



City of Duluth
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

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ACTIONS OF THE PLANNING COMMISSION
MAY 12, 2015

Roll Call:

Members Present: Marc Beeman, Drew Digby, Terry Guggenbuehl, Janet Kennedy, Tim Meyer (arrived late during agenda item E), Garner Moffat, Mike Schraepfer, Luke Sydow and Zandra Zwiebel (left meeting after agenda item F)

Members Absent: N/A

- PL 15-037 Vacation of Street Right of Way for West 2nd Street between 39th and 40th Avenue by RMN, LLLP (Tabled from April 14, 2015, Planning Commission meeting)
Recommend Approval
VOTE: 8-0

- A. Presentation on Final Recommendations for the Lincoln Park Small Area Plan.
Recommend Approval
VOTE: 8-0

- B. Presentation on Recommendations for Spirit Mountain Plan, by Staff from Parks and Recreation Department. 10 to 15 Minute Presentation
Approve Recommendations
VOTE: 8-0

- C. PL 15-075 Concurrent Use of Streets Permit for Spirit Mountain Recreation Area Authority Water Line in Public Right of Way
Recommend Approval
VOTE: 8-0

- (NOTE: D1 AND D2 WERE PRESENTED AND VOTED ON TOGETHER)

- D1. PL 15-045 UDC Map Amendment to Rezone from Residential-Planned (R-P) to Residential-Traditional (R-1) at Coffee Creek by Hamilton Taylor Homes
Recommend Approval
VOTE: 8-0

- D2. PL 15-072 UDC Map Amendment to Rezone from Residential-Planned (R-P) to Residential-Traditional (R-1) at Coffee Creek by the City of Duluth
Recommend Approval
VOTE: 8-0

- E. PL 15-060 UDC Map Amendment to Rezone from Residential-Traditional (R-1) to Mixed Use-Neighborhood (MU-N), at 1501 Kenwood Avenue, 15 West Cleveland Street, and 1428 Arrowhead Road by Kenwood Village LLC
Recommend Approval
VOTE: 9-0

- F. PL 15-064 UDC Map Amendment to Rezone from Rural-Residential 1 (RR-1) to Mixed Use-Business (MU-B) at the 4600 Block of Rice Lake Road by JLH Properties of Duluth LLC

Tabled

VOTE: 9-0

- G. PL 15-065 UDC Map Amendment to Rezone from Residential-Rural 1 (RR-1) to Residential-Rural 2 (RR-2) 3705 North 87th Avenue West by Jarel and Sarah Finout

Recommend Approval

VOTE: 8-0

(NOTE: H, I, J & K WERE PRESENTED AND VOTED ON TOGETHER)

- H. PL 14-184 Concurrent Use of Streets Permit for Obstruction (Bus Shelter) in the Public Right of Way of North Second Avenue East at 201 East Superior Street by Northshor Theater, LLC

Recommend Approval

VOTE: 7-1, Beeman opposed

- I. PL 14-185 Concurrent Use of Streets Permit for Obstruction (Underground Vaults) in the Public Right of Way of East Superior Street and North Second Avenue East at 201 East Superior Street by Northshor Theater, LLC

Recommend Approval

VOTE: 7-1, Beeman opposed

- J. PL 14-186 Concurrent Use of Streets Permit for Obstruction (Structure) in the Public Right of Way of East Superior Alley at 201 East Superior Street by Northshor Theater, LLC

Recommend Approval

VOTE: 7-1, Beeman opposed

- K. PL 14-187 Concurrent Use of Streets Permit for Obstruction (Marquee) in the Public Right of Way of East Superior Street at 201 East Superior Street by Northshor Theater, LLC

Recommend Approval with Condition that approval is obtained by the Heritage Preservation Commission (HPC)

VOTE: 7-1, Beeman opposed

(NOTE: L & M WERE PRESENTED AND VOTED ON TOGETHER)

- L. PL 15-068 Vacation of Street Right of Way Between Elm and Lynn Avenues and Garfield and Cox Avenues by Duluth Seaway Port Authority

Recommend Approval

VOTE: 8-0

- M. PL 15-069 Vacation of Street Right of Way Of Sixth, Seventh, Eighth, Ninth, and Tenth Street Between Spruce Avenue and Elm Avenue at Rice's Point by Duluth Seaway Port Authority

Recommend Approval

VOTE: 8-0

- N. PL 15-050 Special Use Permit to Construct an Eight Unit Townhome in an R-1 District at the Southeast Corner of Mississippi Avenue and Lyons Street by Green Capital LLC
Tabled with Public Comment Period Remaining Open
VOTE: 8-0

- O. PL15-070 Special Use Permit for to Expand a Religious Assembly in an R-1 District at 13104 West Sixth Street by the Fond du Lac Community Church
Approved
VOTE: 8-0

- P. PL 15-059 Interim Use Permit for a Vacation Dwelling Unit at 940 South Lake Avenue by Phyllis A Sherman
Recommend Approval
VOTE: 8-0

- Q. PL 15-063 Interim Use Permit for a Vacation Dwelling Unit at 127 Chester Parkway by Beth Grobe Magomolla and Grobe Family Supplemental Needs Trust
Tabled for More Information on Proof of Sufficient Parking
VOTE: 7-1, Digby Opposed

- R. PL 15-066 Interim Use Permit for a Vacation Dwelling Unit at 2525 East First Street by Daniel Neby
Recommend Approval
VOTE: 5-3, Sydow, Digby and Meyer Opposed

- S. PL 15-047 Variance from Coldwater Structure Setbacks at 1025 West Third Street by Scott Shovein
Approved
VOTE: 8-0

- T. PL 15-062 Variance to Reconstruct a Non-Conforming Structure at 1316 99th Avenue West by Shane Bollinger
Approved
VOTE: 8-0

- U. PL 15-067 Variance from Corner Side and Front Yard Setback at 506 West Fifth Street by James Olson
Approved
VOTE: 4-3-1, Beeman, Sydow and Guggenbuehl Opposed, Kennedy Abstained


- V. PL 15-058 Preliminary Plat for Atlas Industrial Park, at 2300 Commonwealth Avenue, By Duluth Economic Development Authority
Approved
VOTE: 7-1, Moffat Opposed

- PL 15-074 Point of Rocks Housing Project at the 1200 Block of West Michigan Street (Tax Increment Financing) Planning Commission Review of Development Plan to Determine if Project is in Conformance with the Comprehensive Plan
Project is in Conformance with the Comprehensive Plan
VOTE: 7-0-1, Sydow Abstained

- Review Recommendations of the Tax Forfeit Subcommittee, Related to Potential Sale of 117 Tax Forfeit Parcels (Subcommittee to Meet the Same Day of the Planning Commission, but at 4 pm, with recommendations from Engineering, Parks and Rec, and Planning Depts).

Approve Recommendations of the Tax Forfeit Subcommittee

VOTE: 8-0



Charles Froseth, Land Use Supervisor