

PLANNING BOARD PROCEEDINGS

BEMIDJI, MINNESOTA

Regular Meeting – May 13, 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, 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 **Fiskevold Gould**, to approve the agenda. Motion carried by unanimous voice vote.

MINUTES

The following minutes were presented for approval:

Planning Board Meeting: **April 8, 2024**

Planning Board Special Meeting: **April 29, 2024**

Motion by **Prince**, seconded by **Johnson**, approving minutes as presented. Motion carried by unanimous voice vote.

CITIZENS WITH BUSINESS NOT ON AGENDA: No appearance.

NEW BUSINESS

PLANNING CASE: REZONE – PARCELS 80.03760.00, 80.03755.00 & 80.03756.00 – NEW LIFE UNITED PENTECOSTAL CHURCH

Wielenberg presented the first planning case request: Pastor Roger Feiler representing New Life United Pentecostal Church is requesting a (Rezone) Land Use Map Amendment from R-4 Moderate Density Residential zoning district to B-2 General Commercial zoning district to allow commercial uses for future buyers. The subject properties are located at 506 6th ST SE (PIN # 800376000), TBD 6th St SE (PIN # 800375500), and TBD 6th St SE (PIN # 800375600) in the City of Bemidji.

The Planning Commission and staff recommend approval of a (Rezone) Land Use Map Amendment for parcels 800376000, 800375500, and 800375600, from R-4 Moderate Density Residential to B-2 General Commercial with the findings of fact presented in the packet.

Board members made the following comments:

- Eaton inquired if a potential buyer could apply to rezone. Carlson confirmed.
- Rivera requested a summary of neighbor concerns. Carlson clarified that concerns were traffic, children playing in the road and what type of commercial use may go in there.
- Johnson expressed concern over possible commercial uses in a residential neighborhood.
- Prince addressed concern that this property does not have access to Paul Bunyan Drive. Prince referenced findings 2 and 5 and noted the neighboring commercial properties have access to Paul Bunyan Drive. Prince expressed that he is not in favor of the rezone.
- Fiskevold Gould echoed concerns as well and referenced Bemidji's need for housing.
- Peterson expressed concern for the unknown use.

Motion by **Prince**, seconded by **Eaton**, to deny a Zoning Map Amendment for parcels 800376000, 800375500, and 800375600, from R-4 Moderate Density Residential to B-2 General Commercial. Amended motion by **Prince**, seconded by **Eaton**, to deny a Zoning Map Amendment for parcels 800376000, 800375500, and 800375600, from R-4 Moderate Density Residential to B-2 General Commercial with the findings of fact #2 amended to state that: No. General commercial zoning