



# CITY OF DULUTH

PLANNING & CONSTRUCTION SERVICES  
Community Planning Division  
411 West First Street – Room 208 - Duluth, Minnesota 55802-1197  
218-730-5580 – An Equal Opportunity Employer

## Planning Commission Agenda

City Council Chambers, 3<sup>rd</sup> Floor Duluth City Hall  
Tuesday, August 14, 2018 – 5:00 PM

### Call to Order and Roll Call

### Approval of Planning Commission Minutes (July 10, 2018)

### Consent Agenda

**Items that are perceived to be non-controversial or routine will be placed on the consent agenda. There will not be an individual public hearing on each of these items unless the applicant or a member of the public wishes to speak to the matter. These items on the consent agenda will be approved by the Planning Commission with one vote.**

- 1 PL 18-076 Variance from Use Specific Standards for an Elementary School at 5401 East Superior Street by Spirit of the Lake Community School
- 2 PL 18-089 Variance from Coldwater Stream Setback at 114 South Central Avenue by Scott Stempihar of Krech Ojard and Moline Machine LLC
- 3 PL 18-092 Variance from Corner Side Setback in Residential-Urban (R-2) District at 3111 Church Place by St. Francis Health Services
- 4 PL 18-097 Minor Subdivision to Split One Existing Tax Parcel into Two Parcels at 1801 MacFarlane Road by St. Louis County
- 5 PL 18-105 Vacation of Utility Easement on Outlot D at the Corner of Idaho Street and 93<sup>rd</sup> Avenue West by City of Duluth

### Public Hearings

- 6 10 Minute Presentation and Optional Public Hearing for the Environmental Assessment Worksheet (EAW PL 18-104) for the Pastoret Terrace. Public Comment Period Monday July 9 to Tuesday August 15, 2018, Decision at Special Meeting on Tuesday, August 28 at 5:00 PM
- 7 PL 18-090 Special Use Permit for 18 Stall Surface Parking Lot at 17 North 2<sup>nd</sup> Avenue East (Carter Hotel) by Lake Superior Consulting LLC and Fond du Lac Band of Lake Superior Chippewa
- 8 PL 18-100 Amend the Future Land Use Map from Neighborhood Mixed Use and Urban Residential to Urban Residential and Traditional Neighborhood Near the Intersection of Kenwood and Arrowhead Road

- 9 PL 18-068 UDC Map Amendment to Rezone Portions of Arrowhead Road and Kenwood Avenue from Residential-Traditional (R-1) and Residential-Urban (R-2) to Mixed Use-Neighborhood (MU-N) by the City of Duluth by the City of Duluth
- 10 PL 18-095 UDC Map Amendment to Rezoning Portions of 4610 West Arrowhead Road to Mixed Use-Business (MU-B) by Lisa and Matt Mahoney
- 11 PL 18-007 Nomination by the Heritage Preservation Commission for Designation of the Lake Superior and Mississippi Rail Road as a Local Historic Resource
- 12 PL 18-081 Preliminary Plat at 3800 West Superior Street by Superior Industrial LLC
- 13 PL 18-094 Special Use Permit for Office Use in a Residential-Urban (R-2) District at 1830 East First Street by Zenith City Investments
- 14 PL 18-093 Mixed Use-Commercial (MU-C) Planning Review for Hotel Expansion at 909 Cottonwood Avenue
- 15 PL 18-087 Variance from Corner Side Setback in Residential-Traditional (R-1) Setback at 3801 Lake Avenue South by Patricia and Shelley Kuszler
- 16 PL 18-091 Variance from General Development Stream Setback at 1701 N 43<sup>rd</sup> Avenue East by Gayle Koop Foster Care LLC
- 17 PL 18-067 UDC Text Amendment by the City of Duluth

#### Communications

- A Manager's Report
- B Reports of Officers and Committees  
-Heritage Preservation Commission Representative
- C Adjournment  
-Special Planning Commission Meeting in the City Council Chambers on Tuesday, August 28, 2018, at 5:00 PM