

City of Duluth
Planning Commission
June 12, 2018 Meeting Minutes
Council Chambers - Duluth City Hall

Call to Order

President Michael Schraepfer called to order the meeting of the city planning commission at 5:00 p.m. on Tuesday, June 12, 2018, in city hall council chambers.

Roll Call

Attending: Jason Crawford, Janet Kennedy, Tim Meyer, Margie Nelson, Michael Schraepfer, Luke Sydow, Sarah Wisdorf, and Zandra Zwiebel

Absent: N/A

Staff Present: Keith Hamre, Robert Asleson, Steven Robertson, John Kelley, Chris Lee, and Cindy Stafford

Approval of Planning Commission Minutes – May 8, 2018

MOTION/Second: Wisdorf/Zwiebel approve the minutes with one change

VOTE: (8-0)

Consent Agenda and hearing

Items that are perceived to be non-controversial or routine will be placed on the consent agenda. There will be no staff presentations on these items; the Planning Commission will be acting upon the staff recommendation and conditions written in the staff reports. There will not be an individual public hearing on each of these items unless the applicant or a member of the public wishes to speak to the matter. Instead there will be one public hearing for all the items on the consent agenda, and they will be addressed by the Planning Commission with one vote.

1. PL 18-058 Vacation of 125 Feet of Unimproved Platted Right of Way (Alley) Between South 90th and 91st Avenues West and Clyde Avenue by Scott and Beth Nelson
2. PL 18-059 Concurrent Use Permit for Private Obstruction (Structure Cladding or Surfacing) in the Public Right of Way of Michigan Street at 310 East Superior Street by First North Development LLC
3. PL 18-060 Concurrent Use Permit for Private Obstruction (Existing Structure's Footprint) in the Public Rights of Way of 60th Avenue East and Superior Street at 6001 East Superior Street by North Shore Veterinary Hospital
4. PL 18-061 Concurrent Use Permit for 1.5 Foot Building Encroachment (Existing Structure's Footprint) in the Platted Right of Way of 13th Avenue East at 1231 East Ninth Street by Jordan Decaro
5. PL 18-062 Concurrent Use Permit for Private Obstruction (Small Cell Antenna) in the Public Right of Way in the Public Right of Way of North 6th Avenue West at Approximately 98 North 6th Avenue West by CommNet Cellular Inc d/b/a Verizon Wireless
6. PL 18-063 Concurrent Use Permit for Private Obstruction (Small Cell Antenna) in the Public Right of Way of Maple Grove Road at Approximately 2150 Maple Grove Road by CommNet Cellular Inc d/b/a Verizon Wireless
7. PL 18-064 Concurrent Use Permit for Private Obstruction (Small Cell Antenna) in the Public Rights of Way of West Railroad Street and Canal Park Drive at Approximately 688

West Railroad Street and 250 Canal Park Drive by CommNet Cellular Inc d/b/a Verizon Wireless

8. PL 18-070 Minor Subdivision to Separate Two Single Family Homes at 2226 and 2230 Minnesota Avenue by Gregory Peterson

Staff: Steven Robertson gives an overview of all items. Janet Kennedy asks about changes that were made to the small cell antenna. Robertson shows the copy of his red-lined documents which basically changes the wording. The documents given today are the final documents. Director Keith Hamre states the changes were not something the planning commission needs to review within a community context. Luke Sydow questions the age of removal. What happens when they are not needed anymore? Is there money set aside? Per Robertson, he doesn't know, but they are modest in size. Zandy Zwiebel notes it is written in the document that the permittee will be responsible for removal. Director Hamre affirms. Commissioner Jason Crawford will abstain from voting on agenda item PL 18-061. Sydow will also abstain from voting on PL 18-061.

Public: No speakers.

MOTION/Second: Zwiebel/Meyer approve staff's recommendations for consent agenda items.

VOTE: (8-0)

VOTE PL 18-061: (6-0, Crawford and Sydow Abstained)

(Commissioner Sarah Wisdorf left during the next item.)

Public Hearings

9. PL 18-069 UDC Map Amendment to Rezone Property on the South Side of Arrowhead Road, Between Swan Lake Road and Rice Lake Road (Harbor Light Development), from Residential-Urban (R-2) to Mixed Use-Planned (MU-P) by Brad Johnson

Staff: Steven Robertson introduces the applicant's proposal to rezone the north 18 acres of the Harbor Light plat to Mixed Use-Planned (MU-P) to accommodate 3.9 acres of mixed-use/commercial uses on Lots 1 and 2 near Arrowhead Rd., 5.0 acres of community/civic space in Lot 3, 1 acre of street infrastructure, and 7 acres of open space to be preserved on the balance of the 18 acres. Staff recommends approval. Zwiebel asks about the additional public benefits. Is there something specific in mind? (i.e. park benches). Robertson shares the overview which shows the preservation of trees. He suggests she asks the applicant.

Applicant: Heidi Bringman of LHB addresses the commission on behalf of the applicant. Regarding additional public benefits, the site plan is not fully developed yet. They have completed a tree survey for the site. A conservation area/easement has been created for the entire property. It will include 13.43 acres of land which will be preserved. 886 trees (401 special trees and the rest will be significant trees) will be preserved within this area. Special trees include: white pine and red pine; significant trees include more common trees: birch, poplar, maple, and oak. Zwiebel asks if the distinction just pertains to tree type, or does it refer to other factors including size. Bringman explains they are meeting the intent of the code and size is a factor. Sydow questions why the regulating plan does not include the southern portion of the development, which they are grading and removing trees. Bringman notes the area is already zoned R-1, and they don't see a need to change that. They are grading it to balance the site and possibly get it ready for residential use. They are providing reassurance to the adjacent neighbors that it won't become MU-P. Zwiebel asks about

the comp plan principles. Bringman notes the benefits to the community includes a trail system. There will be a sidewalk which will connect to the residential development. There will be a paved path to Marble Street. There will be connections from north to south and east to west. Sydow are they willing to show the north/south trails. Bringman yes, they will be providing an updated map. Director Hamre notes it will be shown on the final plat. Tim Meyer asks about the timing of the next resubmittal. Robertson notes the uses are permitted and will not be brought back to the planning commission.

Public: Greg Follmer, 230 E. Superior St., addresses the commission. He is in favor of the rezoning.

Commissioners: Zwiebel

MOTION/Second: Zwiebel/Crawford recommend approval as per staff's recommendations.

VOTE: (6-1, Nelson Opposed)

Communications

10. Manager's Report – Director Hamre gives an overview. The comp plan was tabled by the city council last night. The topic of golf courses was addressed. They need to look at all aspects of operation. Crawford states a consultant has been hired to complete a golf study report. June 25th will be the next opportunity to pass the comp plan. The city council approved a new member for the planning commission. Gary Eckenberg will replace Heather Wright Wendel. Next month is the zenith awards. Regarding vacation rentals, a waiting list of applications is not feasible. Currently there are four interim use permits available. In the coming week, the city will advertise and make known the status of availability and then conduct a lottery. The timeline for interested parties will be open for approximately three weeks.
11. Reports of Officers and Committees
-Heritage Preservation Commission Representative – Zwiebel states there was no meeting this month.
12. Meeting adjourned at 6:10 p.m.

Respectfully,



Keith Hamre - Director
Community Planning and Construction Services