

**TOWN OF DULUTH PLANNING COMMISSION**  
**Odyssey Informational Meeting (Approved)**  
**May 21, 2007**

The meeting was called to order at 5:30 p.m. by chair Dave Miller. Roll was called and members present included: Dave Chura, Janet Green, Yvonne Rufford, Seth Levanen, Dave Miller, and Michael Kahl. Absent: Adam Hendrickson.

Greg Schendel from Odyssey Development gave a brief overview of the proposed project. The plan is essentially the same as last year – 9 units are planned, assuming Odyssey obtains the additional land from the county.

The issue that Odyssey is working on right now is whether to submit their proposal as a subdivision or PUD. Conceptual design plans were shown for both proposals.

Subdivision vs. PUD

ON PUD applications, the Planning Commission makes the decision on whether or not to grant the permits, for subdivision applications, the county decides along with the approval of the planning commission.

Odyssey's biggest concern with a PUD is the CUP requirements that might go along with it. If they receive a CUP with many conditions attached, the project could become too costly, and therefore they might prefer to apply as a subdivision. A PUD would include a homeowner's association.

If they did a subdivision, they would not have 9 custom built homes – if they sold the lots, individuals could do their own homes.

Odyssey stressed that this is not a resort project.

Concerns

Two of the concerns that were expressed by members of the planning commission were wetlands and shoreline erosion hazard.

Wetlands – questions were raised about the accuracy of the wetlands delineation and the possibility of having another wetland survey done.

Shoreline erosion - proposed strategies for minimizing shoreline erosion were discussed.

Native vegetation of various ages would be planted outside of the "yard".

MPCA disallows phosphorus fertilizers, and Odyssey would follow all of those requirements.

The vegetation plan has to also be approved by other various agencies, DNR, Soils and Water, etc.

The Board would like lists of other projects that Odyssey has developed.

A member of the audience asked if the roads were going to be paved and the answer was that they probably would be.

The meeting was adjourned at 6:30 and commission and audience members left to view the site.

