




Planning & Development Division
Planning & Economic Development Department

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ACTIONS OF THE PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
April 8th, 2025

Attendance:

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

Members Absent: none

PLIUP-2503-0016 Interim Use for an Outdoor Living Site at 1533 W Arrowhead Rd by Vineyard Christian Fellowship, Duluth

Motion to Table

VOTE: 6-1 (Rhodes opposed)

Consent Agenda

PLIUP-2502-0008 Interim Use Permit for a Vacation Dwelling Unit at 325 S Lake Ave, Unit 1211 by Tucker and Katie Hanlon

PLIUP-2502-0011 Interim Use Permit for a Vacation Dwelling Unit at 325 S Lake Ave, Unit 1214 by Skyline Real Estate, LLC

PLIUP-2502-0012 Interim Use Permit for a Vacation Dwelling Unit at 325 S Lake Ave, Unit 1212 by Skyline Real Estate, LLC

PLIUP-2502-0009 Interim Use Permit for a Vacation Dwelling Unit at 345 Canal Park, Unit 300A Dr by 345 Canal Park Dr LLC

PLIUP-2502-0010 Interim Use Permit for a Vacation Dwelling Unit at 345 Canal Park, Unit 300B Dr by 345 Canal Park Dr LLC

~~PLIUP-2503-0013 Interim Use Permit for a Vacation Dwelling Unit at 1 Mesaba Pl by Lake View Land Co LLC~~

PLIUP-2503-0014 Interim Use Permit for a Vacation Dwelling Unit at 1235 Minnesota Ave by Lake View Land Co LLC

MAIN Motion to approve, followed by discussion of one amendment:

Motion to remove Item PLIUP-2503-0013 to be put under the Public Hearings section passed by unanimous consent

MAIN Motion to approve with one amendment

VOTE: 7-0

Public Hearings

PLIUP-2503-0013 Interim Use Permit for a Vacation Dwelling Unit at 1 Mesaba Pl by Lake View Land Co LLC

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

- 1. The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.**
- 2. Screening meeting the standard of a dense urban screen must be installed prior to permit issuance.**
- 3. Any alterations to the approved plans that do not alter major elements of the plan and do not constitute a variance from the provisions of Chapter 50 may be approved by the Land Use Supervisor without further Planning Commission review.**

VOTE: 7-0

PLIUP-2502-0005 Interim Use Permit for a Vacation Dwelling Unit at 2817 Minnesota Ave by Angela Delf

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

- 1. Prior to issuing the permit, applicant must provide evidence that the dense urban screening was installed. Alternatively, the applicant must provide evidence that the adjacent property owner to the south has waived the dense urban screening requirement.**
- 2. The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.**
- 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: 6-1 (Wedul opposed)

PLVAR-2502-0002 Variance to Reduce Front Yard Setback and Accessory Structure Location at 711 Martha St by Tyler and Jensina Rosen

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

- 1. The project be constructed according to the site plan submitted with this application.**
- 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 action; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.**

VOTE: 7-0

Other Business

No other business.

Signed by:

Jenn Reed Moses

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Jenn Moses, Manager
Planning & Economic Development