




Planning & Development Division
Planning & Economic Development Department

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**ACTIONS OF THE PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
January 14th, 2025**

Attendance:

Members Present: Chris Adatte, Jason Crawford, Gary Eckenberg, Brian Hammond, Jason Hollinday, Margie Nelson, Danielle Rhodes, and Dave Sarvela

Members Absent: Andrea Wedul

Consent Agenda

PLIUP-2410-0014 Interim Use Permit for a Vacation Dwelling Unit at 325 S Lake Ave, Unit 1310 by Waterwheel Rentals LLC

PLIUP-2411-0020 Interim Use Permit for a Vacation Dwelling Unit at 107A E Superior St by Eric Faust

PLIUP-2410-0022 Interim Use Permit for a Vacation Dwelling Unit at 1730 E 2nd St by Predictable 2 LLC

Consent agenda items approved as per staff recommendations

VOTE: 7-0, Crawford abstained

Public Hearings

PLVAR-2411-0010 Variance to Reduce Lot Area at 631 E 3rd St by Top Dog Investments LLC

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

- 1. The project be constructed and limited to the plans submitted with the application, allowing a subdivision of parcel 010-3830-10690 where parcel A has a lot area of 1,754 sq ft.**
- 2. 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 review; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.**

VOTE: 8-0

PLVAR-2412-0011 Variance to Reuse Nonconforming Structure 631 E 3rd St by Top Dog Investments LLC

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

- 1. The project be constructed and limited to the plans submitted with the application, allowing a multi-unit structure on the southern (downhill) portion of the existing parcel 010-3830-10690 that is 1' from the 7th Ave E right of way, 2.5' from the 3rd St right of way, and 3' from the property line shared with 010-3830-10670.**
- 2. This variance shall apply only to reuse of the existing building.**
- 3. 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 review; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.**

VOTE: 8-0

PLSUB-2411-0006 Minor Subdivision at 631 E 3rd St by Top Dog Investments LLC

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

- 1. This approval is conditional to approval of PLVAR-2411-0010 to allow parcel A to have a lot size less than the required minimum.**
- 2. Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.**
- 3. 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: 8-0

Other Business

No other business.

Signed by:

Jennifer L R Moses

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Jenn Moses, Manager
Planning & Economic Development