




**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
411 West First Street  
Duluth, Minnesota 55802

 218-730-5580

 [planning@duluthmn.gov](mailto:planning@duluthmn.gov)

**ACTIONS OF THE PLANNING COMMISSION  
CITY HALL CONFERENCE ROOM 430  
AUGUST 20, 2024**

**Attendance:**

Members Present: Chris Adatte, Jason Crawford, Gary Eckenberg, Brian Hammond, Danielle Rhodes, Dave Sarvela, and Andrea Wedul

Members Absent: Jason Hollinday and Margie Nelson

(Items PLVAR-2407-0003 and PL24-027 were removed from the consent agenda to be voted on separately.)

**Consent Agenda**

- PLIUP-2406-0002 Interim Use Permit for VDU at 20 Sutphin Street by Kevin Pietrusa
- PLIUP-2407-0004 Interim Use Permit for VDU at 301 S Lake Avenue by Alex Fagundes
- PLSUB-2405-0001 Minor Subdivision at 4913 Airport Rd by Mark Papko and Matthew Stewart
- PLSUP-2407-0002 Special Use Permit for Fill in the Floodplain at Lot D
- PLVAR-2407-0002 Variance from Parking Standards at 4402 Airpark Boulevard by Local 11 Plumbers and Steamfitters
- ~~PLVAR-2407-0003 Shoreland Variance from Coldwater Structure Setbacks at Lot 2 of Block 2 of Skyline Estates by Crawford Excavating LLC D~~
- PL24-046 Special Use Permit for Wireless Facilities at 25 N 78th Ave E by Fullerton US
- PLVAC-2405-0001 Street and Easement Vacation at 4913 Airport Rd by Mark Papko and Matthew Stewart
- PLVAC-2407-0003 Vacation of Utility Easement at Wadena Street and 52nd Avenue West by Center City Housing Corporation
- ~~PL24-027 Special Use Permit for a Cemetery at 3730 Martin Road by Apostolic Lutheran Church of Woodland Park~~

**Consent agenda items approved as per staff recommendations**

**VOTE: 6-0 (Crawford arrived at 5:28 p.m.)**

**Public Hearings**

PLVAR-2407-0003 Shoreland Variance from Coldwater Structure Setbacks at Lot 2 of Block 2 of Skyline Estates by Crawford Excavating LLC D

**Motion to Deny the variance request on the grounds that the application does not meet criteria B and D in the staff report.**

**VOTE: 4-3 (Adatte, Crawford, and Eckenberg Opposed)**

PL24-027 Special Use Permit for a Cemetery at 3730 Martin Road by Apostolic Lutheran Church of Woodland Park

**Motion to Approve as per staff recommendation with conditions:**

1. **The project be limited, constructed, and maintained consistent with plans submitted and included in the staff report**
2. **A compliant landscaping plan is submitted to the Land Use Supervisor and approved prior to applying for a building permit**
3. **Fencing meeting the definition of a dense urban screen is constructed to the west of any outdoor storage space adjacent to the proposed garage**
4. **A complaint tree preservation plan is submitted for Land Use Supervisor and City Forester approval prior to applying for a building permit**

**VOTE: 6-1 (Hammond Opposed)**

PLSUB-2406-0003 Preliminary Plat of Tract B in Harbor Highlands by One Roof Community Housing

**Motion to Approve as per staff recommendation with conditions:**

1. **Prior to undertaking any site work, the following conditions shall be met:**
  - a. **The development agreement and final plat shall be recorded;**
  - b. **All necessary permits shall be obtained;**
  - c. **Erosion control measures shall be installed and inspected by appropriate city officials;**
2. **The development agreement must be recorded prior to the Planning Commission President and Secretary signing the Final Plat.**
3. **Land be set aside for the extension of Lake Avenue as a public roadway**

**VOTE: 6-0 (Crawford abstained)**

PLUMA-2406-0001 UDC Map Amendment from MU-N and MU-I to F-6 Portions of the Area Along E 4th Street Between N 4th Avenue E and N 6th Avenue E

**Motion to Approve as per staff recommendation**

**VOTE: 7-0**

### **Other Business**

PLOR-2406-0001 Conformance with Comprehensive Plan for TIF at Sofidel America, 100 N Central Avenue

**Motion to table**

**VOTE: 7-0**

PLOR-2407-0002 Conformance with Comprehensive Plan for TIF at Braeview, 404 E 5th St

**Motion to table**

**VOTE: 7-0**

PLEAW-2408-0001 Acceptance of Complete Environmental Assessment Worksheet (EAW) Document for Sofidel America

**Motion to Approve as per staff recommendation**

**VOTE: 7-0**

Signed by:

*Jennifer LR Moses*

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Jenn Moses, Manager  
Planning & Economic Development