

PLANNING BOARD PROCEEDINGS

BEMIDJI, MINNESOTA

Regular Meeting – April 8, 2024

Pursuant to due call and notice, a regular meeting of the Planning Board of the City of Bemidji, Beltrami County, Minnesota, was called to order at **5:33 p.m.** in the Council Chambers of City Hall.

Upon roll call, the following board members were declared present: Prince, Fiskevold Gould, Peterson, Johnson, Rivera, Eaton, Thayer.

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

AMENDMENTS TO AGENDA

Chair Peterson called for any amendments to the agenda.

Motion by **Prince**, seconded by **Eaton**, to approve the agenda. Motion carried by unanimous voice vote.

MINUTES

The following minutes were presented for approval:

Planning Board Meeting: **March 11, 2024**

Motion by **Thayer**, seconded by **Eaton**, approving minutes as presented. Motion carried by voice vote. Ayes: **Prince, Peterson, Rivera, Eaton, Thayer**. Nays: **None**. Abstentions: **Johnson, Fiskevold Gould**. Johnson and Fiskevold Gould addressed that they both abstained from voting on the minutes due to not being in attendance at the March 11, 2024, board meeting.

CITIZENS WITH BUSINESS NOT ON AGENDA

Tim Faver, 1101 Lake Blvd NE, addressed the minutes from March 11, 2024, regarding the planning case for John Odom. Faver identified that in the board minutes from March 11th, Rivera inquired as to why Faver voted no at the commission meeting and staff responded that he did not state a reason. Faver addressed that the commission minutes illustrated that he believed that the property could be developed within the current restrictions. Faver confirmed that is the reason why he voted no on the variance.

NEW BUSINESS

PLANNING CASES: REZONE REQUEST – PARCEL 80.06873.00 – JAMES RAVNIKAR REPRESENTING HARD ROCK INVESTMENTS, LLC:

Carlson presented the planning case request: James Ravnika representing Hard Rock Investments, LLC is requesting a (Rezone) Land Use Map Amendment from R-1 Rural zoning district with Airport Zone C overlay to B-1 Low Density Commercial zoning district to operate a recreational vehicle storage operation. The subject property is located at 2890 15th ST NW (PIN # 800687300) in the City of Bemidji.

Planning Commission and Staff recommend approval of a (Rezone) Land Use Map Amendment from R-1 Rural zoning district within Airport Zone C overlay to B-1 Low Density Commercial zoning district for parcel 800687300, with the findings of fact presented in the packet.

Board members made the following comments:

- Eaton addressed that he was in support of the requested change.
- Johnson expressed support.
- Thayer requested clarification and addressed support for the project.
- Prince inquired about public comment received. Fahrenbruch identified that neighbors stopped into the office, asked questions, and expressed that they were okay with the project. Fahrenbruch also noted that other neighbors attended the meeting and asked questions.

- Peterson expressed concern that rezoning this lot could create a spot zone. Carlson addressed that this property was zoned commercial in the past and the Future Land Use Map indicates commercial for the area. Peterson inquired about surface requirements for outdoor storage. Carlson addressed that the outdoor storage use would require an interim use permit and surface requirements among other code requirements would be addressed at that time. Peterson expressed concern over the residential properties in the area and how this change might affect them.

Motion by **Prince**, seconded by **Eaton**, to approve of the rezone request for parcel 800687300, with the findings of fact as presented in the packet. Motion carried by the following roll call vote: Ayes: **Thayer, Eaton, Rivera, Johnson, Peterson, Fiskevold Gould, Prince**. Nays: **None**.

Citizen inquired as to the process for making a public comment. Chair Peterson noted that the public comment period had already passed, but the individual could speak with staff after the meeting.

STAFF REPORTS

Director's Report

Carlson presented the Director's Report.
Board members had the following comments:

- Members discussed.

Site Analyst & Enforcement Report

Wielenberg presented the Site Analyst & Enforcement Report.
Board members had the following comments:

- Members discussed.

UPCOMING BOARD MEETINGS

- Monday, May 13, 2024 5:30 p.m. Planning Board Meeting

ADJOURN

There being no further business, motion by **Eaton**, seconded by **Fiskevold Gould**, to adjourn the meeting. Motion carried. Meeting adjourned at **6:02 p.m.**

Respectfully submitted,



Ainslee Krause
Planning & Building Administrative Assistant

PB Minutes approved and attested by:



Planning Board Representative