



City of Duluth
Planning Division

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ACTIONS OF THE PLANNING COMMISSION
SEPTEMBER 8, 2015

Roll Call:

Members Present: Terry Guggenbuehl, Janet Kennedy, Tim Meyer, Garner Moffat (arrived during item B), Heather Rand, Mike Schraepfer, Luke Sydow and Zandra Zwiebel (arrived during item A)
Member Absent: Marc Beeman

- A. PL 15-129 UDC Map Amendment to Rezone 4258 Haines Road from Rural Residential 1 (RR-1) to Mixed Use-Commercial (MU-C) by Haines Road LLC and Richard Mertz
Recommend Approval
VOTE: 7-0
- B. PL 15-124 UDC Map Amendment to Rezone 1243 88th Avenue West (Morgan Park School) from R-1 (Residential-Traditional) to MU-N (Mixed Use-Neighborhood) by SDH&M LLC and Aaron Schweiger
Recommend Approval
VOTE: 7-0, Sydow Abstained

(Below text amendment were voted on in one motion with the friendly amendments as listed under each item including the tabling of item D.)

- C. PL 15-133 UDC Text Amendment of Section 50-19.8 Permitted Use Table, 50-20.3 Commercial Use Specific Standards, 50-20.4 Manufacturing, and 50-40 Definitions, to Allow for Craft Manufacturing and Urban Agriculture
Recommend Approval with the addition of adding Manufacturing Craft Brewery and Distillery under the mixed use business category
VOTE: 8-0
- D. PL 15-134 UDC Text Amendment of Section 50-14.5 Residential-Traditional, 50-20.1 Residential Use Specific Standards, and 50-40 Definitions, for Contextual Design Standards for Townhomes and Duplexes in R-1 Zones
Tabled for input from developers and architects
VOTE: 8-0
- E. PL 15-135 UDC Text Amendment of Section 50-20.3 Commercial Use Specific Standards, for Drive-Throughs for Banks, Restaurants and Retail Stores, and Primary Use Parking Lots in the MU-N District
Recommend Approval with a language change in item O – Parking Lot or parking structure (primary use) - Omit front, rear and side property lot lines to state lot lines in adjacent to residential structures
VOTE: 8-0
- F. PL 15-146 UDC Text Amendment of Section 50-37.12 Temporary and Sidewalk Use Permits, and 50-37.13 Zoning Permits, for Sidewalk Cafes
Recommend Approval
VOTE: 8-0

- G. PL 15-104 Concurrent Use Permit for Canopy at 400 East Third Street by Essentia Health
Recommend Approval
VOTE: 8-0
- H. PL 15-084 Concurrent Use Permit for Parking Lot Drive Aisle in Street Right of Way for Elizabeth Street by Village Development Center, LLC
Recommend Approval
VOTE: 7-1, Sydow opposed
- I. PL 15-115 Minor Subdivision at the 3800 Block of Minnesota Avenue by Helen Harrison
Approved
VOTE: 8-0
- J. PL 15-131 Minor Subdivision/RLS at 211 East Superior Street by Sherman Associates
Tabled for a Final Registered Land Survey (RLS)
VOTE: 8-0
- K. PL 15-125 Special Use Permit to Amend Existing Water Resources Management Ordinance (WRMO) Variance FN 07089 (to Allow Impervious Surface Coverage to Exceed 30%, Allow Structures Within 75 Foot Setback, and Roads and Parking Areas Within 50 feet Setback; and Special Use Permit FN 07155 (To Allow Recreational Vehicle Park and Marina for 45 RV Parking Areas and 108 Boat Slips), at 1002 S Spring Street by Bill Stauduhar
Approved
VOTE: 8-0
- L. PL 15-123 MU-I Planning Review for a Mixed Use Development at 624 East 1st Street by 624 Block LLC and Joe Kleiman
Approved
VOTE: 8-0
- M. PL 15-126 MU-W Planning Review for a New Hotel at 1000 Minnesota Avenue by Island Inn and Suites, LLC
Approved w/ updated conditions: 1) landscape plan received 9/8/15; photometric plan dated 9/1/15; 2) no changes; 3) add "or alternative landscaping plan to be approved by land use supervisor"; 4) omit photometric clause which is now included in condition 1 above; 5) no changes
VOTE: 7-1, Meyer Opposed
- N. PL 15-127 Variance for New Hotel within the 50 foot Shoreland Setback at 1000 Minnesota Avenue by Island Inn and Suites, LLC
Approved with added amendment that the applicant install at minimum a 25% vegetative roof
VOTE: 8-0
- O. PL 15-118 Variance for Detached Garage within the 150 foot Shoreland Setback at 118 S 56th Avenue West Kenneth Rish
Approved
VOTE: 8-0



Keith Hamre
Director of Planning and Construction Services