



The Women's Shelter from July 2025 (Looking north off 30<sup>th</sup> St. NW).

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



**City of Bemidji**  
  
317 4<sup>th</sup> St NW  
Bemidji, MN 56601  
(218) 759-3582

## Planning & Zoning News

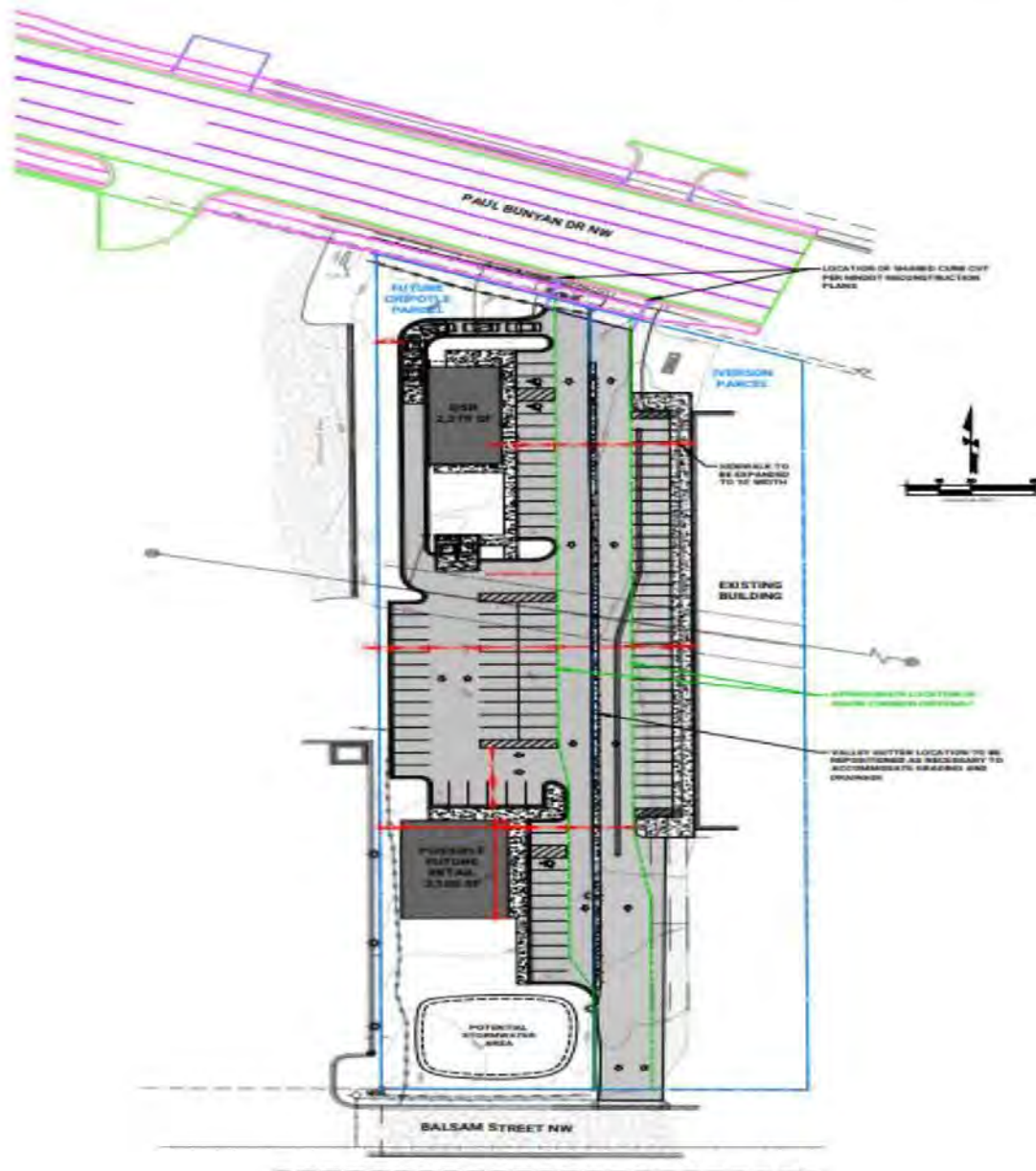
\*\*\*\* Citizen involvement needed! \*\*\*\*The City of Bemidji **still has a vacancy on its planning commission and each meeting attendance/participation is compensated (\$75 per meeting)**. If interested, please submit an application from the city's website at [City Boards, Commissions and Committees - City Staff - Bemidji, MN](http://City Boards, Commissions and Committees - City Staff - Bemidji, MN). If you have questions or want more information on the position, please reach out to planning staff at City Planning [City.Planning@ci.bemidji.mn.us](mailto:City.Planning@ci.bemidji.mn.us).

Permit/License Activity Items	Totals (Issued since 1/1/2026)
Planning Cases (Variances, CUPs, IUPs, Rezones, PUDs, & Plats)	1
Sign Permits	5
Lot Combinations/Realignments/Divisions Permits	2
Environmental Alteration Permits (Tree/Shoreland)	1
Temporary Storage Containers/Semi-Trailer Permits	5
Animals/Home Occupation/Fence/Land Use Permits	1
Site Plans Reviews/ Zoning Verification Letters	4
<b>PERMIT/LICENSE ACTIVITY</b>	<b>19</b>

\* As of February 4<sup>th</sup>, 2026

Upcoming Planning Cases

V-2026-0001: - John Johannson, representing Division 25, LLC and Willow Creek Center, is requesting a variance for section 28-409 off-street parking, loading and surfacing standards of a redevelopment of a parking area setback to the side property lines. 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 properties are in the B-2 General Commercial District and the HWY 197 & Airport 3 Overlays.



### Community Surveys

#### **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.

[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.



Border States new building and location that is a competed project.



# City Newsletter February 9, 2026

CITY OF BEMIDJI PLANNING BOARD SUBMITTED BY JAMIN CARLSON,  
PLANNING DIRECTOR | Issue FEBRUARY 2026

### IMPORTANT NOTICE

- The Planning Board meeting scheduled for Monday, February 9<sup>th</sup>, 2026, at 5:30 p.m. will be held at City Hall Council Chambers.
- The Planning Commission meeting scheduled for Thursday, February 26<sup>th</sup>, 2026, at 5:30 p.m. will be held at City Hall Council Chambers

### February 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 <i>Grousehog Day</i>	3	4	5	6	7
8	9 <i>Board</i>	10	11	12	13	14 <i>Valentine's Day</i>
15	16 <i>President's Day Office Closed</i>	17	18	19	20	21
22	23	24	25	26 <i>Commission</i>	27	28

*Calendar*

### March 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9 <i>Board</i>	10	11	12	13	14
15	16	17 <i>St. Patrick's Day</i>	18	19	20	21
22	23	24	25	26 <i>Commission</i>	27	28
29	30	31	1	2	3	4

*Calendar*



## Planning & Zoning Department Site Analyst & Enforcement Activities for January 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 (Mahnomon Dr)** Building addition, site plan review is complete, and construction is underway.
- **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 (24<sup>th</sup> St NW)** Construction underway.
- **Gracewin Cooperative** – Developer states they are still working toward having a substantial start on the project by the May deadline.
- **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 under review.
- **MotorWorks Auto Repair (Washington Ave)** Paving is complete, striping remains to be done. Landscape stabilization to be reviewed Spring 2026.
- **North Central Door (Re-branded Garaga) (Carr Lake Rd)** Project completed. Landscape survivability will be reviewed Summer/Fall 2026.
- **People’s Church (America Ave NW)** – Construction complete. Landscaping will be reviewed in 2026. Disposal of trash has become an issue, and staff has been coordinating how to resolve this problem.
- **Pizza Ranch (Paul Bunyan Dr)** Landscape survivability Spring 2026.
- **Rohde Feed & Garden (Washington Ave S)** Plan review complete, waiting on DA to be signed. Had issues with government shutdown affecting his project.
- **Security Bank Parking Lot Redevelopment (Paul Bunyan Dr)** Project complete. Landscape survivability will be reviewed 2026.



## Planning & Zoning Department Site Analyst & Enforcement Activities for January 2026

- **Skips (Paul Bunyan Dr)** Needs grass re-seeded and trees planted by July 18, 2025. Did not meet deadline, next steps underway.
- **Starbucks South (Shevlin Ave)** Is open for business. Waiting on Utility As-Builts.
- **Voyageur Expeditionary High School (Bemidji Ave)** Site plan under review.
- **Westridge Redevelopment (Paul Bunyan Dr)** CUP issued, plan review completed, construction underway.



*Dale Schmidt Agency, February 5, 2026*



## Site Analyst & Enforcement Activities for January 2026

### Development Projects City Residential

- **Amundson (Sherman Dr)** Site plan review approved 5/30/2025. Construction ongoing.
- **Beyond Builders (2<sup>nd</sup> St SE)** Construction underway.
- **BI-CAP (Gould Ave NE)** Site plan review done 10/19/2022. Building permit issued. Building in progress.
- **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 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 (26<sup>th</sup> St NW)** Site plan approved 5/30/2025. Construction underway.
- **Habitat for Humanity (19<sup>th</sup> 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 not started. There has been 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 is underway.
- **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, construction started mid-May 2025 and is nearing completion.
- **Mrazek (Jefferson Ave SW)** Site plan review approved 10/2/2025
- **Puddle Duck Properties (Moonlight Ln SW)** Site plan review complete, payment pending.
- **Puddle Duck Properties, Block 2, Lot 2 (Shedhorn St SW)** Site plan review complete, payment pending.
- **Puddle Duck Properties, Block 2, Lot 8 (Beartooth Ave SW)** Site plan review approved.
- **Puddle Duck Properties, Block 3, Lot 1 (Beartooth Ave SW)** Site plan review approved.
- **Puddle Duck Properties (Shaw), Block 3, Lot 8 (Beartooth Ave SW)** Site plan review approved, construction underway.
- **R2M2 LLC (Florence Ln NW)** New home build, site plan review approved 7/7/2025.
- **Ricke (Elliot Rd NE)** Site plan review completed 10/16/2024.
- **Weiherr (Irvine Ave NW)** Site plan review complete, construction underway.
- **Wiebolt (Elliot Rd NE)** Site plan review completed 10/9/2024. Construction is ongoing.

### Significant Enforcement Issues

- Enforcement action for some violations have slowed with the snow cover, but staff is still working through those issues not affected by winter weather.
- Household furnishings and garbage issues have become more prevalent in the last few weeks. Staff have been working on multiple sites with such violations.
- Human Activity Sites: There have been no new sites brought to staff's attention. There are currently only three sites known to staff, and all are adjacent to railroad property.
- 



*Bagged household trash and furnishings creating a Section 28-402 violation, February 4, 2026.*

- Dynamic Sign Review: Staff conducted a review of the dynamic displays that are within the city limits on February 4, 2026. Most of them were compliant with the code, though several had overall brightness issues and/or bright white backgrounds. Notices will be sent, and follow-up reviews will be conducted.

## Site Analyst & Enforcement Activities for January 2026

- Exterior Lighting: Complaints have been received regarding new exterior lighting on some structures around the city. Per City ordinance, the light created by such lighting must not be directed or shine toward surrounding property, public rights-of-way, or public waters. Fixtures that don't meet ordinance requirements may be hooded or re-directed as a way of coming into compliance.



*Exterior lighting violations, February 4, 2026.*



## Site Analyst & Enforcement Activities for January 2026

### Summary of Enforcement Actions

Enforcement - Total Open Cases - January 2026			
By Ward	Residential Districts	Non-Residential	Totals
Ward 1	12	2	14
Ward 2	2	13	15
Ward 3	8	2	10
Ward 4	9	20	29
Ward 5	18	5	23
<b>Total</b>	<b>49</b>	<b>42</b>	<b>91</b>

As of 2/4/2026

Totals for January 2026 Enforcement	
Closed 2026 YTD	City
January Residential	3
January Non-Residential	7
February Residential	0
February Non-Residential	0
March Residential	0
March Non-Residential	0
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
<b>Total Closed Cases 2026</b>	<b>10</b>

As of 2/4/2026



## Site Analyst & Enforcement Activities for January 2026

Enforcement Totals by Code - January 2026		
Enforcement Items by Code	Open	Closed
<b>Residential R-1 through R-6</b>		
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	29	1
28-403 - Sight Visibility Triangle	1	0
28-404 - Fences	3	0
28-406 - Landscaping Requirements	1	0
28-408 - Lighting	2	1
28-409 - Off-Street Parking, Loading & Surfacing Standards	4	0
28-411 - Temporary Uses or Structures	3	0
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	1
<b>Total Residential Cases</b>	<b>49</b>	<b>3</b>
<b>Commercial, Industrial, U, UR, OM, LC, LD, &amp; MH</b>		
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	1	0
28-258 - Dynamic Displays	2	0
28-402 - Exterior Storage & Outdoor Display of Merchandise	11	0
28-403 - Sight Visibility Triangle	0	1
28-405 - Screening	1	0
28-406 - Landscaping Requirements	3	1
28-407 - Tree Preservation	1	0
28-408 - Lighting	0	0
28-409 - Off-Street Parking, Loading & Surfacing Standards	6	0
28-411 - Temporary Uses or Structures	9	1
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
<b>Total Non- Residential Cases</b>	<b>42</b>	<b>7</b>
<b>Total Cases</b>	<b>91</b>	<b>10</b>

As of 2/4/2026