



**Planning & Development Division**  
*Planning & Economic Development Department*

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**ACTIONS OF THE PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
APRIL 9, 2024**

**Attendance:**

Members Present: Chris Adatte, Jason Crawford, Gary Eckenberg, Brian Hammond, Jason Hollinday, Margie Nelson, Danielle Rhodes, David Sarvela and Andrea Wedul

Members Absent: none

(PL 24-029 was pulled from the Consent Agenda, to be voted on separately, due to conflict of interest; Commissioner Crawford is a board member on Duluth Airport Authority.)

Consent Agenda

PL 24-017 Interim Use Permit for New Vacation Dwelling Unit in a Form District at 325 Lake Ave South, Unit 1303 by Dan Meierhoff

PL 24-022 Minor Subdivision to Create Two Parcels at 30 W Linden Street by Heidi Mattila

PL 24-023 Variance to Rear Yard Setback for Mud Room Addition at 228 N 25th Avenue E by Adam and Emily Huneke

PL 24-026 MU-W Planning Review for Lobby Expansion at Pier B Hotel, 800 Railroad Street, by Pier B/Sanford Hoff

PL 24-024 Interim Use Permit for Renewal of a Vacation Dwelling Unit at 1615 E Superior Street by ACW Duluth, LLC

~~PL 24-029 UDC Map Amendment from Mixed Use-Business (MU-B) to Airport (AP) at the Site of the Proposed Air Traffic Control Tower (ATCT) by the Duluth Airport Authority~~

PL 24-038 Interim Use Permit for Overflow Parking Area at 338 E Central Entrance by Tumble Fresh - Linn Property Development, LLC

**Consent agenda items approved as per staff recommendations**

**VOTE: 9-0**

Public Hearings

PL 24-029 UDC Map Amendment from Mixed Use-Business (MU-B) to Airport (AP) at the Site of the Proposed Air Traffic Control Tower (ATCT) by the Duluth Airport Authority

**Motion to Approve**

**VOTE: 8-0, Crawford Abstained**

PL 24-011 UDC Map Amendment from R-1 to R-P for Residential Uses North of Bald Eagle Circle by Newhaven LLC

**Motion to Approve**

**VOTE: 3-6, Motion to approve UDC Amendment Fails (Eckenberg, Rhodes, Nelson, Hollinday, Sarvela, and Crawford opposed)**

**Motion to Approve**

**VOTE: 7-2, Motion to approve UDC Amendment with amendments: height limit 30 ft, maximum density 6 units per acre, and uses limited to single family, two-family, cottages, and townhomes and did not allow multi-family and manufactured homes (Eckenberg and Nelson opposed)**

PL 24-016 Proposed UDC Text Amendments to Sections 50-14.5, 50-14.6, and 50-15.2, Amending Dimensional Standards in the R-1, R-2, and MU-N Zone Districts by City of Duluth

**MAIN Motion to Approve, followed by discussion of four amendments:**

**Motion to require the same set-backs for single-family homes and duplexes in R-1 and R-2 zone districts.**

**VOTE: 9-0**

**Motion to require corner-lot, side-yard setbacks of 15 ft for all structures in R-1, and 10 ft in R-2**

**VOTE: 9-0**

**Motion to reduce recommended height limit in R-2, keeping the current 45 ft limit. Failed due to lack of second**

**Motion to maintain 15 ft setback between non-residential and residential buildings in MU-N zone district**

**VOTE: 5-4 (Adatte, Crawford, Hammond, and Nelson opposed)**

**MAIN Motion to Approve with three amendments**

**VOTE: 9-0**

Other Business

PL 23-127 Final AUAR (Alternative Areawide Review) for the Central High School Redevelopment Project (consider responses to comments and the Final AUAR document)

**Motion to Approve**

**VOTE: 9-0**

DocuSigned by:

*Ryan Pervenanze*

Ryan Pervenanze, Manager  
Planning & Economic Development