



# City of Duluth

Council Chambers, City  
Hall

## Meeting Agenda Planning Commission.

*Council Chambers*

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Tuesday, December 9, 2025

5:00 PM

Council Chambers

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### CALL TO ORDER AND ROLL CALL

### APPROVAL OF PLANNING COMMISSION MINUTES

[PL 25-1112](#) Planning Commission Special Meeting Minutes 11/12/25

**Attachments:** [11-12-25 PC Minutes \(not approved yet\)](#)

### PUBLIC COMMENT ON ITEMS NOT ON AGENDA

### CONSENT AGENDA

[PLIUP-2510-0043](#) Interim Use Permit for a Vacation Dwelling Unit at 30 N 25th Ave W by Elisabeth Mohn [CH]

**Attachments:** [PLIUP-2510-0043 Staff Report with Attachments](#)

[PLIUP-2511-0044](#) Interim Use Permit for a Vacation Dwelling Unit at 420 S 18th Ave E by Mitchell Ruter [CL]

**Attachments:** [PLIUP-2511-0044 Staff Report and Attachments](#)

[PLSUB-2510-0014](#) Minor Subdivision at 3705 Piedmont Ave by Bluemoon Properties [JM]

**Attachments:** [PLSUB-2510-0014 Staff Report with Attachments](#)

[PLVAC-2509-0008](#) Vacation of Right-of-Way at 10 94th Ave W by Sumair Sheikh [CH]

**Attachments:** [PLVAC-2509-0008 Staff Report with Attachments](#)

### PUBLIC HEARINGS

[PLVAR-2511-0014](#) Variance to Shoreland Regulations for a Stormwater Basin at Palm St by City of Duluth Engineering [JM]

**Attachments:** [PLVAR-2511-0014 Staff Report with Attachments](#)

[PLSUP-2511-0065](#) Special Use Permit for a Stormwater Basin at Palm St by City of Duluth Engineering [JM]

**Attachments:** [PLSUP-2511-0065 Staff Report with Attachments](#)

[PLEAW-2511-0002](#) Public Hearing for Comments on the Scoping EAW for the Downtown Duluth AUAR

**Attachments:** [PLEAW-2511-0002 Draft AUAR Order and Scoping EAW Distribution Memo 1](#)  
[Downtown Duluth Scoping EAW Narrative-Appendices](#)  
[Downtown Duluth AUAR Overview](#)

## COMMUNICATIONS

Land Use Supervisor Report

Heritage Preservation Commission Report