

**Town of Duluth  
Planning Commission  
Meeting Minutes  
June 23, 2022**

The meeting was called to order at 6:32 pm by Chair Angela Wilson.

In attendance: Angela Wilson, Pam West, Blane Tetreault, Dave Meyer and Tony Mancuso.

Absent: Dave Edblom and Justin Osadjan.

Also attending: Sue Lawson, Planning Director; Liz Strohmayer, Planning Assistant; and Tim Strom, Town Board liaison to Planning.

The agenda was approved as presented.

The May 26 minutes were approved as presented.

Public Hearing on Proposed Amendment to Zoning Ordinance Number 6

Sue introduced the hearing and reviewed the process for the hearing. A discrepancy had been found in the Ordinance involving Community and Large-Scale Solar Energy Systems. This use is shown as a conditional use in Article V, Table 5.3, but the requirements for it are identified under Performance Standards in Article VIII, Section 23. Conditional uses require a public hearing and an application can be denied if it does not meet the decision criteria. The process also provides for input from the community regarding the proposal. A use permitted under performance standards needs only to meet those standards to be permitted; there is no public process. It was felt that the use had been intended to be a conditional use and the discrepancy was probably the result of a clerical error. At the May Planning Commission meeting, the Commission decided to initiate the process to amend the Zoning Ordinance to move the requirements from Article VIII, Performance Standards, to Article IX, Conditional Uses to align with the Commission's original intention. The first step in the process is the public hearing.

Public Comments

There was no one from the public present at the meeting and no comments had been received prior to the meeting.

Angela Wilson made a motion that the Commission recommend to the Town Board the following amendment to Zoning Ordinance Number 6: Move the language regarding Community and Large-Scale Solar Energy Systems from Article VIII Section 23 to Article IX Section 27. Requiring the use as a conditional use provides for community input and a public hearing before allowing the use. That is consistent with the Planning Commission's goals of allowing community input when the character of a neighborhood could be altered by a proposed project. Pam West seconded. The motion passed unanimously.

Tim said that it is typical to not renumber the sections following a change or deletion like this one. So, if the Town Board approves the recommended change, Article VIII should not be renumbered. It is common

to see missing numbers in ordinances. He suggested adding an appendix to explain the amendment, but change the document by only shifting the language.

### **Director's Report**

Sue said that the Town's MS4 report is due in July. Thanks to Val Brady for doing the report again.

It has been a busy summer so far, with lots of Land Use Permit applications, lots of applications for property splits, and lots of driveway applications.

Sue suggested that at some point the Commission look at the Ordinance regarding recreational vehicles and what is / is not allowed for accessory structures.

She and Tim continue to work on approaching the City of Duluth regarding management and extent of Congdon Trust lands.

There continue to be increased numbers of tourists and corresponding concerns about activities at Stoney Point. Tim said that following complaints regarding Bluebird Landing last year, Township officers and St Louis County sheriff officers started stopping by more often and being more visible. It was effective. People want to do the right thing.

Sue said that there have been complaints about the old French River store regarding garbage and junk on site.

### **Old Business**

None.

### **Concerns from the Audience**

None.

The draft report to the Town Board recommending the amendment to Zoning Ordinance Number 6 was reviewed and approved.

The meeting adjourned at 7:28.