

**Beltrami County Planning Commission/Board of Adjustment Meeting
Minutes for Monday, May 19, 2025
County Administration Building – County Board Room
701 Minnesota Ave NW
Bemidji, Minnesota 56601**

General Business

Members present: Ed Fussy
 Don Hazeman
 Bruce Poppel
 Bill Best
 Doug Underthun
 Craig Gaasvig

Members absent: Todd Stanley

Others Present: Brent Rud, Director, Beltrami County Environmental Services Department
 Greg Larson, Beltrami County Environmental Services Department
 Shannon Schmidt, Beltrami County Environmental Services Department
 Matt Murray, 304 3rd St NW, Bemidji, MN 56601
 Shane Jensen, 1033 Wedgewood Ln NW, Bemidji, MN 56601

Chairman called the Planning Commission/Board of Adjustment Meeting to order at 6:00 PM. **Board and staff introduced themselves to members of the audience. Brent reviewed the meeting procedures and process, as well as the agenda, for those in attendance.** The meeting minutes for April 28, 2025, were brought forward for approval. **Don Hazeman moved to approve the meeting minutes of April 28, 2025. Motion seconded by Bruce Poppel.**

Motion carried and approved.

Board of Adjustment

New Business - None

Old Business - None

Planning Commission

New Business

Final Plat Request of:

**Barrett Estates
Wiebolt Properties Inc**
1001 S Movil Lake Rd NW
Bemidji, MN 56601

Township:
Body of Water:

Northern
N/A

The Purpose of:

Applicant is seeking final approval of a plat to subdivide approximately 37.4 acres into 27 residential lots in Northern Township on South Movil Lake Rd NW. The proposed lots meet the requirements of the Beltrami County Subdivision Controls Ordinance #5.

Legal Description:

Tax Parcel 31.00088.00

The Southwest Quarter of Northeast Quarter (SW ¼ of NE ¼), Section Five (5), Township One Hundred Forty-seven (147) North, Range Thirty-three (33) West, LESS the East 260' of the South 420' thereof, Beltrami County, Minnesota.

Greg Larson gave the staff report for Barrett Estates which will cover 37.4 acres and be divided into 27 single-family lots with a loop driveway. GIS maps of the parcel were viewed, photos were viewed, contours were reviewed (no wetlands). Construction on this plat is set to start in 2025. Staff recommends approval as proposed to the County Board.

Matt Murray, surveyor, approached the Board. Matt Murray explained that Darwin Wiebolt would have been in attendance, but he was at the Northern Township Planning Commission meeting at the very same time the Beltrami County Planning Commission meeting was being held. Matt corrected the spelling on earlier submittals – Barrett should have two t's, not one as submitted (named after Darwin's grandson). Matt explained how the four required drainage basins are now showing on the final plat survey. These basins are protected and are not part of any single parcel or lot but are a public area. The Developer's Agreement, the last item needed by the County Board for approval, will be addressed at the next Northern Township meeting.

Chairman opened the Planning Commission Public Hearing on the Final Plat Request of Barrett Estates – Wiebolt Properties Inc.

- ✚ **Shane Jensen** - adjacent landowner, sent an email, but was also at the meeting in person. Shane stepped forward to approach the Board and paraphrase what his email discussed.

Shane made sure that all in attendance knew that he is not against this development. However, he does have some concerns.

- **Taking Sides:** If the Planning Commission approves 26 new homes being added to the already existing single home on this parcel, the Planning Commission is taking sides with Northern Township in the ongoing battle they have with the City of Bemidji. More homes only help justify Northern Township's case to be their own city. The Planning Commission should pause this development until Northern and Bemidji settle their issues.
- **Irvine Ave Safety:** Irvine Ave is extremely busy. This summer's paving project on Irvine Ave is NOT installing turn lanes and NOT improving the safety of this road. Making the road smoother will only encourage drivers to drive at higher speeds. Adding 26 more homes that may need to commute on this road scares the Jensens.
- **Lot Size:** It is understood that squeezing as many lots as possible out of a development is better for the developer's bottom line, but what about those buyers looking to own a lot of 2+ acres? This property is a beautiful plot of land with woods. This would be an excellent location for a development with larger lots. How about 15-18 homes instead of 27?
- **South Movil Entrances:** The Jensens feel it is unsafe and unwise to design a 3-way intersection that's so close to another entrance, and especially when one of those entrances is right on a corner.

✚ **Beltrami County Highway Department** – does not have any questions or concerns with this final plat request.

✚ **Robert Murray, Beltrami County Surveyor** – sent a letter stating, "The boundary of the final plat of Barret Estates has been checked and found to meet the mathematical closure tolerance as defined in Beltrami County Subdivision Controls Ordinance No. 5, Section 5, Subd. 5.01, Subsection 3."

In response to Shane Jensen's comments, Brent Rud clarified that Beltrami County is not "choosing sides" between Northern Township and the City of Bemidji. This is a legally required meeting in the plat process.

Motion by Bruce Poppel to recommend the approval of the final plat request of Barrett Estates – Wiebolt Properties Inc, contingent on the Northern Township Planning Commission approval. Once Northern Township Planning Commission has approved the final plat request, the Beltrami County Planning Commission will forward their recommendation on to the County Board. Motion seconded by Don Hazeman.

Motion unanimously carried and approved.

Chairman then closed the Planning Commission Public Hearing on the final plat request of Barrett Estates – Wiebolt Properties Inc.

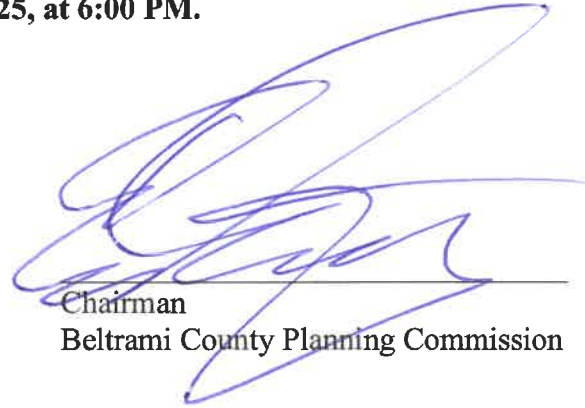
Old Business - None

Motion by Doug Underthun to adjourn the Planning Commission/Board of Adjustment Public Hearing for May 19, 2025. Motion was seconded by Don Hazeman. Motion carried and approved. Chair called the meeting for May 19, 2025, officially adjourned. The next meeting will be held on Monday, June 23, 2025, at 6:00 PM.

Respectfully submitted,



Brent Rud
Beltrami County ESD Director



Chairman
Beltrami County Planning Commission