



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

Room 160  
411 West First Street  
Duluth, Minnesota 55802

218-730-5580  
planning@duluthmn.gov

**ACTIONS OF THE PLANNING COMMISSION**  
**CITY HALL COUNCIL CHAMBERS**  
June 10<sup>th</sup>, 2025

**Attendance:**

Members Present: Chris Adatte, Nik Bayuk, Brian Hammond, Danielle Rhodes, Dave Sarvela, and Andrea Wedul

Members Absent: Jason Crawford, Gary Eckenberg, and Kate Van Daele

(Item PLIUP-2505-0027 was removed from the consent agenda to be voted on separately.)

Consent Agenda

PLIUP-2504-0026 Interim Use Permit for a Vacation Dwelling Unit at 301 104th Ave W by Carie & Clinton Massey [CH]

~~PLIUP-2505-0027 Interim Use Permit for a Vacation Dwelling Unit at 1329 Minnesota Ave by Kate Horvath [CL]~~

PLPR-2505-0002 Planning Review for a Cold Storage Building at 2030 N Arlington Ave in an MU-I district by St Louis County [JM]

PLSUB-2505-0007 Minor Subdivision at 010-2320-01680 (Sherburne St) by One Roof Community Housing [CH]

PLVAR-2504-0007 Variance at 9426 Congdon Blvd by Amanda Flowers [NL]

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

**VOTE: 6-0**

Public Hearings

PLIUP-2505-0027 Interim Use Permit for a Vacation Dwelling Unit at 1329 Minnesota Ave by Kate Horvath [CL]

**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. 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.**

- 3. The applicant will attempt to resolve the standing water issue in their driveway.**

**VOTE: 6-0**

PLUMA-2503-0003 UDC Map Amendment 3901 E Superior St by Northland Country Club [NL]

**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 R-P District is reasonably related to the overall needs of the community and to existing land use.**
- 3. Material adverse impacts on nearby properties are not anticipated or will be mitigated.**

**VOTE: 6-0**

PLUMA-2505-0004 UDC Map Amendment at 010-1773-00010 (Arrowhead Rd) by Titanium Partners [CL]

**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 MU-N zoning is consistent with the future land use categories of Neighborhood Mixed Use.**

**VOTE: 6-0**

PLUTA-2503-0001 UDC Text Amendment to Trash Enclosure Screening [CL]

**Motion to recommend approval to City Council.**

**VOTE: 6-0**

PLUTA-2505-0002 UDC Text Amendment Related to Daycare, Small and Large; and Preschool [KD]

**Motion to recommend approval to City Council.**

**VOTE: 6-0**

Other Business

No other business.

Signed by:

*Ben VanTassel*

6B23555A0C224F1...

Ben VanTassel, Director  
Planning & Economic Development