



City of Duluth  
Planning Division

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ACTIONS OF THE PLANNING COMMISSION  
December 13, 2011

- I. Vice President Guggenbuehl called a meeting of the City Planning Commission for 5:00 pm Tuesday, December 13, 2011, in the City Council Chambers.
- II. Roll Call:
- Members Present: Henry Banks, Terry Guggenbuehl, Frank Holappa, Heather Rand, David Sarvela, Luke Sydow, John Vigen and Zandra Zwiebel
- Staff Present: Kyle Deming, John Judd, John Kelley, Alison Lutterman, Cindy Petkac, Steven Robertson and Edna Ulrich
- III. Public Hearings:
- A. PL 11-134 - Zoning Map Amendment of the Downtown from Mixed Use-Commercial (MU-C) to Form Districts, Mid-Rise Community Shopping/Office (F-5), Downtown Shopping (F-7), and Downtown Mix (F-8). Boundaries of the Area are from approximately Mesaba Avenue to North 3rd Avenue East and from Michigan Street to the alley above 2nd Street by City of Duluth.  
**Tabled**  
**Vote:** Unanimous (8-0)
- B. PL 11-132 - Plan Review in a Mixed Use Institutional (MU-I) at 935 Kenwood Avenue by Benedictine Health Center.  
**Approved as Amended** (Lower Lighting Levels)  
**Vote:** Unanimous (8-0)
- C. PL 11-124 - Vacate Public Right of Way at 1120 Railroad Street by North American Salt.  
**Recommend Approval**  
**Vote:** Unanimous (8-0)
- D. PL 11-126 - Vacate Public Right of Way at Wren Avenue between Terrace Street and Swan Lake Road by William and Susan Gatewood.  
**Tabled**  
**Vote:** Unanimous (8-0)
- E. FN 11-024 - Vacate and Rededicate Pedestrian and Utility Easements at US Grant School by the ISD 709 (Duluth School District).  
**Recommend Approval**  
**Vote:** Unanimous (8-0)
- F. PL 11-125 - Variance to reduce the corner-side yard setback to 6' in a Residential-Traditional (R-1) zone district to allow a building addition at 1701 Minnesota Avenue and by Susan Ault.  
**Approved**  
**Vote:** (5-3) Rand, Vigen, Sarvela

H. PL 11-130 - Variance to reduce the rear yard setback to 3'-6" in a Mixed Use Neighborhood (MU-N) zone district to allow a building addition at 610-618 East Fourth Street by the Whole Foods Coop.

**Approved**

**Vote:** Unanimous (8-0)

I. PL 11-133 - Variance to reduce rear yard setback to 7' in a Residential-Traditional (R-1) zone district to allow a building addition at 3427 Lake Avenue South by Patricia Sterner.

**Approved**

**Vote:** Unanimous (8-0)

J. PL 11-131 – Special Use Permit Amendment for Telecommunications Facility in a Residential-Rural (RR-1) zone district at 415 West 9<sup>th</sup> Street at by AT&T.

**Approved with Conditions**

**Vote:** Unanimous (8-0)