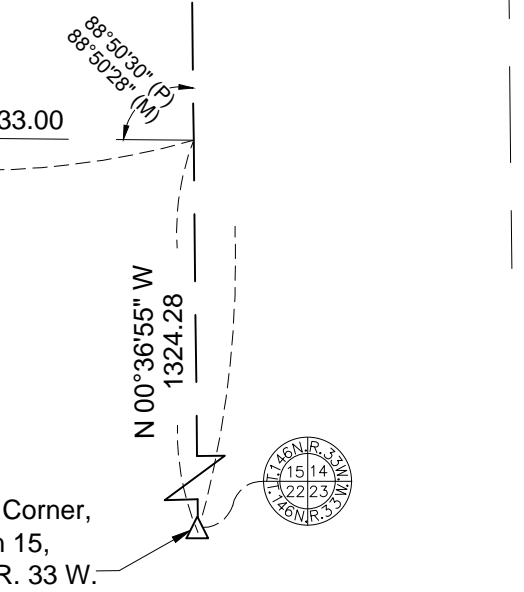
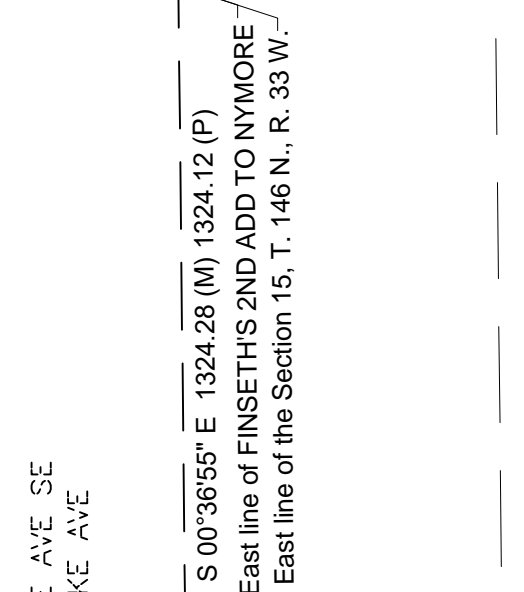
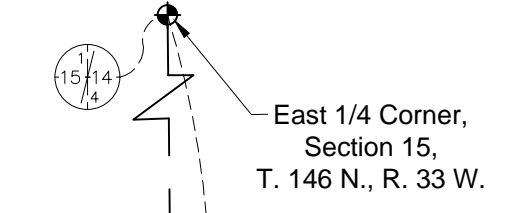
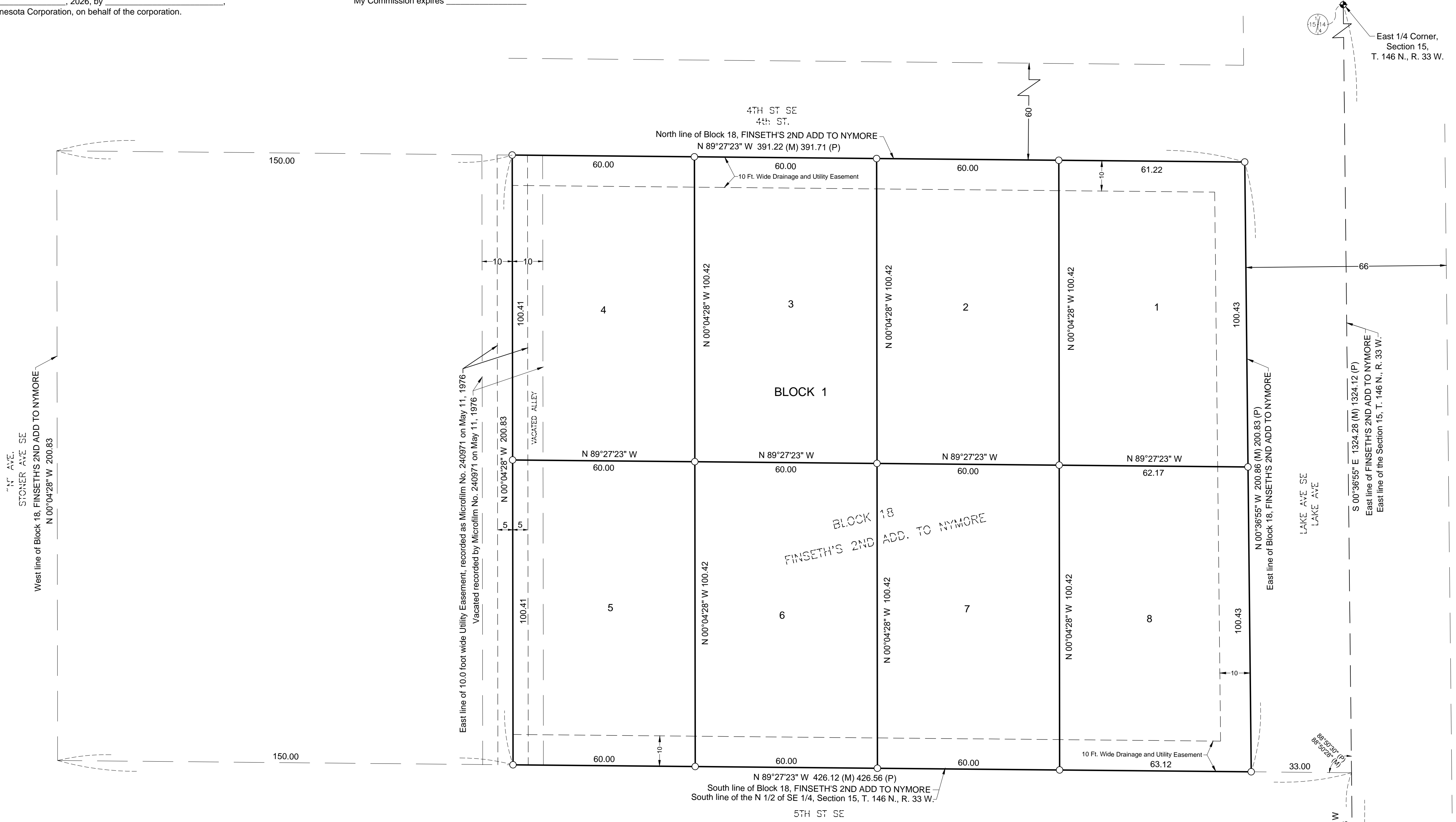
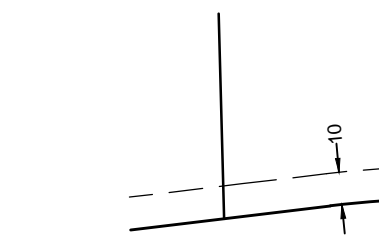
County Recorder, Beltrami County, Minnesota



- LEGEND
- ◆ Denotes aluminum surface plug monument, found
 - △ Denotes computed position based on previous survey
 - Denotes 1/2 inch iron pipe, LS 48168, to be set
 - (P) Denotes distance specified on plat
 - (M) Denotes measured distance

- NOTES TO SURVEY
1. Bearing system based on the Beltrami County Coordinate System, South Zone, NAD83.

Drainage and Utility Easements are show thus:





Application

SUB-2026-0001

SUBDIVISION PLAT/CIC/PUD

SITE ADDRESS: UNKNOWN UNKNOWN
PRIMARY PARCEL: 800390100
PROJECT NAME: BONTRAGER ADDITION

ISSUED:
EXPIRES:

APPLICANT: Matt Murray
304 Third Street NW
Bemidji, MN 56601
218-368-4647

OWNER: Geri Hickerson
PO BOX 1067
BEMIDJI, MN 56619

Detail Name	Detail Value
Number of Lots or Acres Numeric (Need for Fee)	7.00
Escrow Deposit	500.00
Number of Lots/Units or Acres	7 new lots
Is there one acre of contiguous land on the property?	Yes
Have there been any Variances/Use Permits granted on this property?	No
Is property within 1000 feet of a public water?	No
Select application type from the list:	Minor Subdivision 4-8 Parcels
Describe the existing use of your property including number of existing buildings:	The property is currently vacant land
Describe the proposed use of your property including number of existing and proposed buildings:	To construct eight single family homes.
How many total acres/sq. feet are included in the plat?	1.12 Acres
How many existing parcels are part of this proposal?	One
How many proposed parcels are suggested?	8.00
Does this require a rezone of the zoning district of all or part of the property?	No
Will this proposal include mixed uses (Commercial/Residential)?	No
How many Residential units are proposed? (Enter N/A if not applicable)	8
How many Commercial units are proposed? (Enter N/A if not applicable)	N/A
How many people will occupy your premises on an average day? Please provide numbers for employees, customers, and residents.	28 +/-
Will your proposal generate an increased amount of traffic?	Yes - please explain
If your proposal will generate an increase in traffic, please describe:	Yes; traffic will increase marginally as each lot is completed and sold as a single family home.



Total Number of Off Street Parking Spaces N/A

Total Number of PROPOSED Off Street Parking Spaces 16-32 depending on individual lot design

What is the distance to the nearest public water & sewer utilities? Public Water and Sewer serves the property

Does your proposal include increased water usage? Yes - please enter the number of gallons per day

How many gallons per day? 2,400 +/-

Will your proposal generate additional waste? Yes

Describe your disposal method . Contracted waste pickup or drop off at transfer station.

Does your proposal include additional lighting that can be seen from roads or adjacent properties? Yes - please explain

If including additional lighting, please explain here. The project will include lighting typical with single family homes.

Does your proposal include signs? No

Does your property contain low areas, wetlands, or areas with standing water? No

Escrow Payer Name (Who should the check for the escrow funds be made out to when the project is complete?) Northwoods Habitat for Humanity, Inc

Escrow Payer Mailing Address PO Box 1067, Bemidji, MN 56619

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

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

CONDITIONS

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

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

FEES:	<u>Paid</u>	<u>Due</u>
Planning Escrow Deposit	\$500.00	\$0.00
Planning CIC/PUD/Plat/Subdivision Fee	\$575.00	\$0.00
Totals :	\$1,075.00	\$0.00



City of Bemidji, MN

City of Bemidji

317 4th Street NW

Bemidji, MN 56601

218-759-3560

<https://www.ci.bemidji.mn.us/>

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

DRAFT

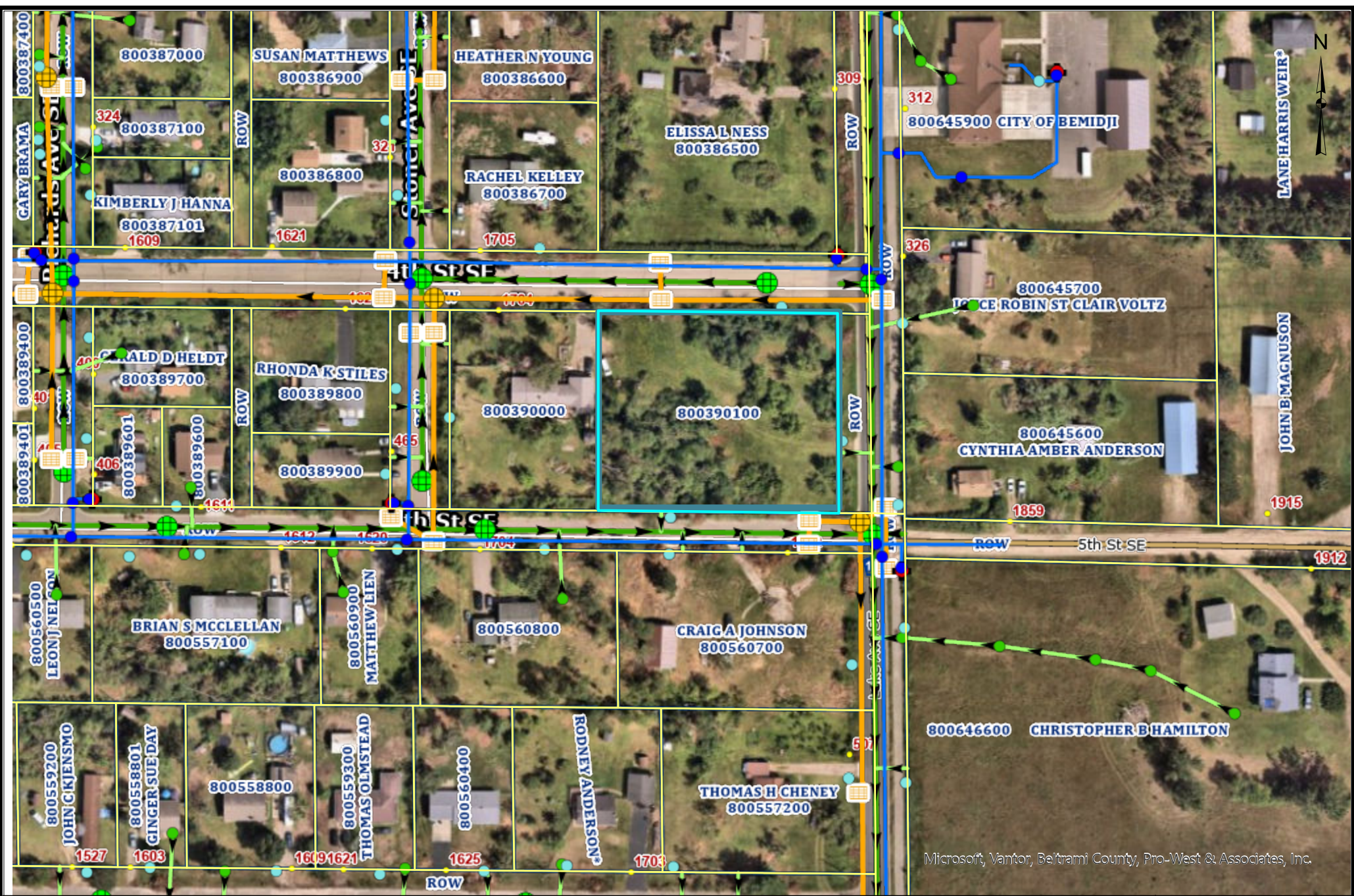
DRAFT

DRAFT

Packet Distribution List

Application # SUB-2026-0001

	<u>CONTACT</u>	<u>E-MAILED</u>
<input checked="" type="checkbox"/>	Applicant / Representative	5/5/26
<input checked="" type="checkbox"/>	City Building Department	5/5/26
<input checked="" type="checkbox"/>	City Attorney (Planning & Zoning)	5/5/26
<input checked="" type="checkbox"/>	City Engineer	5/5/26
<input checked="" type="checkbox"/>	City Manager	5/5/26
<input type="checkbox"/>	City Community Development (Vacant)	_____
<input checked="" type="checkbox"/>	City GIS Department	5/5/26
<input checked="" type="checkbox"/>	City Police Department	5/5/26
<input checked="" type="checkbox"/>	City Fire Department	5/5/26
<input checked="" type="checkbox"/>	City Parks Department	5/5/26
<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 type="checkbox"/>	MnDNR Trails	_____
<input type="checkbox"/>	MnDNR Waters	_____
<input type="checkbox"/>	MnDNR District	_____
<input type="checkbox"/>	MnDOT	_____
<input type="checkbox"/>	Airport	_____
<input checked="" type="checkbox"/>	Bemidji School District	5/5/26
<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 checked="" type="checkbox"/>	Bemidji Sustainability Commission	5/5/26
<input type="checkbox"/>	Bemidji Area Chamber of Commerce	_____
<input type="checkbox"/>	Bemidji Downtown Alliance	_____
<input type="checkbox"/>	Other: _____.	_____



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

Aerial Map

1:2,257

Date: 5/1/2026

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



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

Zoning Map

1:2,257

Date: 5/1/2026

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



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

May 5, 2026

Dear Property Owner:

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

Matt Murray of Murray Surveying, representing Northwoods Habitat for Humanity, is requesting a Minor Subdivision Plat to replat Finseth's 2nd Addition to Nymore part of block 18 east of the vacated alleyway creating seven (7) additional parcels. The subject property is located between 4th St SE and 5th St SE off Lake Ave SE (PIN: 800390100) in the City of Bemidji. The property is in the R-4 Moderate Density Residential Zoning District.

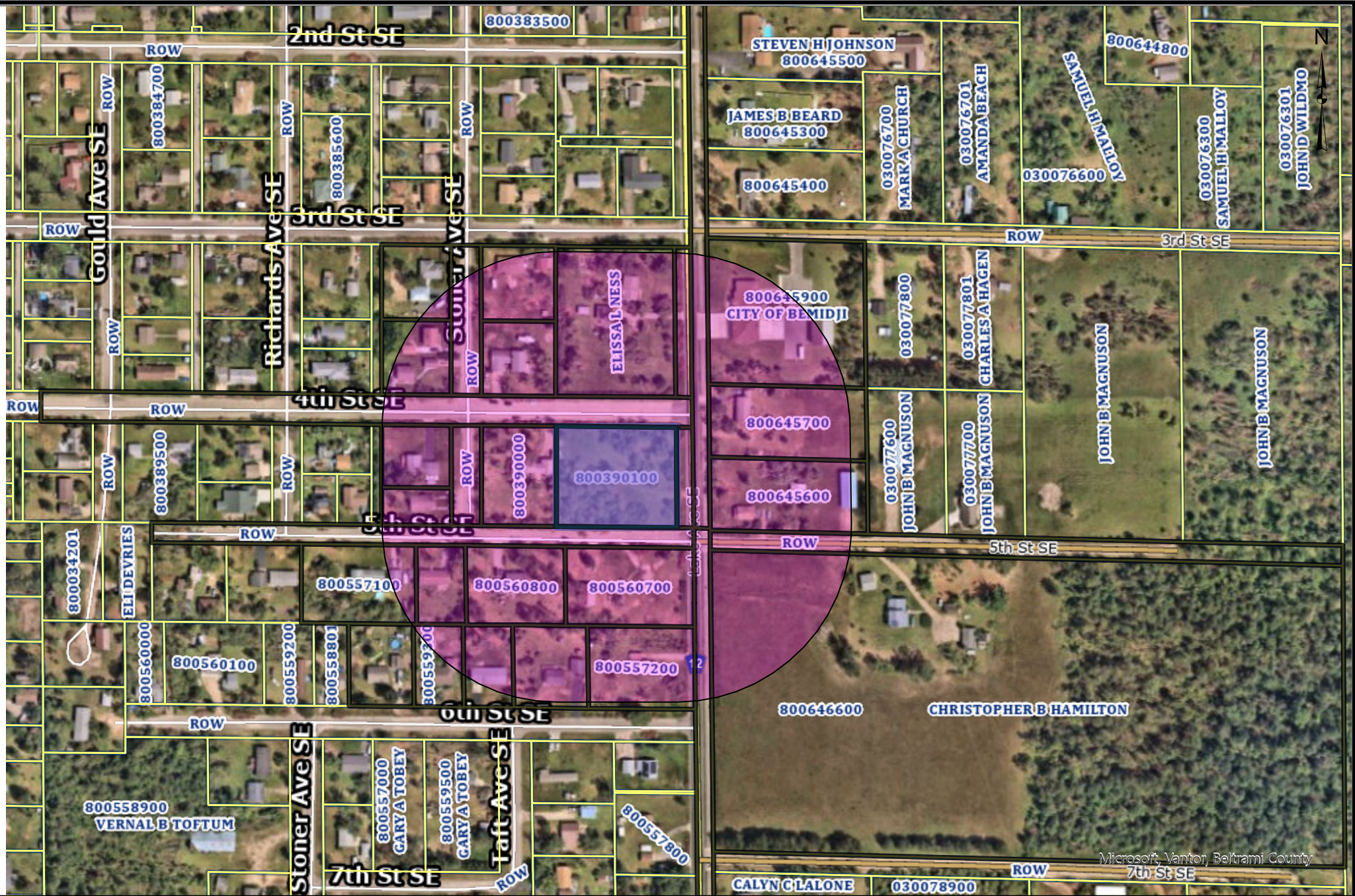
Please see the reference map on the back of this letter.

This public hearing will be held on **Thursday, May 28, 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. 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, May 22, 2026**, so they may be incorporated into our report to the Planning Commission. **Our report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji/Boards, Commissions, and Committees/Planning Commission](#)) and at city hall.**

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

Respectfully,

Planning & Zoning Department
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.

Buffer Map

1:4,514

Date: 5/1/2026

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



JACLYN L RYDER TRUSTEE
JACLYN L RYDER LIVING TRUST
1625 6TH ST SE
BEMIDJI, MN 56601

BRIAN S MCCLELLAN
JODIE M MCCLELLAN
1612 5TH ST SE
BEMIDJI, MN 56601

NORTHWOODS HAB FOR HUMANITY INC
PO BOX 1067
BEMIDJI, MN 56619

JOYCE ROBIN ST CLAIR VOLTZ
LARS ANDREW VOLTZ
326 LAKE AVE SE
BEMIDJI, MN 56601

HEATHER N YOUNG
ATTICUS YOUNG
1704 3RD ST SE
BEMIDJI, MN 56601

CHAD G REBISCHKE
465 STONER AVE SE
BEMIDJI, MN 56601

HOUSING & REDEVELOPMENT
AUTHORITY OF BEMIDJI
619 AMERICA AVE NW
BEMIDJI, MN 56601

ELISSA L NESS
LUKE J C WILKOWSKI
309 LAKE AVE SE
BEMIDJI, MN 56601

MATTHEW LIEN
ALEXIS F LIEN
1620 5TH ST SE
BEMIDJI, MN 56601

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

CRAIG A JOHNSON
SHARI L JOHNSON
615 20TH ST NW
EAST GRAND FORKS, MN 56721

CHRISTOPHER B HAMILTON
47761 COUNTY ROAD 3
BECIDA, MN 56678

REVERSE OREO INVESTMENTS LLC
DBA ROI
1900 DIVISION ST W UNIT 6
BEMIDJI, MN 56601

THOMAS OLMSTEAD
1621 6TH ST SE
BEMIDJI, MN 56601

NICOLE M BRAMA-NELSON
1609 6TH ST SE
BEMIDJI, MN 56601

THOMAS H CHENEY
507 LAKE AVE SE
BEMIDJI, MN 56601

RACHEL KELLEY
BRANDON KELLEY
1705 4TH ST SE
BEMIDJI, MN 56601

RODNEY ANDERSON*
MARY ANN ANDERSON
1703 6TH ST SE
BEMIDJI, MN 56601

CYNTHIA AMBER ANDERSON
PO BOX 3086
BEMIDJI, MN 56601

FRANK CHARLES FAIRBANKS
1704 5TH ST SE
BEMIDJI, MN 56601

RHONDA K STILES
1624 4TH ST SE
BEMIDJI, MN 56601

SUSAN MATTHEWS
1618 3RD ST SE
BEMIDJI, MN 56601