



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

March 20, 2025

RE: Notice of Public Hearing for an Interim Use Permit (PLIUP-2503-0016) for an Outdoor Living Site at 1533 West Arrowhead Road, Duluth, MN 55806.

Dear Neighbor,

You are receiving this letter in order to inform you of a planning activity near your property. State Statute requires that the City send written notice to property owners within 350 feet of a project area, when certain zoning applications are submitted. If you have tenants at a property near this proposal, we also ask that you share this letter with your tenants.

The City has received an application for an Interim Use Permit to operate an Outdoor Living Site at 1533 W Arrowhead Rd. An Interim Use Permit is a Special Use that may be allowed only after review of potential impacts on surrounding properties. The Planning Commission can attach reasonable conditions to mitigate potential negative impacts on neighboring properties. The City's review of this project is to ensure it complies with the City's regulations as established in the Unified Development Chapter (Legislative Code Sec. 50-37.10.).

These matters are scheduled to be reviewed by the Planning Commission **at 5:00 pm, on Tuesday, April 8, 2025**, in the 3rd floor Council Chambers at City Hall. If you have an interest in this matter, it is suggested that you send comments to the Duluth Planning Commission at planning@duluthmn.gov or 411 West First Street, Room 160, Duluth, MN 55802.

Please note that staff reports on agenda items, including more detailed information such as public agency comments and staff conclusions, are typically available on the Planning Division's Web Site, <https://duluthmn.gov/boards-commissions/planning-commission/>, the Wednesday before the hearing date, and the public is encouraged to review the agenda because occasionally items are delayed until the following month.

If you have any questions or would like more information, please send an email to jmozol@duluthmn.gov, or call me at 218-730-5331.

Respectfully,

Jason Mozol
Planner II

Attachment: Area Map

www.duluthmn.gov

The City of Duluth is an Equal Opportunity Employer.



PLIUP-2503-0016

Interim Use Permit
1533 W Arrowhead Rd

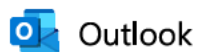


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial Imagery Captured 2019


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





Zoning notice sign photo

From Joel Kilgour [REDACTED]
Date Tue 3/25/2025 11:56 AM
To Jason Mozol <jmozol@DuluthMN.gov>

 1 attachment (2 MB)
Zoning notice Vineyard.jpg;

Here ya go!

Joel Kilgour (he/him)
Project Organizer
[REDACTED]
steppingonupduluth.org.



the **Vineyard** church

ZONING NOTICE

Applicant: CHUM
Address: 1538 W Arrowhead Rd
Request: Interim use permit for temporary outdoor living area on
rear parking lot of Vineyard Church
Contact information (applicant):
Joel Kigour 219-382-8712
joel@chumpgusdublin.org
chumpgusdublin.org/ask-us
Contact information (city):
Planning and Development Division
219-730-5580
planning@dublin.gov
Public hearing:
Tuesday, April 8, 2025, 5:30pm
3rd Floor Council Chambers, Dublin City Hall