



CITY OF DULUTH

PLANNING & CONSTRUCTION SERVICES
Community Planning Division
411 West First Street – Room 208 - Duluth, Minnesota 55802-1197
218-730-5580 – An Equal Opportunity Employee

ACTIONS OF THE PLANNING COMMISSION SEPTEMBER 12, 2017

Roll Call:

Members Present: Terry Guggenbuehl, Tim Meyer, Garner Moffat, Mike Schraepfer, Heather Wright Wendel, and Zandra Zwiebel (arrived during item A)

Members Absent: Janet Kennedy, Margie Nelson, and Luke Sydow

- PL 17-110 Special Use Permitt for Restaurant in an MU-N District at NE Corner of West Central and Anderson Road by Launch Properties
Approved
VOTE: 4-1, Moffat Opposed

- PL 17-107 Final Plat (Harbor Light) on the south side of Arrowhead Rd. ¼ mile west of Arlington Ave. by Pentecostal Assembly of God/Duluth Gospel Tabernacle (**Note:** this item remains tabled, and will not be discussed until the October 10, 2017, planning commission meeting)

- A. PL 17-129 Preliminary Plat 1243 88th Avenue West Morgan Park
Approved with added conditions that a Public Meeting be held and a Concept Design be presented on how the buildings will blend into the community with emphasis on greenspace and consolidation of accesses
VOTE: 5-1, Moffat Opposed

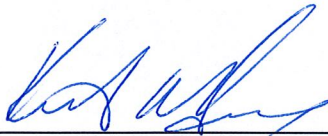
- B. PL 17-136 Concurrent Use of Streets Permit for Underground Infrastructure in the Platted Right of Way of 110th Avenue West by Carlson McCain at Vonco
Recommend Approval with added conditions that the applicant be responsible for gopher 1 calls and they do not have the applied right to discharge
VOTE: 6-0

- C. PL 17-128 Concurrent Use of Streets Permit for Parking in the Platted Street Right of Way at 4002 Woodland Avenue by Lowell Lyons
Recommend Approval
VOTE: 6-0

- D. PL 17-139 UDC Map Amendment to Rezone from Rural Residential 1 (RR-1), Residential Traditional (R-1), and Mixed Use Commercial (MU-C) to Urban-Residential (R-2) and Mixed Use Neighborhood (MU-N), Property Marble Street and Arrowhead Road, and North Arlington Road and Stanford Avenue; and from Mixed Use Commercial (MU-C) to Mixed Use Neighborhood (MU-N) Property at approximately the 3500 Block of West Arrowhead Road, by the city of Duluth
Tabled for More Information
VOTE: 6-0

- E. PL 17-140 UDC Map Amendment to Rezone from Mixed Use Neighborhood (MU-N) to Residential-Traditional (R-1), property at Piedmont Avenue and 24th Avenue West (1401 Trinity Road), and West 10th Street and Highway 53 (2308 West 10th Street), by the city of Duluth
Recommend Approval
VOTE: 6-0
- F. PL 17-141 UDC Map Amendment to Rezone from Rural Residential-1 (RR-1) to Residential-Traditional (R-1), property at approximately 1200 Block of South Ridge Road, by the city of Duluth
Recommend Approval
VOTE: 6-0
- G. PL 17-138 UDC Map Amendment to Rezone from Residential-Traditional (R-1) and Mixed Use Commercial (MU-C) to Mixed Use Neighborhood (MU-N); from Rural Residential 1 (RR-1) to Residential-Traditional (R-1); and Residential-Traditional (R-1) to Rural Residential 1 (RR-1), from Property Generally Described as North of US Highway 2, East of Boundary Avenue, South of Park Place and Arbutus Drive, and East of Plum Tree Court and Olea Avenue in Zenith Terrace
Recommend Approval
VOTE: 5-1, Schraepfer Opposed
- H. PL 17-127 Partial Vacation of Platted Street Right of Way at 728 Garfield by K6 LLC and Dehlia Seim of Fryberger Law Firm
Recommend Approval
VOTE: 6-0
- I. PL 17-126 Vacation of Utility Easement at 618 Hovland Lane by Peder and Siri Morse
Recommend Approval
VOTE: 6-0
- J. PL 17-103 Variance from General Development Shoreland Setback at 4814 London Road by David and June Larsen
Denied
VOTE: 6-0
- K. PL 17-118 Variance at 840 South Lake Avenue by Gratia Pitcher
Approved
VOTE: 6-0
- L. PL 17-131 Variance to Build to Zone at 6001 East Superior Street by Scalzo Architects
Approved
VOTE: 6-0
- M. PL 17-120 Minor Subdivision at 3410 Kolstad Avenue by Shubitz Properties
Approved
VOTE: 6-0

- N. PL 17-123 Minor Subdivision at 1545 East Skyline Parkway by Lee Kalfsbeek
Approved
VOTE: 6-0
- O. PL 17-132 Minor Subdivision at 5201 Norwood Street by Peter Miner
Approved
VOTE: 6-0
- P. PL 17-143 Mixed Use Institutional (MU-I) Planning Review for 750 Square Foot
Additional at 1001 East Superior Street by St. Luke's Hospital
**Approved with the added condition that the applicant work with city staff to
add landscaping and/or art or faux windows to the building façade**
VOTE: 6-0
- Q. PL 17-150 UDC Text Amendment to Amend UDC Section 50-37.1.G, Related to
Submitting Successive Zoning Applications Within 1 Year
Recommend Approval
VOTE: 6-0



Keith Hamre – Director
Community Planning and Construction Services