



Planning & Development Division
Planning & Economic Development Department

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File Number	PLIUP-2503-0014	Contact	Jason Mozol, jmozol@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit	Planning Commission Date		April 8, 2025
Deadline for Action	Application Date	March 3, 2025	60 Days	May 2, 2025
	Date Extension Letter Mailed	March 21, 2025	120 Days	July 1, 2025
Location of Subject	1235 Minnesota Ave			
Applicant	Lake View Land Co LLC	Contact	Michael Schraepfer	
Agent	Heirloom Property Management	Contact	Seth Sutherland	
Legal Description	PIN: 010-4390-01940			
Site Visit Date	March 23, 2025	Sign Notice Date		March 25, 2025
Neighbor Letter Date	March 20, 2025	Number of Letters Sent		17

Proposal

The applicant proposes to renew a 2-bedroom dwelling as a vacation dwelling unit. The unit was previously approved via PL19-038.

Recommended Action: Staff recommends that Planning Commission approve the interim use permit.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Vacation Dwelling Unit	Traditional Neighborhood
North	R-1	Residential	Traditional Neighborhood
South	R-1	Residential	Traditional Neighborhood
East	R-1	Residential	Traditional Neighborhood/Open Space
West	MU-W	Utility Infrastructure	Transportation and Utilities

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the R-1 zone district.

UDC Section 50-20.3. Use-Specific Standards. Lists all standards specific to vacation dwelling units.

UDC Sec. 50-37.10.E . . . the commission shall only approve an interim use permit, or approve it with conditions, if it determines that: 1. A time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use in that location; 2. The applicant agrees to sign a development agreement with the city.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #8 - Encourage mix of activities, uses, and densities.

A short-term rental allows property owners to generate income and provides a service for tourists.

Future Land Use – Traditional Neighborhood: Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home businesses. Parks and open space areas are scattered through or adjacent to the neighborhood.

History: A separately permitted vacation dwelling unit operates on this parcel in unit 1235 1/2.

Review and Discussion Items:

Staff finds that:

- 1) Applicants' property is located at 1235 Minnesota Ave. The dwelling unit contains 2 bedrooms, which allow for a maximum of 5 guests.
- 2) This is a renewal application for PL19-038. To the best of our knowledge there are no reported code violations or police calls regarding the subject property.
- 3) The minimum rental period will be two nights.
- 4) One off-street parking space is required to be provided. The applicant is proposing one off street parking stall in an area of leased property on the adjacent property, 1232 St Louis Ave.
- 5) The applicant has indicated they will not allow motorhome or trailer parking.
- 6) The site plan does not indicate any outdoor amenities. Staff notes there is a deck located to the rear of the structure. The rear yard of the property is screened by a fence meeting the standard of a dense urban screen..
- 7) Permit holders must designate a managing agent or local contact who resides within 25 miles of the City and who has authority to act for the owner in responding 24 hours a day to complaints from neighbors or the City. Permit holders must provide the contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. The applicant has listed Heirloom Property Management to serve as the managing agent.
- 8) A time limit is needed on this Interim Use Permit ("IUP") to protect the public health, safety and welfare from potential longer-term impacts of the requested use at the location of the subject property. Section 50-20.3.U.7 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.
- 9) Applicant must comply with the City's vacation dwelling unit regulations, including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").
- 10) There are currently 170 licensed vacation dwelling units in the city, with 84 of those in form districts; the remaining 86 are subject to the cap of 110. The subject property is located within a residential district and is subject to the cap.
- 11) No City, public or agency comments were received.
- 12) The permit will lapse if no activity takes place within 1 year of approval.

Staff Recommendation:

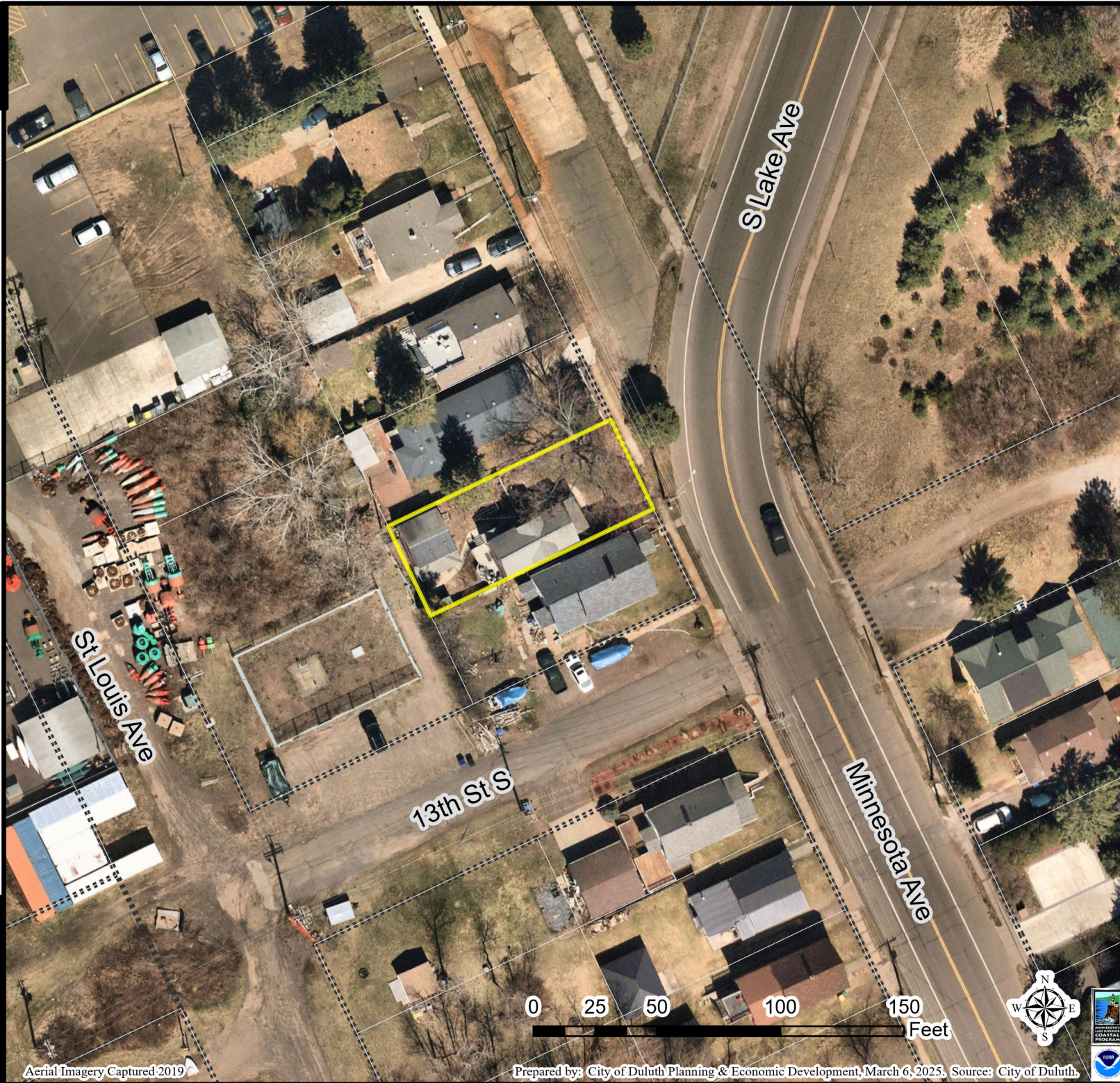
Based on the above findings, Staff recommends that Planning Commission approve the permit subject to the following conditions:

- 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.



PLIUP-2503-0014

Interim Use Permit
1235 Minnesota Ave



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Aerial Imagery Captured 2019

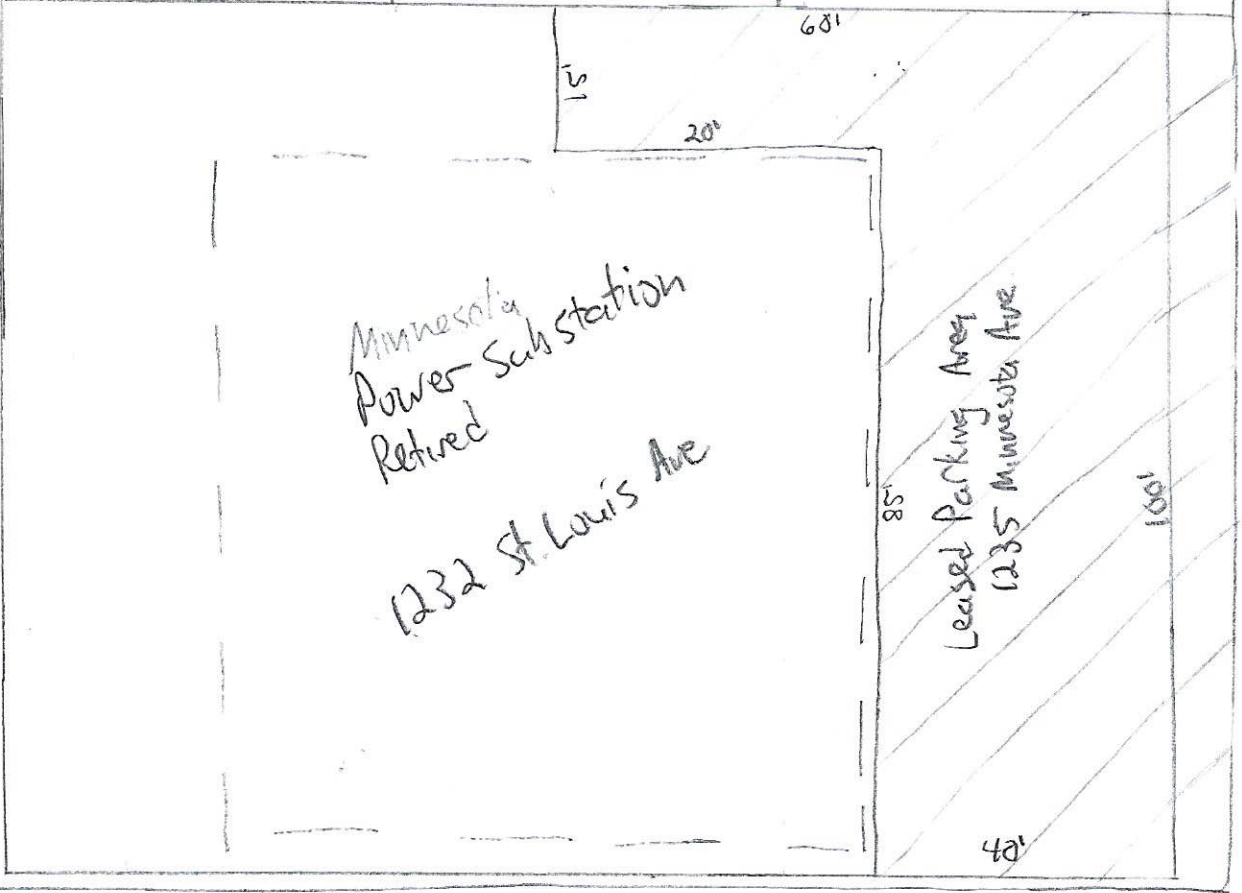


Prepared by: City of Duluth Planning & Economic Development, March 6, 2025. Source: City of Duluth.

Minnesota Avenue



13th Street



St. Louis Ave