

PLANNING BOARD PROCEEDINGS

BEMIDJI, MINNESOTA

Regular Meeting – March 11, 2024

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 (via WebEx), Peterson, Rivera, Eaton, Thayer**. Members absent: **Fiskevold Gould, Johnson**.

Staff Present: Planning Director Jamin Carlson, Assistant Planner Melissa Fahrenbruch, Compliance Inspector & Site Analyst David Wielenberg, Administrative Assistant Ainslee Krause, City Manager Rich Spiczka.

AMENDMENTS TO AGENDA

Chair Peterson called for any amendments to the agenda.

Motion by **Thayer**, seconded by **Eaton**, to approve the agenda. Motion carried by roll call vote.

MINUTES

The following minutes were presented for approval:

Planning Board Meeting: **February 12, 2024**

Motion by **Eaton**, seconded by **Thayer**, approving minutes as presented. Motion carried by roll call vote.

CITIZENS WITH BUSINESS NOT ON AGENDA

No appearance.

OLD BUSINESS

Discuss Electronic Media:

Board members had the following comments:

- Board members concurred that the board should be consistent with City Council.
- Prince noted that City Council will be having a discussion at an upcoming work session.
- Thayer requested that the board continue to allow the public to speak via WebEx.

NEW BUSINESS

PLANNING CASES: VARIANCE AND CONDITIONAL USE PERMIT REQUESTS – PARCEL 80.03017.00 – JOHN ODOM REPRESENTING AMP BEMIDJI LLC:

Carlson presented the two planning case requests: John Odom representing AMP Bemidji LLC is requesting a Conditional Use Permit (CUP) for a Drive Through Restaurant and to remove more than 60% of the high-quality significant trees from the parcel. Additionally, the applicant is requesting two (2) variances for lot size less than three (3) acres and for the site population to exceed the site acreage maximum in Airport Zone B. The subject property is zoned (B-2) General Commercial and is in HWY 197 and Airport Zone B overlay Districts. The subject property is located at 1718 Paul Bunyan Dr NW (PIN#800301700) in the City of Bemidji.

VARIANCE REQUESTS:

Carlson presented the conditions and findings of facts for the variance requests.

Board members made the following comments regarding the variance requests:

- Rivera inquired as to the reasoning behind Commission member Faver's no vote. Staff addressed that Faver did not state a reason.
- Rivera and Carlson discussed the proposed Custom Airport Zoning and current zoning regulations.
- Rivera requested clarification on the site plan and consideration of reduced stacking for the proposed drive through. Carlson addressed the setbacks from the front of the lot and