

**Town of Duluth
Planning Commission
Meeting Minutes
August 22, 2024**

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

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

Absent: Dave Meyer.

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

The agenda was approved as presented.

New Business

None

Old Business

There is still an open Commission seat.

The minutes from the June 27 and July 25 meetings were approved as submitted.

Director's Report

The ongoing issue over building and clearing without permits on the Hilger property on Hegberg has been resolved and the fees have been paid.

Pam asked about the Dais property on the shore. Has there been any communication from the neighbors regarding the fence he put up? Liz said she hadn't heard of anything. But the fence is allowed as is under the Ordinance.

Liz said that she has been working on compliance on a number of buildings and driveways in the Township that were put in without permits.

Nate asked about the junked cars on the property on the corner of Torgeson and Homestead. Liz said that when she visited the site for his pole building LUP, he said he was cleaning up and was going to use the new pole building to store the cars. The Town could use the junk ordinance to enforce the issue. She is currently working with Mark on a property on Englund Road where junk has spilled over onto the neighbor's property. They've given the property owner a deadline to clean it up. He has agreed to do it, but has some health issues and it's not clear when he will be able to do it. Liz said she has talked to Seth Carl who does clean up work and may get a quote from him. The Commission asked that Liz go ahead and use the junk car ordinance to initiate cleanup on the Torgeson/Homestead property. Nate said that the neighbor on the property adjacent to that one put up a garage and poured a slab at the same time the pole building went in. Did he have a permit for that work? Liz said he did not.

Regarding shipping containers, Nate said that St Louis County considers them structures and includes them on property tax records. But Nate said that they are actually considered personal property, like a camper, and that it's illegal to put personal property on tax records. He has discussed this with the County

to no avail. Liz said that we have to be at least as strict as the County, so we'll continue to treat any structure over 144 sq ft as a structure needing a land use permit.

Liz said that the Morgans, the folks who were granted a variance in March to put an addition onto their non-conforming home on the Sucker River, now want a high-frequency short-term rental permit and are thinking about splitting the property. They want a variance from the full-time residency requirement.

Angela wondered about having "staff" provide their opinion for variance and CUP decisions. Beth said that the City of Duluth does that.

Concerns from the Audience

The couple attending the meeting said they thought there might be a variance hearing and they wanted to see how it went.

The meeting adjourned at 6:56.