



# City of Duluth

Council Chambers, City  
Hall

## Meeting Agenda Planning Commission.

*Council Chambers*

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Tuesday, April 9, 2024

5:00 PM

Council Chambers

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### CALL TO ORDER AND ROLL CALL

### APPROVAL OF PLANNING COMMISSION MINUTES

**PL 24-0312** Planning Commission Minutes 3/12/24

Attachments: 3-12-2024 PC Minutes (not approved yet)

### PUBLIC COMMENT ON ITEMS NOT ON AGENDA

### CONSENT AGENDA

**PL 24-017** Interim Use Permit for New Vacation Dwelling Unit in a Form District at 325 Lake Ave South, Unit 1303 by Dan Meierhoff

Attachments: PL 24-017 Staff Report and Attachments

**PL 24-022** Minor Subdivision to Create Two Parcels at 30 W Linden Street by Heidi Mattila

Attachments: PL 24-022 Staff Report with Attachments

**PL 24-023** Variance to Rear Yard Setback for Mud Room Addition at 228 N 25th Avenue E by Adam and Emily Huneke

Attachments: PL24-023 Staff Report with Attachments

**PL 24-026** MU-W Planning Review for Lobby Expansion at Pier B Hotel, 800 Railroad Street, by Pier B/Sanford Hoff

Attachments: PL 24-026 Staff Report and Attachments

**PL 24-024** Interim Use Permit for Renewal of a Vacation Dwelling Unit at 1615 E Superior Street by ACW Duluth, LLC

Attachments: PL 24-024 Staff report and attachments

**PL 24-029** UDC Map Amendment from Mixed Use-Business (MU-B) to Airport (AP) at the Site of the Proposed Air Traffic Control Tower (ATCT) by the Duluth Airport Authority

**Attachments:** PL 24-029 Staff report and attachments

**PL 24-038** Interim Use Permit for Overflow Parking Area at 338 E Central Entrance by Tumble Fresh - Linn Property Development, LLC

**Attachments:** PL 24-038 Staff Report and Attachments

## **PUBLIC HEARINGS**

**PL 24-011** UDC Map Amendment from R-1 to R-P for Residential Uses North of Bald Eagle Circle by Newhaven LLC

**Attachments:** PL 24-011 Staff Memo and Attachments  
PL 24-011 Comments received

**PL 24-016** Proposed UDC Text Amendments to Sections 50-14.5, 50-14.6, and 50-15.2, Amending Dimensional Standards in the R-1, R-2, and MU-N Zone Districts by City of Duluth

**Attachments:** PL 24-016 Staff Report and Attachments

## **OTHER BUSINESS**

**PL 23-127** Adoption of Final Alternative Urban Areawide Review (AUAR) for the Central High School Redevelopment Project site at 800 E Central Entrance

**Attachments:** PL 23-127 Staff Memo - Final AUAR Adoption

## **COMMUNICATIONS**

Land Use Supervisor Report

Historic Preservation Commission Report

Joint Airport Zoning Board Report

Duluth Midway Joint Powers Zoning Board Report