



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
September 9th, 2025

Attendance:

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

Members Absent: None.

(Items PLVAC-2507-0007 and PLVAR-2508-0010 were removed from the consent agenda and placed under public hearings.)

Consent Agenda

PLIUP-2507-0036 Interim Use Permit for a Vacation Dwelling Unit at 20 Sutphin St Unit 210 by Canal Park Square LLC [CL]

PLSUB-2507-0009 Minor Subdivision at 106 E 9th St by Adam Kent [JM]

~~PLVAC-2507-0007 Vacation of Right of Way at Hazel St between 79th and 81st Aves W by Darren J Leland [CH]~~

PLVAR-2508-0009 Variance to Structure Height of an Accessory Structure at 010-3598-00030 (N 40th Ave W) by City of Duluth [CL]

~~PLVAR-2508-0010 Variance to the 75 ft Shoreland Standards at 010-4680-01265 (Woodland Ave) by Force 1 LLC [JM]~~

PLVAR-2508-0011 Variance to the 150 ft Shoreland Standards at 2223 W 22nd St by Bruce and Deborah Allmon [JM]

Consent agenda items approved as per staff recommendations

VOTE: 9-0

Public Hearings

PLVAC-2507-0007 Vacation of Right-of-Way at Hazel St between 79th and 81st Aves W by Darren J Leland [CH]

Motion to Approve as per staff recommendation with conditions listed in the staff report

VOTE: 9-0

PLVAR-2508-0010 Variance to the 75 ft Shoreland Standards at 010-4680-01265 (Woodland Ave) by Force 1 LLC [JM]

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

Motion to maintain the existing center line of the road.

VOTE: 8-0 (Crawford abstained)

MAIN Motion to Approve with one amendment

VOTE: 8-0 (Crawford abstained)

(Items PLIUP-2507-0033 and PLIUP-2507-0034 were voted on simultaneously)

PLIUP-2507-0033 Interim Use Permit for a Vacation Dwelling Unit at 1421 E Superior St Unit 1 by Heirloom Property Management [CH] and PLIUP-2507-0034 Interim Use Permit for a Vacation Dwelling Unit at 1421 E Superior St Unit 2 by Heirloom Property Management [CH]

Motion to Approve as per staff recommendation with conditions listed in the staff report, striking condition #2.

VOTE: 4-5 (Rhodes, Sarvela, Van Daele, Wedul, and Eckenberg opposed)

Motion fails

Motion to Approve as per staff recommendation with conditions listed in the staff report

VOTE: 5-4 (Adatte, Bayuk, Crawford, and Hammond opposed)

PLIUP-2508-0037 Interim Use Permit for a Vacation Dwelling Unit at 5348 London Rd by Jill and Ryan Harden [JM]

Motion to Approve as per staff recommendation with conditions listed in the staff report

VOTE: 9-0

PLIUP-2508-0038 Interim Use Permit for a Vacation Dwelling Unit at 1111 Denney Dr by Kate Hage [CH]

Motion to Deny

Motion failed to receive a second.

Motion to Approve as per staff recommendation with conditions listed in the staff report, with the additional condition that the applicant will revise the current property manager contact information to reflect the correct contact information for Jeffrey Denney.

VOTE: 8-1 (Van Daele opposed)

PLOR-2508-0011 Campus Sign Plan for Aspirus St Luke's by Aspirus St Luke's [CL]

Motion to Approve as per staff recommendation with conditions listed in the staff report

VOTE: 9-0

PLUMA-2507-0005 UDC Map Amendment to Rezone 010-2710-04040 from R-1 to RR-1 by
Elana Campbell [CL]
Motion to Deny
VOTE: 9-0

Other Business
No other business.

Signed by:

Jennifer L R Moses

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Jenn Moses, Manager
Planning & Economic Development