

PLANNING BOARD PROCEEDINGS

BEMIDJI, MINNESOTA

Regular Meeting – Monday, April 13, 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 Planning Director Melissa Fahrenbruch, Compliance Inspector & Site Analyst David Wielenberg, Administrative Assistant Ainslee Krause.**

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

AMENDMENTS TO AGENDA

Chair Eaton called for any amendments to the agenda. None made. **Prince** asked that a discussion of which agencies are included on the Agency Packet List, who receives notice from that list, and what City commissions and boards are asked for comment and how they do so be added to a future meeting agenda. 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: **March 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 ORDINANCE FOR REZONE REQUEST – 80.00505.05 – TIM MARCO (MARCO MCCLANE DEVELOPMENT)

Carlson presented the first 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) in the City of Bemidji.

The Planning Commission decided that the conditions are sufficient for approval of a Rezone from B-2 General Commercial to UR Urban Renaissance (Downtown) for parcel 80.00505.05 with the conditions and findings of fact presented in the packet.

Board members made the following comments regarding the request:

- **Rivera** asked for clarification regarding the scope and history of the parcel and its relation to the project. Carlson responded.

Motion by **Prince**, second by **Peterson**, to approve the Ordinance authorizing a (Rezone) Land Use Map Amendment from B-2 General Commercial to UR Urban Renaissance (Downtown) Zoning District for parcel 80.00505.05 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.**

Motion by **Peterson**, second by **Thayer**, to publish the summary Ordinance authorizing a (Rezone) Land Use Map Amendment from B-2 General Commercial to UR Urban Renaissance (Downtown) Zoning District for parcel 80.00505.05 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** inquired about Planning Department's involvement with the burning of debris related to storm clean-up. Carlson and Fahrenbruch responded.
- **Rivera** inquired about the wood chip piles behind Target. Carlson and Wielenberg responded.
- **Rivera** inquired to whom resident complaints should be directed regarding the demolition project at Park Ave and Paul Bunyan Dr. Carlson responded.
- **Peterson** added that he lives near the project and that the demolition crew did a good job cleaning up the neighborhood after the project.
- **Thayer** offered praise to the Planning Department for its involvement with the presentation by Fire Chief Sherwood given to the Sustainability Commission.
- **Rivera** inquired about whether the survey for electric vehicle use was part of the comprehensive plan. Carlson responded that it was actually a requirement for a grant that was received.
- **Rivera** inquired if it would be possible for staff to provide the Board with clarification of the code restrictions that the HRDC brought forward to the City Council relating to the Comprehensive Plan development. Carlson and Rivera discussed.

Site Analyst & Enforcement Report

Wielenberg presented the Site Analyst & Enforcement Report.

Board members had the following comments:

- **Thayer** inquired on the per-site cost of human activity site clean-up. Wielenberg replied.
- **Rivera** stated that activity sites are complex due to the jurisdictional issues related to who is responsible for such clean ups and that residents need to notify City Hall should they encounter these sites. Rivera and Wielenberg discussed.
- **Prince** inquired about the average time lag between retaining the contractor and the eventual clean-up, as well as the number of clean-up contractors in the area. Wielenberg responded.
- **Peterson** inquired about the BNSF offer to clean the City owned sites. Wielenberg responded.
- **Peterson** stated that it might be best for the City to clean City owned sites rather than wait for other entities to do so.
- **Thayer** stated the City could clean it all and bill the property owner for the service.

UPCOMING BOARD MEETINGS

- May 11, 2026 5:30 p.m. Planning Board Meeting

ADJOURN

There being no further business, motion by **Thayer**, second by **Peterson**, to adjourn the meeting. Motion carried. Meeting adjourned at **6:03 p.m.**

Respectfully submitted,



David Wielenberg
Compliance Inspector & Site Analyst

PB Minutes approved and attested by:



Planning Board Representative