




Planning & Development Division
Planning & Economic Development Department

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ACTIONS OF THE PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
March 11th, 2025

Attendance:

Members Present: Chris Adatte, Jason Crawford, Brian Hammond, Jason Holliday, Gary Eckenberg, Margie Nelson, Danielle Rhodes, Dave Sarvela, and Andrea Wedul
Members Absent: None

Consent Agenda

PLVAC-2407-0002 Vacation of Right of Way near 1206 W 1st St by Jason Vincent
Motion to remove this item from the consent agenda to be voted on separately
VOTE: 8-0 (Adatte arrived at 5:05pm)

PLIUP-2502-0002 Interim Use Permit for a Vacation Dwelling Unit at 1003 S Lake Ave by Island Twin Homes LLC

PLSUB-2501-0002 Minor Subdivision at Parcel Number 010-3890-01010 Near Anderson Rd and Fountain Gate Dr by Dirt Inc

PLSUP-2501-0015 Special Use Permit for a Water Pumping Station at 408 N 34th Avenue E by Lakehead Contractors Inc

PLVAC-2502-0001 Vacation of Right of Way at Mission Creek Cemetery (W 4th St and 133rd Ave W) by City of Duluth

~~PLVAC-2407-0002 Vacation of Right of Way near 1206 W 1st St by Jason Vincent~~

PLVAR-2502-0003 Variance from Shoreland Setbacks at the Lakewalk by City of Duluth
Consent agenda items approved as per staff recommendations
VOTE: 8-0

Public Hearings

PLVAC-2407-0002 Vacation of Right of Way near 1206 W 1st St by Jason Vincent
Motion to approve
VOTE: 8-0

PLIUP-2411-0018 Interim Use Permit for a Vacation Dwelling Unit at 608 W 4th St by Justin Voegele

Motion to Deny as per staff recommendation on the grounds that:

- 1. The off-street parking space proposed by the applicant is prohibited under UDC 50-24.4, so the application does not satisfy the off-street parking requirement to operate a vacation dwelling unit under 50-20.3.V.3.**

VOTE: 5-4 (Wedul arrived at 5:24pm)

(Adatte, Crawford, Nelson, and Rhodes opposed)

PLSUB-2502-0003 Minor Subdivision at 2125 Abbotsford Ave by Christopher Michael Davies

Motion to Approve as per staff recommendation with conditions:

- 1. Prior to recording the deeds, applicant must provide evidence that the accessory structure located on proposed Parcel A was removed or relocated.**
- 2. Prior to recording the deeds, proposed Parcel A and Proposed parcel B must have separate sewer utilities up to the main per the City Chief Utility Engineer.**
- 3. Appropriate deeds to accomplish the land subdivision must be recorded with St. Louis County within 180 days. Prior to recording the deeds that result from these adjustments, the applicant must provide deeds for each parcel to the Planning Division to certify compliance with the local zoning code.**
- 4. 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: 9-0

Other Business

No other business.

Signed by:

Jennifer Moses

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Jenn Moses, Manager
Planning & Economic Development