

**Town of Duluth
Planning Commission
Meeting Minutes
November 16, 2023**

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

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

Absent: 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

A hearing for a hosted short-term rental had been scheduled for this meeting. The hearing was cancelled because it turned out that the intended rental space was in an accessory structure. As well as not being allowed in our Ordinance, St Louis County does not allow short-term rentals in an accessory structure.

Blane asked about the rental on Wildwood Road along with others where the rental is not in the primary residence. Liz said that the STR on Wildwood is actually on a separate parcel and originated before the Ordinance change that required a HFSTR be the owner's primary residence. Others have been renting since before short-term rentals were regulated and, hence, are grandfathered uses.

Blane asked if that meant they would have to go through the County if they wanted to pursue the permit for a STR in an accessory structure. Liz said no, the Township is the presiding authority. Technically, because it's not an allowed use it is not open for discussion, but as has happened in the past with a similar situation, we can't deny someone the opportunity to apply for a variance. However, approving such a variance could result in legal issues for the Town. Variances typically address dimensional issues – setbacks, impervious surface area, etc.

Old Business

None.

The minutes were approved as presented.

Director's Report

December 21 was set as a tentative date for a December meeting in the event it was needed.

Concerns from the audience. None.

The meeting adjourned at 6:49.