



City of Duluth
Planning Division

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City of Duluth
Planning Commission
September 10, 2013 Meeting Minutes
City Council Chambers - Duluth City Hall

I. Call to Order

President Terry Guggenbuehl called to order the meeting of the City Planning Commission at 6:00 pm on Tuesday, September 10, 2013, in the City Council Chambers.

Roll Call

Attending: Marc Beeman, Drew Digby, Terry Guggenbuehl, Garner Moffat, Patricia Mullins, David Sarvela, Luke Sydow and Zandra Zwiebel

Absent: Tim Meyer (Excused)

Staff Present: Charles Froseth, Steven Robertson, Jenn Moses, Gaby Gerken and Cindy Stafford

II. Public Hearings

A. PL 13-115 Plan Review for 9,000 Square Foot New Structure at 4000 West 9th Street by Northwood Children's Services

Staff: Steven Robertson introduces the applicant's request for the construction of a new facility to consolidate treatment functions now located at East 4th Street. Staff reminded the Planning Commission that at the previous meeting they supported rezoning this property to Mixed-Use Institutional; new structures in the MU-I zone require a public hearing and approval from the Planning Commission. Staff recommends approval.

Applicant: Richard Wolleat of Northwoods Children's Services addressed the Commission.

Public: No Speakers.

Commissioners: N/A

MOTION/Second: Moffat/Sydow approved as per staff's recommendation.

VOTE: (8-0)

B. PL 13-113 Concurrent Use of Streets for Private Underground Utilities at 610 East 4th Street by Whole Foods Coop

Staff: Jenn Moses introduces the applicant's request for a concurrent use permit to allow the electrical connection for a proposed emergency generator to be underground and less vulnerable to damage. Staff recommends approval with two conditions as listed in the staff report. Drew Digby asks if they will dig up the alley surface. The applicant states it will be returned to present conditions.

Applicant: Hugh Reitan addresses the Commission, and asks if there are any questions.

Public: No speakers.

Commissioners: N/A

MOTION/Second: Sydow/Moffat recommend approval with the conditions listed in the staff report as per staff's recommendation.

VOTE: (8-0)

III. Consideration of minutes
August 13, 2013

MOTION/Second: Digby/Sarvela

VOTE: (8-0)

IV. Communications

A. Managers' Report – Chuck Froseth addresses the Commission and gives an update.

V. Reports of Officers and Committees

VI. Other Business

A. Additional Discussion on Adaptive Reuse and Amending the UDC. Froseth introduces the topic. He asks the Commissioners to go over the handout and contact him via email or stopping by the office to bring their thoughts and questions for the October meeting.

B. Brown Bag/Site Visit on Friday, September 20th, 12:00 – 1:00 p.m. at Bluestone Commons

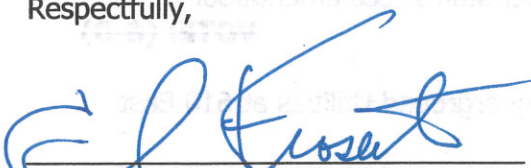
C. PL 13-067 UDC Zoning Map Amendment to Rezone from Residential-Planned (R-P) to Mixed Use-Planned (MU-P) at 201 Clover Street (Woodland Middle School and Bluestone Commons) by the City of Duluth (item held over from May 14th meeting, and to remain on the table unless withdrawn by applicant).

D. PL 13-107 UDC Zoning Map Amendment to Rezone Lower Lincoln Park area bordered by West Superior St. and Interstate 35, between South 22nd Ave. West and South 32nd Ave. West from Industrial-General (I-G) to Mixed-Use Business Park (MU-B) by the City of Duluth (item held over from August 13th meeting, and to remain on the table unless withdrawn by applicant).

VII. Adjournment

Meeting adjourned at 6:25.

Respectfully,



Charles Froseth, Land Use Supervisor