

PLANNING BOARD PROCEEDINGS
BEMIDJI, MINNESOTA
Special Meeting – April 29, 2024

Pursuant to due call and notice, a special meeting of the Planning Board of the City of Bemidji, Beltrami County, Minnesota, was held at 12:00 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. Members absent: 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 **Eaton**, seconded by **Johnson**, to approve the agenda. Motion carried by unanimous voice vote.

NEW BUSINESS

PLANNING CASE: CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT REQUEST – PARCEL 80.05971.00 – SANDY HENNUM OF BELTRAMI COUNTY HOUSING & REDEVELOPMENT AUTHORITY:

Carlson presented the planning case request: Sandy Hennum, representing Beltrami County Housing & Redevelopment Authority (BHRA), is requesting a conditional use permit (CUP) and Preliminary/Final Planned Unit Development (PUD) to build greater than thirty (30) new multi-family apartment units on vacant parcel, 800597100. The requested CUP is required for the construction of any multi-family residential housing in the Office Medical (OM) zoning district.

Carlson presented the conditions and findings of facts for the CUP/PUD requests.

Board members made the following comments:

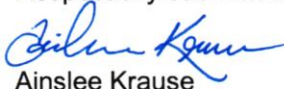
- Eaton inquired about a start date for construction. Hennum addressed that if the application is approved by the State of Minnesota they may start in early summer.
- Rivera inquired about parking lot access requirements and sewer and water services. Carlson addressed that the fire department would review access and confirmed that the development will be connected to city services. Rivera and Carlson discussed parking, garages, and the potential future roadway.
- Johnson echoed concerns about the roadway and access and inquired about plans for the road. Carlson clarified that there is a possibility of the road becoming a city roadway.
- Prince inquired about feedback from other city departments. Carlson addressed that it was sent to all relevant city departments.
- Katie Nolting, city attorney, addressed that she reviewed the packet and had no concerns.

Motion by **Prince**, seconded by **Rivera**, to approve Resolution 2024-04 for a Conditional Use Permit (CUP) and Planned Unit Development (PUD) to build greater than thirty (30) new multi-family apartment units on vacant parcel 800597100, with the findings of fact and conditions as presented in the packet. Motion carried by the following roll call vote: Ayes: **Eaton, Rivera, Johnson, Peterson, Fiskevold Gould, Prince**. Nays: **None**.

ADJOURN

There being no further business, motion by **Fiskevold Gould**, seconded by **Eaton**, to adjourn the meeting. Motion carried. Meeting adjourned at **12:17 p.m.**

Respectfully submitted,


Ainslee Krause

Planning & Building Administrative Assistant

PB Minutes approved and attested by:



Planning Board Representative