

City of Duluth
Planning Commission
July 26, 2016 Meeting Minutes
Council Chambers - Duluth City Hall

I. Call to Order

President Zandra Zwiebel called to order the meeting of the city planning commission at 5:03 p.m. on Tuesday, July 26, 2016, in city hall council chambers.

Roll Call

Attending: Terry Guggenbuehl, Janet Kennedy, Tim Meyer, Garner Moffat, Mike Schraepfer, Luke Sydow, Heather Wright Wendel, and Zandra Zwiebel.

Absent: Marc Beeman

Staff Present: Keith Hamre, and Kate Van Daele.

II. Public Hearings

- A. PL 16-082 MU-I Planning Review for New Structure (MRI Lab) at 915 East 1st Street by St. Luke's Hospital **KVD**

Staff: Staff introduces the applicant's proposal to add a new structure for their MRI lab. This building will have two phases. Phase one will bring MRI services from their modular area into the new building. Phase two will add and expand the St. Luke's breast center. The new building meets all requirements including lighting and parking and is within the MUI zone. Based on their findings, staff recommends that the planning commission recommend approval.

Applicant: Ron Franzen (representative of St. Luke's) present, and discussed the history of the project in wanting to have a building that provides MRI's for patients in an actual building instead of in the modular site where the services are currently provided.

Commissioners: Janet Kennedy asked about if the building would have an open façade facing second street. Ron Franzen mentioned that there will have more windows for patients to look out of. Terry Guggenbuehl asked about if the project was in the MUI zone, which it is. St. Luke's campus is all in the MUI zone. St. Luke's has until 2019 to update its district plan area as in regards to the MUI zone.

Public: N/A

MOTION/Second: Motion to approve MUI plan for MRI lab by Guggenbuehl, second by Meyer.

VOTE: (8-0)

- B. PL 16-083 UDC Map Amendment to Rezone 4514 Rice Lake Road from Rural Residential 1 (RR-1) to Mixed Use Business (MU-B) by the City of Duluth **KVD/SR**

Staff: Director Hamre introduced the City as the applicant of rezoning a location on rural residential to a Mixed Use Business. Rezoning this site would be better fit in a Mixed Use Business zone as the business located at this address is a repair service. Currently this business is limited by the airport zoning district, and would be better served for economic development purposes by being rezoned to MUB.

Applicant: The City of Duluth is the applicant in this case.

Commissioners: Garner Moffat asked if craft breweries were a part of MUB. Director Hamre said yes, that breweries were included in the uses of MUB.

Public: John Stauber owns ten acres next to the address that the City of Duluth is wanting to rezone. Mr. Stauber is wanting to have his area re-zoned as well. Director Hamre said that staff would be in contact with Mr. Stauber to look at including his property in re-zoning at a later meeting this fall.

Motion/Second: Motion to approve Rezoning from Rural Residential to Mixed Use Business by Commissioner Guggenbuehl and seconded by Commissioner Sydow.

VOTE: (8-0)

III. Communications

A. Reports of Officers and Committees

- **Update on Imagine Duluth 2035**

- Director Hamre mentioned the following achievements with Imagine Duluth:

- 3,000 surveys have been counted to date
- Staff has attended over 30 community events to date
- The Vision Committee has met once and several of the planning commissioners are a part of this committee.
- The Comprehensive Plan Kick-off event will take place on September 21st at 4:45p.m. at Denfeld High School

- **Update on Edison Proposal**

- Director Hamre mentioned that the Edison project will be appealing to the Minnesota Board of Water and Soil Resources.

B. Adjournment

Meeting adjourned at 7:30 p.m.

Respectfully,



Keith Hamre - Director
Planning and Construction Services