




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

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**ACTIONS OF THE PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
OCTOBER 8<sup>th</sup>, 2024**

**Attendance:**

Members Present: Chris Adatte, Jason Crawford, Gary Eckenberg, Brian Hammond, and Danielle Rhodes

Members Absent: Jason Hollinday, Margie Nelson, Dave Sarvela, and Andrea Wedul

Consent Agenda

PLCUP-2409-0001 Concurrent Use Permit for Stair and Retaining Wall in Right of Way at 711 Martha St by Festies Inc

PLCUP-2409-0002 Concurrent Use Permit to Reconstruct Existing Concrete Ramp and Realign Sidewalk/Curb at 30 W Superior St by Minnesota Power

PLIUP-2409-0006 Interim Use Permit for a New Vacation Dwelling Unit in a Form District at 822 E 4th St by Shel House

PLVAC-2408-0005 Easement Vacation Near 9436 Congdon Blvd by Outbound Lodges LLC

PLVAC-2409-0006 Vacation of Utility Easement at 2836 London Rd by Scott Skorupa

PLVAR-2409-0006 Variance from Shoreline Setback to Add a Deck to Existing House at 3439 Minnesota Ave by Carlton and Yamini Kimmerle

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

**VOTE: 5-0**

Public Hearings

PLPR-2408-0001 Planning Review for Dental Clinic on West Arrowhead Rd by Force 1 LLC

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

- 1. Applicant shall construct and maintain the project as identified in the attached exhibits in the staff report.**
- 2. Site grading and landscape plans must be submitted and approved by the Land Use Supervisor prior to building permit approval to include removal of the existing driveway to natural grade and seeding the area with an approved wetland seed mix.**
- 3. The undeveloped area to the west of the proposed dental clinic must be seeded with a native plant mix prior to project completion.**
- 4. An amended, compliant landscape plan be submitted and approved by the Land Use Supervisor prior to building permit approval.**

5. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

**VOTE: 5-0**

PLPR-2409-0002 Planning Review for New Tunnel Car Wash Development at 4250 Haines Rd Duluth by Arola Architecture Studio

**Motion to Approve as per staff recommendation with the following conditions. Conditions can be contingent upon either: issuance of a building permit or a certificate of occupancy:**

1. Applicant shall submit a landscaping plan that fully conforms with the requirements of the UDC and this landscaping plan will be approved by the Land Use Supervisor prior to receiving a building permit.
2. Applicant shall submit a lighting plan with photometric plan and drawings for fixtures that fully conform to the requirements of the UDC, and this lighting plan shall be approved prior to receiving a building permit.
3. Applicant shall indicate how sustainability standards (Sec 50-29) are being met prior to receiving a building permit.
4. Applicant shall submit stormwater plans showing compliance with City Engineering requirements.
5. Applicant shall construct and maintain the project as identified in the attached exhibits.
6. Any alterations to the approved plans that do not alter major elements of the plans may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of UDC Chapter 50.


**VOTE: 5-0**

#### Other Business

PLEAW-2408-0001 Final EAW (Environmental Assessment Worksheet) for Sofidel America-Duluth Facility Expansion Project (consider responses to comments and Final EAW document)

**Motion to Approve as per staff recommendation**

**VOTE: 5-0**

Signed by:  
  
978B952DFE448

Jenn Moses, Manager  
Planning & Economic Development