



City of Duluth
Planning Division

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August 7th, 2012

Planning Commission Member
City Planning Commission
Duluth, MN 55802

Dear Commissioner:

President Digby has called a meeting of the City Planning Commission for 5 p.m., Tuesday, August 14th 2012, in the City Council Chambers.

- I. Call to Order
- II. Roll Call
- III. Public Hearings

Discussion on the Following Items to Start No Earlier Than 5:00 pm

- A. PL 12-117 Comprehensive Future Land Use Map Amendment from Low-Density Neighborhood to General Industrial at 1200 Becks Road, by The City of Duluth **JJ**
- B. PL 12-102 UDC Map Amendment, Several Central Entrance Sites, by the City of Duluth **JK**
 - i. -Sub-Area 1: West of Sundby Road and north of Maple Grove Road and east of Maple Grove Road and south of Page Street from Residential-Traditional (R-1) to Mixed Use-Commercial (MU-C),
 - ii. -Sub-Area 2: Properties along the north side of Maple Grove Road from Yosemite Avenue to Joshua Avenue from MU-C and R-1 to Mixed Use-Neighborhood (MU-N),
 - iii. -Sub-Area 3: Properties along the south side of Maple Grove Road from Cottonwood Avenue to Joshua Avenue and east of Joshua Avenue and south of Maple Grove Road from Residential-Urban (R-2) and R-1 to MU-N,
 - iv. -Sub-Area 4: South of Schneiderman's Furniture Store, and the east and west sides of Decker Road from R-1 to MU-N.
- C. PL 12-108 UDC Map Amendment, Several Higher Ed. Sites, by the City of Duluth **JRM**
 - i. North of Arrowhead Road and east of Blackman Avenue, from Residential-Traditional (R-1) to Residential-Rural 1 (RR-1).
 - ii. North of Arrowhead Road and west of Howard Gnesen Road, from Residential-Traditional (R-1) to Residential-Rural 2 (RR-2)
 - iii. Northeast of the intersection of Kenwood Avenue and Toledo Street, from Residential-Traditional (R-1) to Mixed Use-Neighborhood (MU-N)
 - iv. North of St. Marie Street and east of Oakland Circle, from Residential-Traditional (R-1) to Residential-Urban (R-2)

- D. PL 12-118 UDC Map Amendment from Residential-Traditional (R-1) to Parks and Open Space (P-1) and Industrial-General (I-G), at Park Point (Minnesota Point), by the City of Duluth **JJ**
- E. PL 12-119 UDC Map Amendment from Industrial-Waterfront (I-W) to Mixed Use-Waterfront (MU-W) at 1127 Minnesota Avenue, by Ray Robbins **JK**

Discussion on the Following Items to Start No Earlier Than 5:45 pm

- F. PL 12-103 Interim Use Permit for a Parking Structure and College Use at 201 East Clover Street by BlueStone Commons LLC **SR**
- G. PL 12-107 Special Use Permit (SUP) for a Residential Care Facility in a Residential-Traditional (R-1) at 1902 East Third Street by Great Lakes Sober Living **SR**
- H. PL 12-094 Variance for Rear Yard Setback in a Residential-Traditional (R-1) at 218 East 4th St by John Almquist **JRM**
- I. PL 12-109 Variance from Shoreland Setback at 1308 North 54th Avenue East by Wendell Hewes. **JRM**
- J. PL 12-121 Variance from Front Yard Setback in a Residential-Traditional (R-1) at 165 Chester Way, by Mary St. Michael. **JRM**

Discussion on the Following Items to Start No Earlier Than 6:15 pm

- K. PL 12-080 Vacation of Easement (Street) for Halsey and Niagra by the Regents of the University of Minnesota **JRM**
- L. PL 12-081 Vacation of Easement (Street) for Niagra Street by the Regents of the University of Minnesota **JRM**
- M. PL 12-082 Vacation of Easement (Street) for Clover Street by the Regents of the University of Minnesota **JRM**
- N. PL 12-110 Special Use Permit (SUP) to Alter Existing Communications Tower at 4402 Rice Lake Road by AT&T. **SR**
- O. PL 12-111 Special Use Permit (SUP) to Alter Existing Communications Tower at 126 South Boundary by AT&T. **SR**
- P. PL 12-112 Special Use Permit (SUP) to Alter Existing Communications Tower at 2520 Maple Grove Road by AT&T. **SR**
- Q. PL 12-113 Special Use Permit (SUP) to Alter Existing Communications Tower at 25 North 78th Avenue East by AT&T. **SR**

IV. Consideration of minutes – June 12, 2012

V. Communications

VI. Old Business

VII. Reports of Officers and Committees

VIII. New Business

A. PL 12-123 Planning Commission Action. Sell 2,379 Square Feet of Parkland Along Congdon Park Drive to Adjacent Property Owner, James and Mary Ann Monge, at 3131 East First Street.

B. Discuss Brown Bag Meeting from July 20th, 2012. Alternative Ideas for Future Brown Bag Meetings, Dates, and Times.

IX. Other Business

A. Report on Council appeal of PL 12-083 Shoreland Variance-Park Point Properties

X. Adjournment

Respectfully,



Keith Hamre, Director of Planning and Construction Services