

TOWN OF DULUTH PLANNING COMMISSION
Meeting Minutes (Approved)
April 26, 2007

The meeting was called to order at 7:00 p.m. by chair Dave Miller. Roll was called and members present included: Dave Miller, Dave Chura, Janet Green, Yvonne Rutford, Michael Kahl, and Adam Hendrickson.

Absent: Seth Levanan - Seth arrived at 8:00 p.m.

The minutes of the March 22, 2007 meeting were approved as presented.

The proposed agenda was approved.

Old Business

Odyssey Development Proposal

Greg Schendel from Odyssey Development came to update the board on where the proposed project is at.

The current proposed project plans are to build nine individual residences - year round homes, vacation homes, etc. There would not be a lodge or other commercial buildings – it would not be like Larsmont Cottages. They would connect to North Shore Sanitary and currently have a preliminary agreement with them.

Bob Ryan, Odyssey owner, said that there had been a title issue at one point. The city of Duluth stated that they thought they owned some of the property. Odyssey worked with the city and have now come up with a land exchange agreement with the city which is contingent upon Odyssey's getting the necessary permits that they need.

Mike Metso, project engineer from Krech Ojard engineering services stated that they will be responsible for the technical aspects of the shoreline (which is clay) stabilization which includes:

1. Shoreline stabilization
2. Bank stabilization
3. Wetland issues
4. Storm water run off

Odyssey would like input from Planning and Zoning Commission to see what concerns they may have so they can be addressed. Odyssey said they could submit as a PUD or as a subdivision, however the board wants.

There was a discussion of trying to have a special meeting on the site. Dave will send out some meeting date suggestions.

Review Draft Proposed Language Changes for May Informational Meeting

Tim Strom, Township Attorney made some ordinance language change suggestions that Jan will incorporate into the document.

LIU – Limited Industrial Use

Michael Kahl gave a report on the LIU. The main points were:

1. no new zoning district
2. conditional uses
3. lot size
4. finalization on the excavating

May 17 Informational meeting

Wayne will run the meeting – Jan and Michael will also be in attendance.

New Business

Dave sent out the report from last year's comp plan FYI. This item will be included in next month's agenda. Dave asked that the commission look specifically at the 1st point to address wetland, wildlife issues.

Zoning Director's Report

Wayne gave a report on the pending Conditional Use application.

Wayne and John will go to a wetland delineation meeting up the shore on May 10th, 2007.

Meeting adjourned at 9:40.

The Planning & Zoning new phone/fax number is 525-4166.

New maps have arrived from Clint – Trish will get them mounted and ask Clint to give us a file of the map for our records and to put on the website.

Respectfully submitted,

Trisha O'Keefe