Council Agenda Item 26-016-O

MEETING DATE: May 26, 2026

SUBJECT/TITLE: AN ORDINANCE GRANTING MINNESOTA POWER A CONCURRENT USE PERMIT TO INSTALL A NEW TRANSFORMER AND TRANSITION CABINET WITHIN THE RIGHT-OF-WAY BETWEEN 602 W MICHIGAN ST AND 530 W MICHIGAN ST.

SUBMITTED BY: Ben Van Tassel, Planning and Economic Development Director

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND:
This concurrent use permit allows for the installation of a new transformer and transition cabinet within the loading bay between the existing parking structure at 602 W Michigan St and the St. Louis County Depot ("The Depot") at 530 W Michigan St. The proposed location of the new utilities will be within a new landscape island. The additional utilities will support the internal renovations to improve The Depot's mechanical and electrical systems.

On May 12, 2026, the Duluth city planning commission held a public hearing on the proposal as described in Attachment 2 and voted 9 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the request for a concurrent use of streets.

Having reviewed and considered the application and conducted a public hearing, the planning commission recommends that the city council approve the concurrent use permit with the conditions stated.

BUDGET/FISCAL IMPACT: The applicant will be responsible for maintenance of the landscape island and mechanical equipment. No fiscal impacts to City budgets are anticipated.

OPTIONS: Approve or deny the concurrent use permit application

NECESSARY ACTION: N/A

ATTACHMENTS:

- Attachment 1- Exhibit
- Attachment 2- Staff Report