



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
411 West First Street  
Duluth, Minnesota 55802



218-730-5580



[planning@duluthmn.gov](mailto: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](mailto: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](mailto:jmozol@duluthmn.gov), or call me at 218-730-5331.

Respectfully,

Jason Mozol  
Planner II

Attachment: Area Map



**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.




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## Zoning notice sign photo

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**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](http://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  
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