



Planning & Development Division
Planning & Economic Development Department

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**ACTIONS OF THE PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
May 13th, 2025**

Attendance:

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

Members Absent: none

(Item PLSUB-2501-0001 was removed from the consent agenda to be voted on separately.)

Consent Agenda

PLIUP-2503-0015 Interim Use Permit for a Vacation Dwelling Unit at 10 Industrial Ave by Nancy Nilsen

PLIUP-2503-0017 Interim Use Permit for a Vacation Dwelling Unit at 1004 S Lake Ave by Southbridge Properties LLC

PLIUP-2503-0018 Interim Use Permit for a Vacation Dwelling Unit at 1235 ½ Minnesota Ave by Lake View Land CO LLC

PLIUP-2503-0020 Interim Use Permit for a Vacation Dwelling Unit at 1210 S Lake Ave by Steven Pitschka

PLIUP-2503-0021 Interim Use Permit for a Vacation Dwelling Unit at 1535 S Lake Ave by Steven Pitschka

PLIUP-2503-0022 Interim Use Permit for a Vacation Dwelling Unit at 13402 W 3rd St by Matthew Evingson

PLCUP-2503-0001 Concurrent Use Permit for Skywalk at 333 E Superior St by Lakeview Properties LLC

~~PLSUB-2501-0001 Minor Subdivision at 421 Anderson Rd by The Jigsaw LLC~~

PLSUB-2504-0005 Minor Subdivision at 930 Swan Lake Rd by Alvin Berg

PLSUP-2502-0018 Special Use Permit for Upgrade and Replacement of Antennas and Radios on an Existing Tower at 1602 London Rd by Mastec Network Solution

PLVAC-2502-0002 Vacation of Right of Way near 125 Ave W and Highway 23 by Reed and Mistica Blazevic

PLVAC-2504-0003 Vacation of Easement near 230 W 3rd St by CC San Marco LLC

Consent agenda items approved as per staff recommendations

VOTE: 8-0

Public Hearings

PLIUP-2504-0024 Interim Use Permit for a Vacation Dwelling Unit at 215 N 1st Ave E by Saturday Zenith LLC

Motion to Deny on the grounds that:

- 1. The application does not meet the requirements of Section 50-20, section V 8 (a) in the Use Specific Standards.**

VOTE: 5-3 (Adatte, Crawford, and Van Daele opposed)

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

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

- 1. The project be limited to, constructed, and maintained according to the information submitted with the application and all criteria in UDC Section 50-20.1.I..**
- 2. This Interim Use Permit has a duration of one year and shall expire one year from the date of approval; however, the site will only be open from May - October.**
- 3. Before operation commences, the applicant will ensure that the operator's name, telephone number, and e-mail address are posted on the site and easily visible to the public and will provide a photo of this signage on the site to the Land Use Supervisor.**
- 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; however, no such administrative approval shall constitute a variance from the provisions of UDC Chapter 50.**

VOTE: 8-0

PLIUP-2504-0023 Interim Use Permit for a Laundromat and Multifamily Dwelling (Adaptive Reuse) at 2403 W 6th St by Festies INC

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

- 1. The Interim Use Permit be in effect for a period of 10 years. Applicant may apply for a subsequent Interim Use Permit prior to expiration of this permit.**
- 2. Project shall comply with all UDC requirements, including but not limited to exterior lighting, screening, landscaping, and parking lot requirements. These shall be confirmed at the time of building permit.**
- 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: 8-0

PLSUB-2501-0001 Minor Subdivision at 421 Anderson Rd by The Jigsaw LLC

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

- 1. 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.

- 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 approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.**

VOTE: 8-0

PLSUP-2412-0029 Special Use Permit for Auto Service at 421 Anderson Rd by Take 5 Oil Change

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

- 1. The project, as modified by the conditions summarized below, be limited, constructed, and maintained consistent with plans submitted with the application.**
- 2. The auto service use may operate between 7am and 8pm.**
- 3. In addition to the proposed vegetative screening, 6' tall, opaque fencing must be installed along the rear of the site.**
- 4. Final, compliant exterior lighting and landscaping plans must be submitted to and approved by the Land Use Supervisor prior to a building permit being issued.**
- 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; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.**

VOTE: 8-0

PLSUP-2412-0030 Special Use Permit for Restaurant at 421 Anderson Rd by 7Brew

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

- 1. The project, as modified by the conditions summarized below, be limited, constructed, and maintained consistent with plans submitted with the application.**
- 2. The drive-through may operate between the hours of 6am to 10pm Monday-Friday and 7am to 10pm on Saturday and Sunday.**
- 3. In addition to proposed vegetative screening, a 6' tall, opaque fence must be constructed along the west side of the entrance from Anderson Rd and along the rear of the site.**
- 4. Final, compliant exterior lighting and landscaping plans must be submitted to and approved by the Land Use Supervisor prior to a building permit being issued.**
- 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; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.**

VOTE: 8-0

PLSUP-2504-0049 Special Use Permit for a Daycare at 404 E 5th St by One Roof Community Housing

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

- 1. The daycare will be constructed and maintained consistent with the site plan and narrative submitted with the application.**
- 2. The applicant shall provide clear communication and signage regarding spaces available for pick-up and drop-off and will instruct families on overflow parking so that there is no queueing of cars and no impediment to traffic flow.**
- 3. The proposed loading zone must be approved by the City of Duluth Parking Commission prior to construction.**
- 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 review; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.**

VOTE: 7-0 (Crawford abstained)

PLSUP-2503-0043 Special Use Permit for Bed and Breakfast at 5820 London Rd by Meredith Anderson

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

- 1. The property does not meet the minimum square footage requirement of 1,500 square feet on the main floor.**

VOTE: 2-6 (Adatte, Crawford, Hammond, Van Daele, Wedul, and Eckenberg opposed)

Motion fails

Motion to Approve the application for the following reason:

- 1. The property does meet the minimum square footage requirement of 1,500 square feet on the main floor with the porch space included.**

VOTE: 5-3 (Rhodes, Sarvela, and Wedul opposed)

PLSUP-2504-0052 Special Use Permit for Personal Service and Repair, Small at 2517 W 1ST ST by Lara Hill

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

- 1. 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

PLUMA-2503-0002 UDC Map Amendment from MU-B to R-1 near 46th Ave E and Regent St by 3 Stooges LLC

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

- 1. This proposal is consistent with the Comprehensive Land Use Plan.**
- 2. The proposed amendment is consistent with the future land use category of "Traditional Neighborhood", as well as the character of the neighborhood.**

3. Material adverse impacts on nearby properties are not anticipated or will be mitigated.

VOTE: 8-0

Other Business

PL 25-0502 Updated Nomination Packet for the Proposed Lester-Amity-Hawk Ridge Designated Natural Area

Motion to recommend that council Approve as per staff recommendation

VOTE: 7-1 (Hammond opposed)

Signed by:

Jennifer L R Moses

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Jenn Moses, Manager
Planning & Economic Development