



# City of Duluth

411 West First Street  
Duluth, Minnesota 55802

## Meeting Agenda Planning Commission.

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Tuesday, August 24, 2021

5:00 PM

Council Chamber, Third Floor, City Hall, 411  
West First Street

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### Special Meeting

To view the meeting, visit <http://www.duluthmn.gov/live-meeting>

### Call to Order and Roll Call

### Old Business

[PL 21-110](#) Planning Review for Parking Lot and Site Improvements at 339 E Central Entrance by Brad Rixman, RFP LLC

**Attachments:** [PL 21-111 Memo](#)  
[PL 21-110 Staff Report and Attachments REVISED](#)

[PL 21-111](#) Vacation of a Portion of Upham Road at 339 E Central Entrance by Brad Rixmann, RFP LLC

**Attachments:** [PL 21-111 Memo](#)  
[21-111 Staff Report and Attachments 8-17](#)

### Public Hearings

[PL 21-113](#) Concurrent Use of Streets Permit for a New Skywalk Over 4th Avenue E at 502 E 2nd Street by Essentia Health East

**Attachments:** [PL 21-113 Staff Reports and Attachments Final](#)

[PL 21-114](#) Concurrent Use of Streets Permit for a New Parking Structure Over the E 1st Street Alley at 502 E 2nd Street by Essentia Health East

**Attachments:** [PL 21-114 Staff Report and Attachments](#)

[PL 21-115](#) Planning Review for an 800-Stall Parking Structure at 502 E 2nd Street by Essentia Health East

**Attachments:** [PL 21-115 Staff Report and Attachments](#)

[PL 21-127](#) UDC Text Amendments Related to Enforcement and Zoning Permit Revocation

**Attachments:** [PL 21-127 Staff Memo and Attachment](#)

[PL 21-135](#) UDC Text Amendments for Mixed Use-Institutional (MU-I), Residential-Planned (R-P), and Mixed Use-Planned (MU-P) Districts

**Attachments:** [082421 - Memo, Potential UDC Change, MU-I, MU-P, R-P](#)

### **Other Business**

[PL 21-133](#) Tax Increment Financing Comprehensive Plan Compliance for the Greysolon Plaza Project at East Superior Street and 3rd Avenue E

**Attachments:** [Staff Report PL21-133](#)

[PL 21-136](#) UDC Text Amendments for Vacation Dwelling Units

**Attachments:** [PL 21-136 Staff Memo and Attachments](#)

NOTICE: The Duluth Planning Commission will be holding its August 24, 2021 Special Meeting by other electronic means pursuant to Minnesota Statutes Section 13D.021 in response to the COVID-19 emergency. Some members of the Commission will be participating through video conference. Due to the COVID-19 emergency and the closure of City facilities, public comment will not be taken in person. However, members of the public can monitor the meeting and provide public comment on agenda items through WebEx Events. Visit <https://duluthmn.gov/live-meeting> to access the meeting. The public is also encouraged to submit written comment to [planning@duluthmn.gov](mailto:planning@duluthmn.gov) prior to the meeting. Please include "Planning Commission Agenda" in the subject line, and include your name and address and the agenda item you are speaking to. Please note that all public comment is considered Public Data.