

City of Duluth
Planning Commission Brown Bag Meeting
November 13, 2017 Meeting Minutes
Council Chambers – Room 303

Call to Order

President Terry Guggenbuehl called to order the special meeting of the city planning commission at 12:04 p.m. on Monday, November 13, 2017, in Room 303.

Roll Call

Attending: Terry Guggenbuehl, Tim Meyer, Garner Moffat, Margie Nelson, Luke Sydow, Zandra Zwiebel, and Janet Kennedy

Absent: Michael Schraepfer, Heather Wright Wendel

Staff Present: Keith Hamre, Adam Fulton, Steven Robertson, Jenn Moses, Ben VanTassel, Kyle Deming, and Emile Voight

Discussion-Comprehensive Plan Land Use Categories (*Options for use and density changes, combinations, deletions to be considered*)

- a. To keep or merge: "Auto-Oriented Commercial" and "Central Business-Secondary". Director Hamre stated that there are very few areas that have the auto-orientated commercial future land use category. Consensus among commissioners to merge these two categories into central business-secondary.
- b. Potential combination: "Medical District" and "Institutional". Director Hamre stated that these two future land use categories have a lot of overlap, and it is not necessary to have both of them. Consensus among commissioners to merge these two categories into institutional.
- c. Potential combination: "Preservation" and "Recreation". Director Hamre stated that these both have a lot of overlap. Commissioner Moffat stated that he thought there was a difference, especially when considering for passive versus active recreational uses. Commissioner Guggenbuehl concurred, adding that the term "open space" can mean radically different things to people.
- d. Density types for: "Rural Residential" and "Low Density Residential". Director Hamre stated the challenges with the RR-1 and RR-2 zone districts, and the area requirement (5 and 2 acres respectively) doesn't fit well with the text of the future land use designations.
- e. Text and uses permitted: "Commercial Waterfront" and "Industrial Waterfront". Manger Fulton stated that both future land uses, while water dependent, encourage dramatically different types of development. While we still want to maintain some land for industrial development in the port, we should acknowledge the change in our industrial economy. Commissioner Sydow stated that it is good to be clear, but we still need to be flexible enough so that we don't eliminate potential (but as of yet unknown) developments in the future. He also added that some folks enjoy the gritty nature of the industrial waterfront.

- f. New category: "Form Districts". Discussion was related to future addition of a form district category. Consensus was that development of such a category would better reflect land use priorities

Discussion – Comprehensive Land Use Plan, Official Map Changes (Potential changes to categorization of sites or larger areas of the city. Agenda is set going from east to west)

- a. Lester Park Golf Course. Director Hamre stated that the City can not support two full public golf courses; we need to change the future land use of this area before the City can consider selling part or all of it.
- b. Glenwood North – at Snively. Manager Fulton stated that this area has utilities, and it makes sense to consider some minor changes, keeping in mind the Skyline Overlay district limitations. Commissioner Moffat stated that he did not have any objections to this, as long as the letter and spirit/intent of the Skyline Overlay district was adhered too with future development.
- c. Riley Road – Rice Lake Township Annexation area. Director Hamre stated that this is a good distance for most public infrastructure, and is currently zoned R-C.
- d. Woodland Housing Areas (3 areas). Manager Fulton stated that there is housing demand for folks who want to work at the airport. Planner Moses stated that this area is an area of concern for road congestion. Fulton replied that congestion isn't something we want to promote, but we do want more people and activity in this area.
- e. Snow White on Oxford. Director Hamre stated that this area was historically a small commercial node. It could be revitalized, such as with a mixed use type development.
- f. Chester Creek Headwaters. Director Hamre referenced the land use study staff did for this area about two years ago, adding that the area near Snowflake should be reexamined.
- g. Rice Lake Road & Norton Road. Director Hamre stated that this area may be over-zoned. Fulton added that we don't want to encourage leapfrog zoning and development. Commissioner Zwiebel asked where the utilities stop, at United Healthcare?
- h. Boulder Ridge. Manager Fulton stated that across from boulder ridge, behind St. Scholastica, is an area that is tax forfeit that may be ready for some limited development. Commissioner Sydow stated that there is a lot of contamination and wetlands in this area, and any development ideas should proceed with caution. Fulton acknowledged that it is a complicated area.

Meeting adjourned at 12:55 p.m. Respectfully,



Adam Fulton - Manager
Community Planning