

**Town of Duluth
Planning Commission
Meeting Minutes
January 25th 2024**

The meeting was called to order at 6:30 pm by Chair Angela Wilson.

In attendance: Angela Wilson, Tony Mancuso, Pam West and Justin Osadjan.

Absent: Blane Tetreault, Dave Meyer and Nathan Nesgoda.

Also attending: Liz Strohmayr, Planning Director and ArMand Nelson, Town Board liaison to the Planning Commission.

The agenda was approved as presented.

New Business

Liz noted there is no new business but there is potential for an application for a variance next month for a house and garage that are nonconforming because they are within 200 ft of the river. The property owner wants an addition larger than the 25% allowed for the purpose of housing aging parents. 500 ft notification is required, good with the Commission. The property is at the end of East Shilhon Road.

Kathy Zweber was introduced as incoming planning secretary / assistant. She gave a brief overview of her background. The Commission members and Armand introduced themselves.

Old Business

Angela asked how things are with the Dais property. Armand said that both storage structures were taken down. Liz said that he applied for and got a permit for stairs down to the shore. MN DNR approved this, too. In general, stairs are preferred over a path as there is less disruption to the land.

Angela asked about AnDrew Z. Liz updated the Commission that AnDrew is currently dealing with the DNR. The last she heard, it sounded like their preferred option was for him to revegetate the property. Nothing has happened yet that she is aware of. The MPCA is also involved in the situation. It is not clear if he is still renting the apartment in his home or not. He does have a LFSTR permit. He will need to renew the permit this summer if he continues.

Justin said that the owner's construction tools were stolen from the house that's under construction adjacent to the former site of the Clover Valley High School.

Director's Report

The Town's Annual Meeting is on March 12th at 8:15 pm. The Town budget for 2025 is set at this meeting. The election for Township Supervisor is on this date, also. Penny is stepping down from the Board. No one filed to run for her seat so that makes it a "write in" or an appointment after the election. A write-in winner has the option to accept the position or not. It is only offered to the person with the most write-in votes. If that first person doesn't accept it goes to the appointment phase.

Permits are coming in, but many are hung up by incomplete or erroneous applications.

There is a property owner who has refused to pay the penalty for beginning construction before obtaining land use permits for the construction. Liz has had the Town's attorney send him a letter in preparation for legal action.

Armand said that if someone refuses to pay, it is possible to add the unpaid permit fees to the individual's property tax bill. The matter comes before the Board, the Board certifies that the fees are not paid and sends that on to St Louis County.

Concerns from the audience.

None.

The meeting adjourned at 7:00 pm.