



City of Duluth
Planning Division

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Planning Commission Agenda
Council Chambers, 3rd Floor Duluth City Hall
Tuesday, May 12, 2015 5:00 PM

- I. Call to Order and Roll Call
- II. Unfinished Business
 - A. Presentation of Zenith Award for Comprehensive Plan Implementation
 - B. 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) **SR**
- III. Public Hearings, Part 1 (**Start No Sooner than 5:05 PM**)
 - A. Presentation on Final Recommendations for the Lincoln Park Small Area Plan. 15 to 20 Minute Presentation **JJ/JK**
 - B. Presentation on Recommendations for Spirit Mountain Plan, by Staff from Parks and Recreation Department. 10 to 15 Minute Presentation
 - C. PL 15-075 Concurrent Use of Streets Permit for Spirit Mountain Recreation Area Authority Water Line in Public Right of Way **SR**
- IV. Public Hearings, Part 2 (**Start No Sooner than 5:45 PM**)
 - D. 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 **JRM**
 - 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 **JRM**
 - 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 **JRM**
 - 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 **KD**
 - 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 **KD**
 - 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 **JRM**
 - 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 **JRM**

- 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 **JRM**
 - 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 **JRM**
 - 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 **SR**
 - 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 **SR**
- 5 Minute Recess---**
- 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 **SR**
 - 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 **SR**
 - P. PL 15-059 Interim Use Permit for a Vacation Dwelling Unit at 940 South Lake Avenue by Phyllis A Sherman **SR**
 - 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 **SR**
 - R. PL 15-066 Interim Use Permit for a Vacation Dwelling Unit at 2525 East First Street by Daniel Neby **SR**
 - S. PL 15-047 Variance from Coldwater Structure Setbacks at 1025 West Third Street by Scott Shovein **SR**
 - T. PL 15-062 Variance to Reconstruct a Non-Conforming Structure at 1316 99th Avenue West by Shane Bollinger **SR**
 - U. PL 15-067 Variance from Corner Side and Front Yard Setback at 506 West Fifth Street by James Olson **SR**
 - V. PL 15-058 Preliminary Plat for Atlas Industrial Park, at 2300 Commonwealth Avenue, By Duluth Economic Development Authority **SR**

V. Other Business

- A. 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
- B. 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).

VI. Communications

- A. Managers' Report
- B. Consideration of Minutes (April 14, 2015)
- C. Reports of Officers and Committees (Heritage Preservation Commission Representative)
- D. Misc Correspondence (FEMA Map Update, Letter from B. Daugherty about Rezoning)
- E. Adjournment

Charles Froseth, Land Use Supervisor