

From: Ken Zwak [mailto:kzwak5@hotmail.com]
Sent: Monday, July 20, 2015 3:42 PM
To: Council
Subject: Fwd: PL 15-064 - Rezoning to MU-B

Sent from my iPhone

Begin forwarded message:

From: Ken Zwak <kzwak5@hotmail.com>
Date: July 20, 2015 at 3:02:36 PM CDT
To: Joel Sipress <jsipress@DuluthMN.gov>
Subject: Re: PL 15-064 - Rezoning to MU-B

Ok thanks you wouldn't have a group email you could forward to me or forward it for me?

Thanks ken

Sent from my iPhone

On Jul 20, 2015, at 2:55 PM, Joel Sipress <jsipress@DuluthMN.gov> wrote:

Ken,

The council generally does not discuss agenda items during their first read, so I probably won't have the opportunity to pass on your concerns. My suggestion is that you send a copy of what you sent me to the full council. That will be the best way to get your concerns to councilors.

Congratulations to you son and his team!

Joel

Joel Sipress
Duluth City Councilor - Second District
218-349-6630

From: Ken Zwak [kzwak5@hotmail.com]
Sent: Monday, July 20, 2015 1:23 PM
To: Joel Sipress
Subject: Re: PL 15-064 - Rezoning to MU-B

Joel,

Fortunately and unfortunately I won't be able to make the council meeting tonight because my sons team that I coach won their playoff game and have another tonight. Hopefully you can express my thoughts and concerns to the council.

Thanks Ken

Sent from my iPhone

On Jul 18, 2015, at 10:30 AM, Joel Sipress <jsipress@DuluthMN.gov> wrote:

Ken,

I appreciate where you are coming from and encourage you to share your perspective with the council.

Joel

Joel Sipress
Duluth City Councilor - Second District
218-349-6630

From: Ken Zwak [kzwak5@hotmail.com]
Sent: Friday, July 17, 2015 1:56 PM
To: Joel Sipress
Subject: Re: PL 15-064 - Rezoning to MU-B

Joel,

Thanks for your time and looking into this.

Obviously my family and I are directly affected.

I do think the argument of the proximity of the airport is weak because there will be more people at these businesses at any given time than at a housing development (Bar//Mall/Auto parts store, etc...) There has been endless opportunity for businesses to move into this area less than a 1/2 mile in the Airpark area and those sites would be tax free. Those lots can't even be developed. They have been trying to develop that area since the late 1970's.

As a citizen who chose to raise my family in this town we need area for contributing citizens to our community to live. I am tired of watching contributing citizens move to surrounding communities. That is happening now not back when the study was done. Duluth needs more acre plus lots for people to build homes. If this land were developed into housing, like it is currently zoned for, our community would be better off and we could keep more families in our town. It is a shame that a big developer bought this land took a gamble to get it re-zoned and our city thinks it is ok. Let's ask the question of why we are losing so many families to our surrounding cities. I think that should be brought up for the council to discuss before this land is rezoned.

I have lived in this town my entire life 42 years and have contributed in many different ways volunteering with many youth and adult activities. We need to keep people like my wife and I in this town.

I am definitely a bit frustrated the big money will get its way again.

Thanks Again for your time.

Ken and Kristy Zwak

On Jul 17, 2015, at 9:50 AM, Joel Sipress <jsipress@DuluthMN.gov> wrote:

Ken,

I've had a chance to review the materials regarding the proposed rezoning and also spoke with Planning Director Keith Hamre. Here's some key information:

-The driving factor for the rezoning is the proximity to the airport. A number of years ago, when Duluth completed its comprehensive land use plan, the airport indicated that for a variety of reasons it was not appropriate to build more residences in the airport approaches. For that reason, the comprehensive plan designated the future use of the parcel in question as general mixed use and not residential. The rezoning is consistent that earlier decision regarding future land use.

-The concerns you raise regarding wetlands, storm water runoff, and buffering for neighboring properties are very important issues, and I have confirmed that planning staff are fully aware of them. In terms of the process, though, these issues are not addressed at the time of rezoning. Before the property can be developed, it must first be subdivided, and the property owner will need to submit a plan for subdivision to the Planning Commission for approval. At that time, the property owner will need to submit a storm water plan and will need to show how impacts on wetlands will be avoided. The Planning Commission also has the authority to require significant buffering for neighbors in the subdivision plan. Based purely on the location of the wetlands, I think it is likely that a subdivision plan will concentrate development closer to Rice Lake Rd and away from back end of the property, particularly when you add in the need to provide a significant buffer to the neighbors.

Based on what I've learned, particularly regarding the airport related issues, I do think the rezoning is appropriate. It will be important, though, to keep a close eye on the subdivision process to make sure that the wetlands, runoff, and buffering issues are fully addressed. I do my best to keep tabs on Planning Commission agendas and will be on the lookout for this. As a neighboring property owner, you should receive notice of when the subdivision plan will be coming before the Planning Commission. When you receive that notice, please do let me know. That way we can both make sure that all the concerns are addressed.

Joel

Joel Sipress
Duluth City Councilor - Second District
218-349-6630

From: Ken Zwak [kzwak5@hotmail.com]
Sent: Friday, July 17, 2015 5:35 AM
To: Joel Sipress
Subject: Re: PL 15-064 - Rezoning to MU-B

Joel,
Thanks for taking a look at this.
Ken

Sent from my iPhone

On Jul 15, 2015, at 10:57 AM, Joel Sipress <jsipress@DuluthMN.gov> wrote:

Ken,

The rezoning request requires two readings at the city council. The first reading will be this coming Monday. Typically, there is no council discussion at the first reading. The second reading will be at the council meeting of July 27th. That is the day were we will be voting on it.

Even though there is unlikely to be council discussion of the proposed rezoning this coming Monday at the first rezoning, as a citizen you do have the right to speak to the council at this Monday's meeting. Your comments must be limited to 3 minutes. You may want to share your concerns at this Monday's meeting so that councilors are aware of them prior to the final vote on the 27th.

I've started reading over the materials. I'll get back to you with my take on it prior to Monday's meeting.

Joel

Joel Sipress
Duluth City Councilor - Second District
218-349-6630

From: Ken Zwak [kzwak5@hotmail.com]
Sent: Monday, July 13, 2015 4:43 PM
To: Joel Sipress
Subject: Fwd: PL 15-064 - Rezoning to MU-B

Joel your correct I do live at the end of the Thurber Road.

I sent you the email I sent to Kyle Deming.

Thanks for taking a look at it

Ken Zwak

From: Ken Zwak <kzwak5@hotmail.com>
Date: June 8, 2015 at 7:56:34 PM CDT
To: Kyle Deming <kdeming@duluthmn.gov>
Cc: ken zwak <kzwak5@hotmail.com>
Subject: PL 15-064 - Rezoning to MU-B

Subject: PL 15-064 - Rezoning to MU-B

From: Ken Zwak [mailto:kzwak5@hotmail.com]
Sent: Monday, July 20, 2015 3:40 PM
To: Council
Subject: Fwd: Emailing: IMG_1161, IMG_1162, IMG_1163, IMG_1164, IMG_1165, IMG_1166, IMG_1167, IMG_1168, IMG_1169, IMG_1170

Sent from my iPhone

Begin forwarded message:

From: Ken Zwak <kzwak5@hotmail.com>
Date: July 13, 2015 at 4:44:33 PM CDT
To: Joel Sipress <jsipress@duluthmn.gov>
Subject: Fwd: Emailing: IMG_1161, IMG_1162, IMG_1163, IMG_1164, IMG_1165, IMG_1166, IMG_1167, IMG_1168, IMG_1169, IMG_1170

Sent from my iPhone

Begin forwarded message:

From: Ken Zwak <kzwak5@hotmail.com>
Date: June 8, 2015 at 8:01:22 PM CDT
To: Kyle Deming <kdeming@duluthmn.gov>
Cc: ken zwak <kzwak5@hotmail.com>
Subject: Emailing: IMG_1161, IMG_1162, IMG_1163, IMG_1164, IMG_1165, IMG_1166, IMG_1167, IMG_1168, IMG_1169, IMG_1170

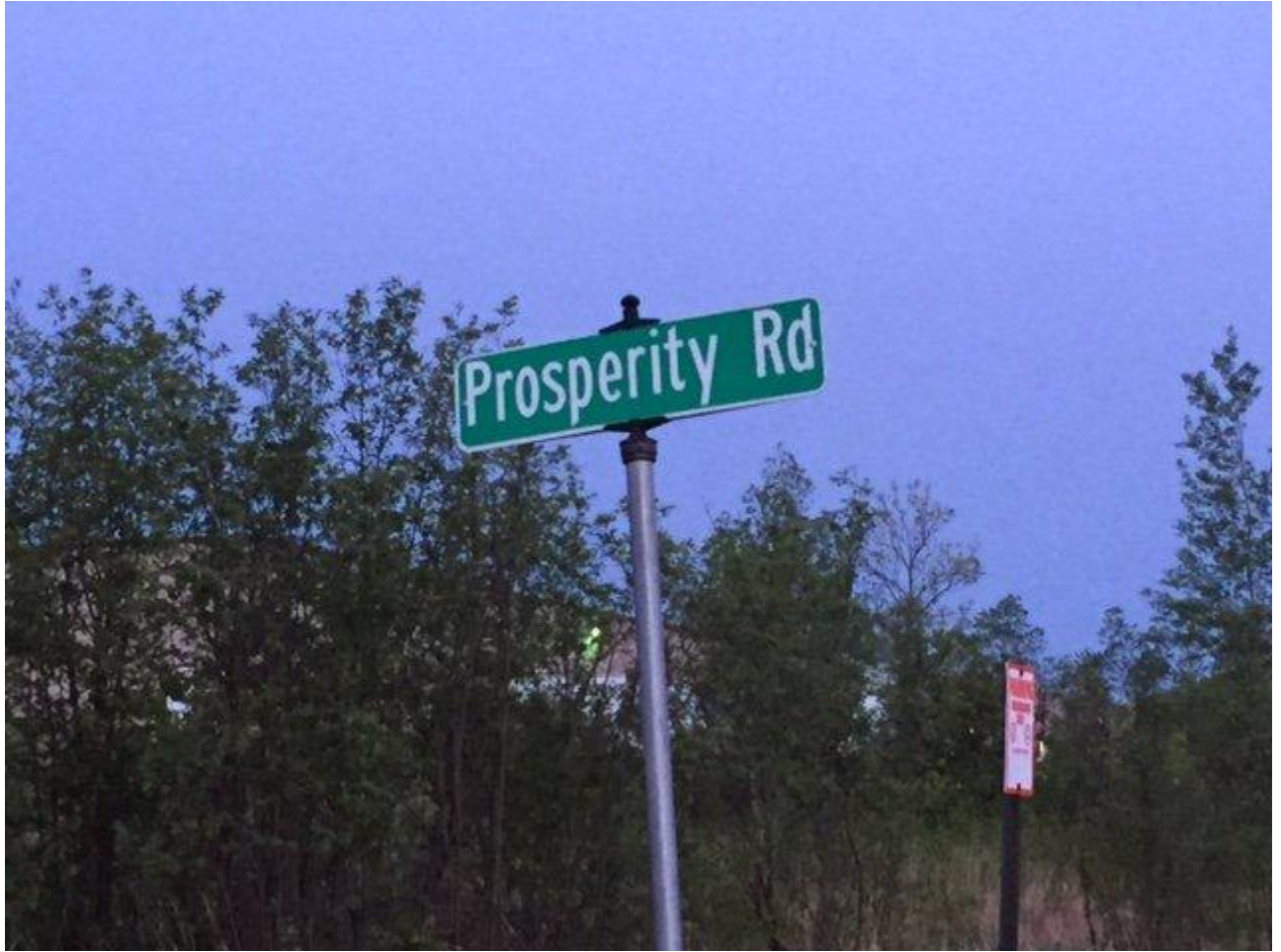
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727-8525

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Port Authority



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On Rice Lake Rd

3.3 ACRES

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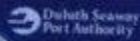


Duluth Seaway
Port Authority

Endeavor Dr

LOTS FOR SALE

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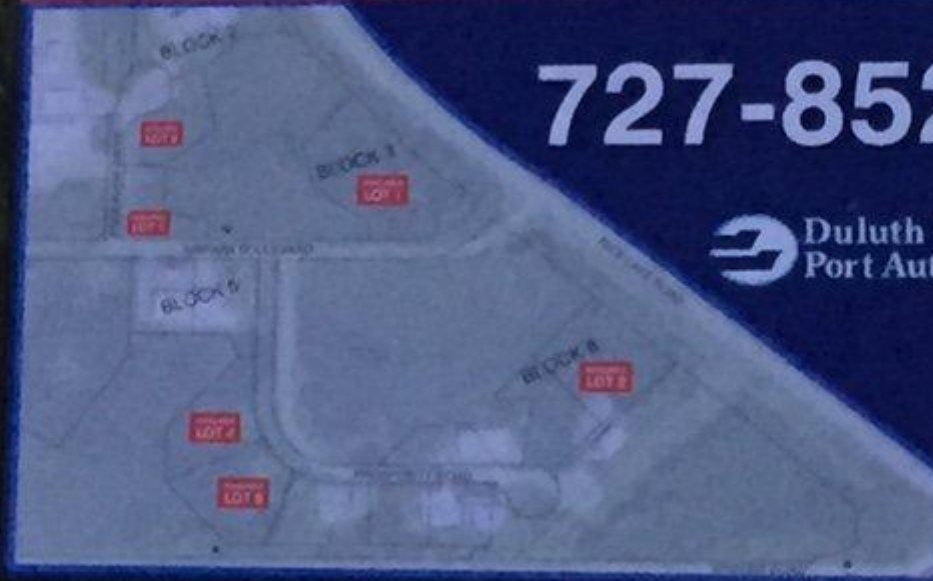


LOTS FOR SALE

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LOTS FOR SALE

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