

CITY COUNCIL PROCEEDINGS

BEMIDJI, MINNESOTA

Work Session – Monday, September 24, 2018

Pursuant to due call and notice, a special work session of the City Council of the City of Bemidji, Beltrami County, Minnesota, was held on Monday, September 24, 2018, at 5:30 p.m. in the Conference Room of City Hall, Mayor Albrecht presiding.

Upon roll call, the following Councilmembers were declared present: Albrecht, Meehlhause, Hellquist, Johnson, Lehmann, Erickson, Larson. Absent: None.

Staff Present: City Manager Nate Mathews, City Attorney Al Felix, Public Works Director/Engineer Craig Gray, Assistant City Engineer Sam Anderson, Joint Planning Director Casey Mai, Assistant Planning Cory Boushee

Mayor Albrecht stated the purpose of the work session was to discuss three items relating to the Greater Bemidji Joint Planning Board.

Ordinance Amendment Affecting Pavement on New Residential Construction and New Rental Units

Mai stated that the Joint Planning Board removed this item for consideration until the city council could review and discuss it. The board believes that the council should discuss this since the amendment primarily affects properties within the city limits. Erickson provided information from the building department showing the total number of single family and duplex construction from 2016 to the present. She stated that of the 30 properties constructed during that time frame, 11 of those were affordable housing construction. Therefore, Erickson stated that she cannot support this amendment as it will cause a hardship to those organizations providing affordable housing in the community.

Council discussed the following:

- The additional cost may not solve stormwater runoff issues
- Implementing this amendment will not make the stormwater worse
- Consider stormwater incentive as an alternate solution
- Homeowner eligibility decreases through Habitat with the pavement requirement
- Create loan program

Motion by Erickson, seconded by Hellquist to not support the proposed amendment affecting paving driveways on new residential construction and new rental units. Motion failed by the following vote: Ayes: Hellquist, Erickson, Albrecht. Nays: Meehlhause, Johnson, Lehmann, Larson.

South Shore Planned Unit Development (PUD) Amendment

The South Shore PUD requires 20% commercial construction for all developments that are residential in nature. That provision is proving to be too restrictive considering the current commercial market in Bemidji and contributes a significant handicap in the City's ability to sell land and develop the South Shore. Currently, Pace Development has a lot designated for commercial development but has not been able to build and ICON has not been able to secure final investors to begin their project because of the commercial requirement. Consensus of the council was that they support lifting the 20% requirement and that the South Shore Design Review Committee should meet and provide a recommendation to the Joint Planning Board.

Overall Future of the JPB

The Joint Powers Agreement between the City of Bemidji and Northern Township regarding planning and zoning services by the Greater Bemidji Joint Planning Board is set to expire December 31, 2019. Council discussed how the agreement has been working for both entities, including consistent code and enforcement and stable staffing. Additionally, cooperative planning can aide with annexation discussions as well as being able to discuss community development and growth. Northern Township has already indicated that they would like to continue with the agreement.

Motion by Lehmann, seconded by Meehlhause to continue with the Joint Powers Agreement with Northern Township regarding planning and zoning services and to begin negotiating terms of the new agreement. Motion carried by unanimous vote.

Adjourn

There being no further business, motion by Lehmann, seconded by Hellquist, to adjourn the meeting. Motion carried. Meeting adjourned at 6:58 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michelle R. Miller". The signature is written in a cursive style with a large initial "M".

Michelle R. Miller
City Clerk