

PLANNING COMMISSION

BEMIDJI, MINNESOTA

Regular Meeting – June 25, 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: Faver, Heinonen, Lemmer, Meehlhause, Olderman

Members excused: McCoy, Peterson

Staff Present: Planning Director Jamin Carlson, Assistant Planning Director Melissa Fahrenbruch, Administrative Assistant Ainslee Krause

Others Present: Jason Hill (via WebEx), Amy DeLap, Matt Murray, Matthew Korpela, Ann..., Dennis Beatty

AGENDA

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

MINUTES

The minutes for the **May 28, 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.

NEW BUSINESS

Public Hearings:

PLANNING CASE: INTERIM USE PERMIT REQUEST – AMY DELAP REPRESENTING JUST FOR KIX:

Fahrenbruch presented the planning case request: Amy DeLap representing Just for Kix is requesting an Interim Use Permit (IUP) to remodel and operate a Dance Studio (Indoor Fitness, Health Club or Spa) in the (I1) Industrial Park/Light Industrial Zoning District. The subject property is located at 1407 Naylor Dr SE (PIN 800453700) in the City of Bemidji.

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:

- Heinonen inquired about parking. Fahrenbruch clarified.

Public Hearing

Pursuant to published notice, a public hearing was held regarding input on the request. Chair Meehlhause opened the Public Hearing at **5:34 PM**, hearing the following comments:

- Amy DeLap, director of the Bemidji Just for Kix program, addressed the commission noting that their program serves over 230 students age 3 up to seniors in high school and the company, which is based out of Brainerd, MN, has been in business for 45 years. DeLap added that they have outgrown their current leased spaces.

Hearing no further comments, Chair Meehlhause closed the Public Hearing at **5:37 PM**.

Motion by **Heinonen**, second by **Lemmer**, to recommend approval of the Interim Use Permit to remodel and operate a Dance Studio (Indoor Fitness, Health Club or Spa) at 1407 Naylor Dr SE

(PIN 800453700), with the conditions and findings of fact as presented in the packet. Motion carried by the following roll call vote: Ayes: **Olderman, Meehlhause, Lemmer, Heinonen, Faver.** Nays: **None.**

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

PLANNING CASE: FINAL PLAT REQUEST – GREATER BEMIDJI:

Carlson presented the planning case request: Tim Marco (Marco McLane Development) representing Greater Bemidji is requesting approval for a Final Plat 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. The St. Michel and Hegna parcels have been added to the final plat request to accommodate a future cul-de-sac and road improvements at the end of Midway Dr. S. The whole plat lies within the Urban Renaissance (UR) zoning district and the Shoreland Overlay. The subject properties are located at multiple addresses off Minnesota Ave NW and Midway Dr. S (Parcels 800034499, 800050504, 800050505, 800116602, 800116604, and 800116600) in the City of Bemidji (also known as the railroad corridor).

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 **5:41 PM**, hearing the following comments:

- No comments.

Hearing no further comments, Chair Meehlhause closed the Public Hearing at **5:42 PM**.

Motion by **Faver**, second by **Heinonen**, to recommend approval of the Final Plat, with the conditions and findings of fact as presented in the packet. Motion carried by the following roll call vote: Ayes: **Olderman, Meehlhause, Lemmer, Heinonen, Faver.** Nays: **None.**

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

PLANNING CASE: CONDITIONAL USE PERMIT REQUEST – MATTHEW KORPELA REPRESENTING LEECH LAKE BAND OF OJIBWE:

Fahrenbruch presented the planning case request: Matthew Korpela representing Leech Lake Band of Ojibwe Behavioral Health, is requesting a Conditional Use Permit (CUP) to allow Counseling Services (Behavioral, Mental Health, Drug & Alcohol Abuse) at 614 Railroad St SE (PIN: 800422100) in the City of Bemidji. The property is in the B-2 General Commercial Zoning District.

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 **5:46 PM**, hearing the following comments:

- Matthew Korpela, Leech Lake Band of Ojibwe Behavioral Health, addressed the commission. Korpela clarified there will be no medications distributed at this site and no services provided for alcohol or other dependencies. Korpela addressed the easement

and stated that he met with the neighbor who made the complaint, Richard Tobey, the prior morning onsite.

- Olderman inquired if the applicant owns or rents the building. Korpela specified that they own the building.
- Ann Dietman, clinical director of Leech Lake Behavioral Health, addressed the commission and noted no distribution of medications.

Hearing no further comments, Chair Meehlhause closed the Public Hearing at **5:52 PM**.

Motion by **Heinonen**, second by **Lemmer**, to recommend approval of the Conditional Use Permit, with the conditions and findings of fact as presented in the packet. Motion carried by the following roll call vote: Ayes: **Olderman, Meehlhause, Lemmer, Heinonen, Faver**. Nays: **None**.

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

PLANNING CASE: CONDITIONAL USE PERMIT REQUEST – DENNIS BATTY REPRESENTING CROSSROADS CHURCH:

Carlson presented the planning case request: Dennis Batty of The Dennis Batty & Associates Group, Inc., Architects & Planners Inc., representing Crossroads Church (Applicant), is requesting a conditional use permit (CUP) for an existing church to be able to expand the sanctuary along with the parking lot and other outside improvements. The subject property is located at 3354 Laurel Dr. NW (PIN: 80552400) in the City of Bemidji. The parcel is in the B-2 General Commercial District and the Airport Zones 3 & H Overlays.

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 **5:56 PM**, hearing the following comments:

- Dennis Batty, architect and representative of Crossroads Church, addressed the commission.

Hearing no further comments, Chair Meehlhause closed the Public Hearing at **5:58 PM**.

Motion by **Heinonen**, second by **Lemmer**, to recommend approval of the Conditional Use Permit with the conditions and findings of fact as presented in the packet. Motion carried by the following roll call vote: Ayes: **Olderman, Meehlhause, Lemmer, Heinonen, Faver**. Nays: **None**.

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

OTHER BUSINESS

- Carlson discussed a recent scam happening across the United States in which scammers are impersonating cities and targeting applicants.
- Heinonen discussed researching data centers.

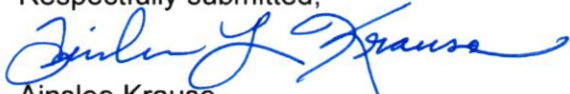
UPCOMING COMMISSION MEETINGS

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

ADJOURN

There being no further business, motion by **Lemmer**, seconded by **Olderman**, to adjourn the meeting. Motion carried. Meeting adjourned at **6:22 p.m.**

Respectfully submitted,



Ainslee Krause

Planning & Building Administrative Assistant

PC Minutes approved and attested by: 
Planning Commission Representative