



# City of Duluth

411 West First Street  
Duluth, Minnesota 55802

## Meeting Agenda Planning Commission.

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Tuesday, July 13, 2021

5:00 PM

Council Chamber, Third Floor, City Hall, 411  
West First Street

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To view the meeting, visit <http://www.duluthmn.gov/live-meeting>

### Call to Order and Roll Call

### Approval of Planning Commission Minutes

[PL 21-0608](#) Minutes 6/8/21

**Attachments:** [06-08-21 PC Minutes \(not approved yet\)](#)

### Public Comment on Items Not on Agenda

### Consent Agenda

[PL 21-065](#) Variance for House Addition at 3901 W 8th Street by John Martin and Emily Edison

**Attachments:** [PL 21-065 Staff Report and Attachments](#)

[PL 21-075](#) Concurrent Use Permit for Small Cellular Facility at 1801 E 2nd Street by SAC Wireless/AT&T

**Attachments:** [PL 21-075 Staff Report and Attachments](#)

[PL 21-076](#) Concurrent Use Permit for Small Cellular Facility at 631 E 5th Street by SAC Wireless/AT&T

**Attachments:** [PL 21-076 Staff Report and Attachments](#)

[PL 21-077](#) Interim Use Permit for Vacation Rental in a Form District at 325 Lake Avenue S Unit 1209 by Alex & Kate Fagundes

**Attachments:** [PL 20-077 Staff report and attachments](#)

[PL 21-103](#) Interim Use Permit for Vacation Dwelling Unit in a Form District at 325 Lake Avenue S #1302 by Jason and Betsy Norman

**Attachments:** [PL 21-103 Staff Report final with attachments](#)

[PL 21-083](#) Concurrent Use Permit for Landscaping at 2102 Minnesota Avenue by North Shore LS LLC

**Attachments:** [PL 21-083 Staff Report and Attachments](#)

[PL 21-085](#) Planning Review for Round Up Bar & Grill at 415 E 4th Street by Michael Ronning

**Attachments:** [PL 21-085 Staff Report and Attachments](#)

[PL 21-086](#) Variance from Shoreland Setbacks at 224 W St Andrews Street by Ann Gumper & Mark Harvey

**Attachments:** [PL 21-086 Staff Report and Attachments](#)

[PL 21-087](#) Interim Use Permit for Vacation Rental in a Form District at 5324 E Superior Street Unit 1 by Sarah Maxim

**Attachments:** [PL 21-087 Staff report and attachments](#)

[PL 21-088](#) Interim Use Permit for Vacation Rental in a Form District at 5324 E Superior Street Unit 2 by Sarah Maxim

**Attachments:** [PL 21-088 Staff report and attachments](#)

[PL 21-090](#) Concurrent Use Permit for Encroachment of the Existing Building at 5324 E Superior Street by Sarah Maxim

**Attachments:** [PL21-090 Staff Report - final with attachments](#)

[PL 21-092](#) Minor Subdivision at 4924 Pitt Street by St Michaels Church

**Attachments:** [PL 21-092 Staff Report and Attachments](#)

[PL 21-098](#) Minor Subdivision at N Hawthorne Road By Julie Ann Kubat

**Attachments:** [PL 21-098 Staff Report and Attachments](#)

[PL 21-101](#) Special Use Permit for Solar Installation At 3512 Riley Road By Minnesota Power

**Attachments:** [PL 21-101 Staff Report and Attachments](#)

### **Public Hearings**

[PL 21-082](#) Minor Subdivision at 2400 E Superior Street by Duluth Women's Club

**Attachments:** [PL 21-082 Staff Report and Attachments](#)

[PL 21-093](#) Special Use Permit for High School at 4230 St Johns Avenue by St Johns Church

**Attachments:** [PL 21-093 Staff report and attachments](#)

[PL 21-094](#) UDC Map Amendment from R-1 To F-2 at 4731 Gladstone Street by Lakeside Lodge #281

**Attachments:** [PL 21-094 Staff report and attachments](#)

[PL 21-095](#) Special Use Permit for a 32-Dwelling Cottage Home Park at the Northwest Corner of Glen Place and W Michigan Street by Aaron Schweiger

**Attachments:** [PL 21-095 Staff Report final with attachments](#)

[PL 21-096](#) Minor Subdivision at Glen Place and W Michigan Street by Aaron Schweiger

**Attachments:** [PL 21-096 Staff Report final with attachments](#)

[PL 21-097](#) Preliminary Plat at Former Central High School, 730 E Central Entrance, by ISD 709

**Attachments:** [PL 21-097 Staff Report and Attachments](#)

[PL 21-099](#) Preliminary Plat to Subdivide 20 Acres into 5 Lots Between Arrowhead Road by Unique Opportunities LLC

**Attachments:** [PL 20-099 Staff Report final with attachments](#)

### **Other Business**

[PL 21-104](#) Citizen Petition for Environmental Assessment Worksheet (EAW) for Proposed Vassar Street Housing Development

**Attachments:** [PI 21-104 Staff Memo and Attachment](#)

### **Communications**

Land Use Supervisor Report

Historic Preservation Commission Report

Joint Airport Zoning Board Report

Duluth Midway Joint Powers Zoning Board Report

NOTICE: The Duluth Planning Commission will be holding its July 13, 2021 Regular Meeting by other electronic means pursuant to Minnesota Statutes Section 13D.021 in response to the COVID-19 emergency. Some members of the Commission will be participating through video conference. Due to the COVID-19 emergency and the closure of City facilities, public comment will not be taken in person. However, members of the public can monitor the meeting and provide public comment on agenda items through WebEx Events. Visit <https://duluthmn.gov/live-meeting> to access the meeting. The public is also encouraged to submit written comment to [planning@duluthmn.gov](mailto:planning@duluthmn.gov) prior to the meeting. Please include "Planning Commission Agenda" in the subject line, and include your name and address and the agenda item you are speaking to. Please note that all public comment is considered Public Data. The public is also encouraged to watch the meeting by tuning into Public Access Television, Channel 180.