

**Town of Duluth  
Planning Commission  
Meeting Minutes  
October 24, 2024**

The meeting was called to order at 6:36 pm by Acting Chair Pam West.

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

Absent: Justin Osadjan, Dave Meyer, and Nathan Nesgoda.

Also attending: Liz Strohmayr, Planning Director and Beth Mullan, Secretary.

There was not a quorum, so formal decisions could not be made at the meeting.

November 21<sup>st</sup> was discussed as a potential meeting date for September. Liz said that she would check with the other Commission members regarding availability on that date. A quorum is necessary to hold a hearing.

There was a discussion of a driveway vs an approach. Tony said that when a farmer accesses agricultural land, this is not necessarily considered a driveway. Liz said that was the case and they do not have to have a site entry permit from the Town or County to do that. Otherwise, a permit from the local road authority plus a driveway permit from the Town are required. Existing driveways can be improved without a permit.

Concerns from the audience. Liz Holliday was present and had some general questions about things she has noticed in the Township. She decided to attend the Planning meeting to learn more about zoning and regulations. She suggested posting the "Welcome to Duluth Township" pamphlet on the website. She said at one time her daughter participated in an activity for the Township where youth from the Township came in and shared what was important to them about the Township. Both she and her daughter appreciated that activity. She said that she has noticed a lot of subdividing near her. How many driveways can feed how many lots?

Liz S said that if you have more than two parcels being served by the same driveway, the driveway has to be named as a road.

Liz H asked if she could theoretically buy 40 acres and then subdivide it into 8 parcels.

Liz S said that no, a property can be divided into a maximum of 4 parcels. But those four parcels can then be divided again at a later date. She said that things have changed over time and parts of the Township are not as rural as they once were. The minimum lot size for that area is 4.5 acres.

Angela asked what the situation was on the Ryan Road with the clearing and burning? Liz S said that the land was being cleared for crops and the owner has a variance from the DNR to burn.

Liz H asked if clearing that amount of land is allowed in the Township. Liz S said that it is if it's for agricultural purposes.

The meeting adjourned at 7:20.