



City of Duluth  
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197  
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

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CITY OF DULUTH  
MINUTES OF FEBRUARY 21, 2012  
2012 ANNUAL PLANNING COMMISSION MEETING  
CLYDE IRON WORKS

- I. Keith Hamre called a meeting of the Planning Commission on February 21, 2012, at Clyde Iron.
- II. Roll Call: Henry Banks, Drew Digby, Terri Guggenbuehl, Heather Rand, John Vigen and Zandra Zwiebel  
Excused: Luke Sydow  
Others: Brian Hanson, Alison Lutterman Keith Hamre, Jenn Reed Moses, Derek Stewart, John Kelly, Nathan LaCoursiere, John Judd, and Steven Robertson
- III. Hamre stated that the Clyde Iron site is a good example of redevelopment and the Reuse of a site. The future development reassures the future development with Lincoln Park Businesses.
  - A. Mark Lambert: He shared a vision and concepts and probably close to the final version. They had hired their own market study and have an opportunity to do some retail. They are not worried about this relying on student housing and are looking at the site to explore the opportunities. They need to consider a mixed use site. St. Scholastica or UMD would be good as well. His goal is to have 300 new beds awaiting students. There was some discussion of having an auditorium and a gym. They had four neighborhood meetings.
  - B. Brian Hanson, Director of Business and Community Development  
He has been with the city for two years in Business and Community Development. Hanson stated that we have the tools to guide the land use. There is a public process for this along with 11 or 12 economic policies. How can we compete in today's economy and how can we fit into this? The UDC is not just one shot deal, but it can be used in many ways. The bigger picture is being a part of this so that we are not fully driven by a developer- it is a framework.
  - C. Camiros Group Regarding the Technical Review of the Memorandum on the new Sign Code.  
Arista has been with Camiro's Group for over 14 years. She held stakeholder meetings with citizens and interested parties earlier in the month; they received a lot of good comments. She added that there are 10 approaches to consider with the sign regulations:
    1. Organize sign regulations for ease of use.
    2. Define all sign types.
    3. Include comprehensive temporary sign regulations.
    4. Clarify Billboard Regulations
    5. Incorporate modern sign types.
    6. Taylor sign standards by district, use or building form as appropriate.
    7. Create areas of special sign control.
    8. Require a sign master plan for multi-tenant Developments.
    9. Allow institutional campuses to submit a campus sign plan.
    10. Address enforcement powers for illegal signs and nonconforming signs.

D. Nominating Committee: Motion to nominate Drew Digby President and Terry Guggenbuehl Vice Chairman.

**Motion/Second:** To Nominate Drew Digby President and Terry Guggenbuehl Vice Chair.  
**VOTE:** 8-0 (Unanimous)

**Motion/Second:** To Elect Drew Digby President and Terry Guggenbuehl Vice Chair.  
**VOTE:** 8-0 (Unanimous)

E. Adjournment. The meeting was adjourned at 7:00 p.m.

Respectfully,



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Keith Hamre, Interim Planning Manager