



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

File Number	PLVAC-2405-0001	Contact	Chris Lee, clee@duluthmn.gov	
Type	Vacation of Right of Way	Planning Commission Date	August 20, 2024	
Deadline for Action	Application Date	July 24, 2024	60 Days	N/A
	Date Extension Letter Mailed	July 24, 2024	120 Days	N/A
Location of Subject	4913 Airport Road			
Applicant	Duluth International Airport	Contact		
Agent	SEH	Contact	Dan Hinzmann	
Legal Description	Lot 1, Block 4, Lots 2 & 8, Block 1, Airport Division See Attached			
Site Visit Date	August 8, 2024	Sign Notice Date	July 24, 2024	
Neighbor Letter Date	July 24, 2024	Number of Letters Sent	2	

Proposal

Applicant is proposing to vacate street right of way and utility easements at the Duluth International Airport.

Recommended Action: Staff recommends Planning Commission recommend approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-B, A-P	Airport	General Industrial
North	A-P	Airport	General Industrial
South	MU-B	Airport Support Services	General Industrial
East	MU-B	Airport	General Industrial
West	MU-B	Airport	General Industrial

Summary of Code Requirements

Vacation of public rights of way and/or easements require a Planning Commission public hearing with a Recommendation to City Council. City Council action is to approve or deny by resolution. Resolutions approving either a full or partial vacation require a 6/9's vote of the council.

UCD Sec. 50-37.6.C – The Planning Commission shall review the proposed vacation, and Council shall approve the proposed vacation, or approve it with modifications, if it determines that the street, highway, or easement proposed for vacation:

1. Is not and will not be needed for the safe and efficient circulation of automobiles, trucks, bicycles, or pedestrians or the efficient supply of utilities or public services in the city;

2. Where the street terminates at a waterfront or shoreline, the street is not and will not be needed to provide pedestrian or recreational access to the water;
3. Is not otherwise needed to promote the public health, safety, or welfare of the citizens of Duluth.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Principle #1. Reuse previously developed lands. Directs new investment to sites which have the potential to perform at a higher level than their current state. This strengthens neighborhoods and is preferred to a dispersed development pattern Site preparation or building modification costs are offset by savings in existing public infrastructure such as streets and utilities, and transit, fire, and police services.

Principle #3. Support existing economic base. This application supports future development and expansion at the Duluth International Airport

Future Land Use: General Industrial: Areas for manufacturing, processing, and other activities that may have off-site impacts and are generally isolated or buffered from other uses. Sites should have direct access to major regional transportation facilities and other infrastructure.

History: This is a companion application for a minor subdivision (PLSUB-2405-0001).

Review and Discussion Items

Staff finds that:

1. The applicant is requesting to vacate all of Lackland Street, all of Malstrom Street, and a portion of Stebner Road north or Airport Road. The applicant is also proposing to vacate all utility easements within Lot 2 and Lot 8 of Block 1 and Lot 1 of Block 4, except the west 211 feet of a 25-foot wide easement.
2. The proposed vacation will allow the property owners to prepare for future airport redevelopment.
3. The utility easements were platted but never utilized for their intended purpose. The proposal would vacate existing platted utility easements in exchange for the dedication of new utility easements consistent with as-located utilities.
4. . Platted streets proposed to be vacated are not needed for the safe and efficient circulation of automobiles, trucks, bicycles or pedestrians in the city.
5. With the airport redevelopment, access via the platted streets is not needed. Vacating the right of way will not impact or deny access to other property owners. The rights of way will not be needed by the City for the promotion of public health, safety, or welfare of the citizens of Duluth.
6. The City Engineering office has reviewed the proposed vacation and has indicated it does not expect to need the right of way in the future.
7. No other public or City comments have been received at the time of drafting this report.
8. Vacations of rights of way and easements lapse unless the vacation is recorded with the county recorder within 90 days after final approval. The vacation recording is facilitated by the City of Duluth.

Staff Recommendation

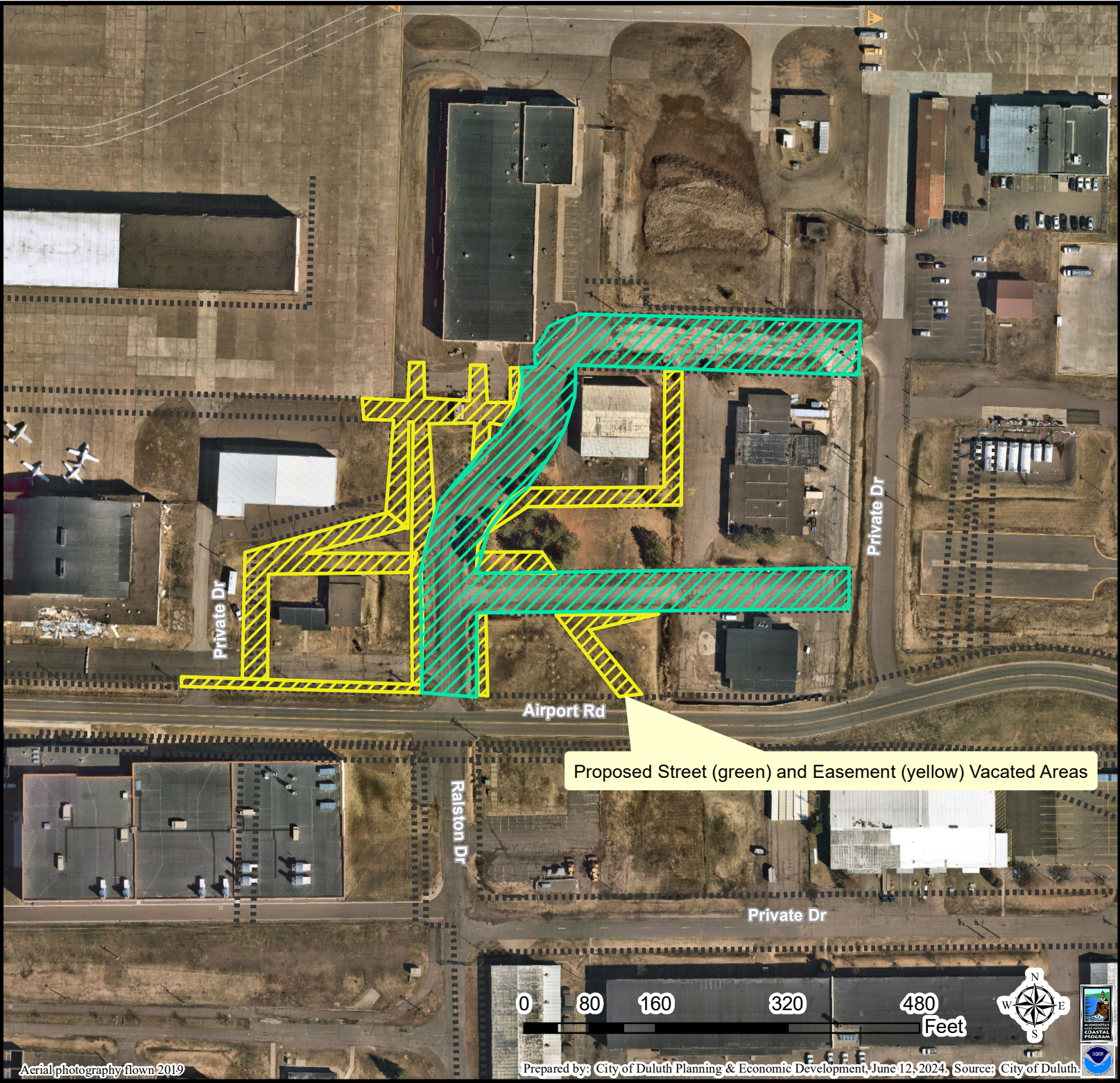
Based on the above findings, Staff recommends that Planning Commission recommend approval of the vacation with the following conditions:

1. The vacation and easements must be recorded within 90 days of final approval by City Council or such approval will lapse.



PLVAC-2405-0001
 Vacate ROW and Minor Sub
 4319 Airport Road

Legend



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

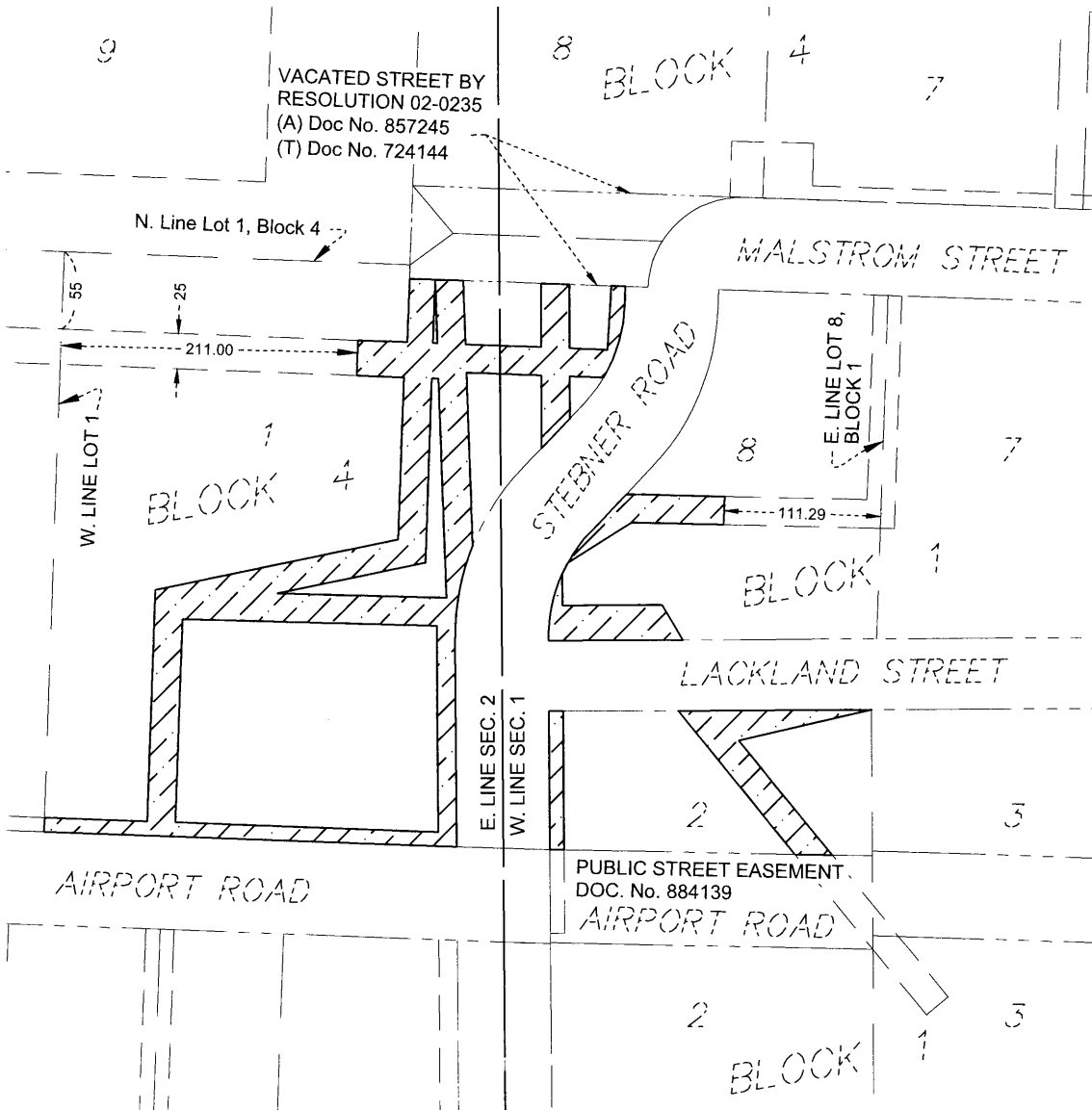
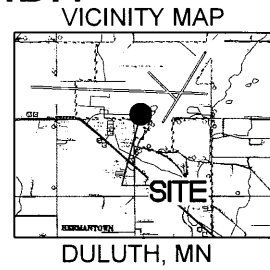
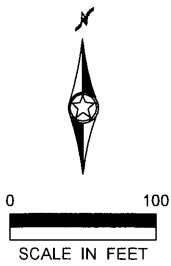
Aerial photography flown 2019





Prepared by: City of Duluth Planning & Economic Development, June 12, 2024, Source: City of Duluth.

EASEMENT VACATION EXHIBIT

LOT 1, BLOCK 4
 LOTS 2 & 8, BLOCK 1
 AIRPORT DIVISION
 ST. LOUIS COUNTY, MN




 VACATED EASEMENT

Approved by the City Engineer of the
 City of Duluth, MN this 20 day
 of JUNE 2024
 By 

SURVEYED FOR: CITY OF DULUTH

SURVEYED BY: SEH DRAFTED BY: CDM/MJH CHECKED BY: MJH

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Signature:  Lic. No. 47034
 Printed Name: MARK J. HASELIUS Date: 6/17/2024

 PHONE: 218.279.3000 418 W SUPERIOR ST STE 200 DULUTH, MN 55802-1512 www.sehinc.com	
NO.	BY DATE REVISIONS

LOT 1, BLOCK 4
 LOTS 2 & 8, BLOCK 1
 AIRPORT DIVISION
 ST. LOUIS COUNTY, MN

FILE NO. 175978
CLIENT CODE EXPL
1
2

EASEMENT VACATION EXHIBIT
LOT 1, BLOCK 4
LOTS 2 & 8, BLOCK 1
AIRPORT DIVISION
ST. LOUIS COUNTY, MN

Lot 1, Block 4

All the platted utility easements as dedicated within Lot 1, Block 4, AIRPORT DIVISION, according to the plat thereof, on file and of record, in the Office of the St. Louis County Recorder and the Registrar of Titles, St. Louis County, Minnesota; EXCEPT the following described portion of said utility easement shall remain:

The west 211.00 feet of that certain 25-foot wide utility easement, as dedicated on the plat of AIRPORT DIVISION, as measured from the west line of said Lot 1, Block 4.

Lot 8, Block 1

All the platted utility easements as dedicated within Lot 8, Block 1, AIRPORT DIVISION, according to the plat thereof, on file and of record, in the Office of the St. Louis County Recorder, St. Louis County, Minnesota, which lies west of the east 111.29 feet of said Lot 8.

Lot 2, Block 1

All the platted utility easements as dedicated within Lot 2, Block 1, AIRPORT DIVISION, according to the plat thereof, on file and of record, in the Office of the St. Louis County Recorder, St. Louis County, Minnesota, which lies north of the public street easement created by Document Number 884139, recorded in the office of the St. Louis County Recorder.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Signature: Mark J. Haselius Lic. No. 47034

Printed Name: MARK J. HASELIUS Date: 6/17/2024

			
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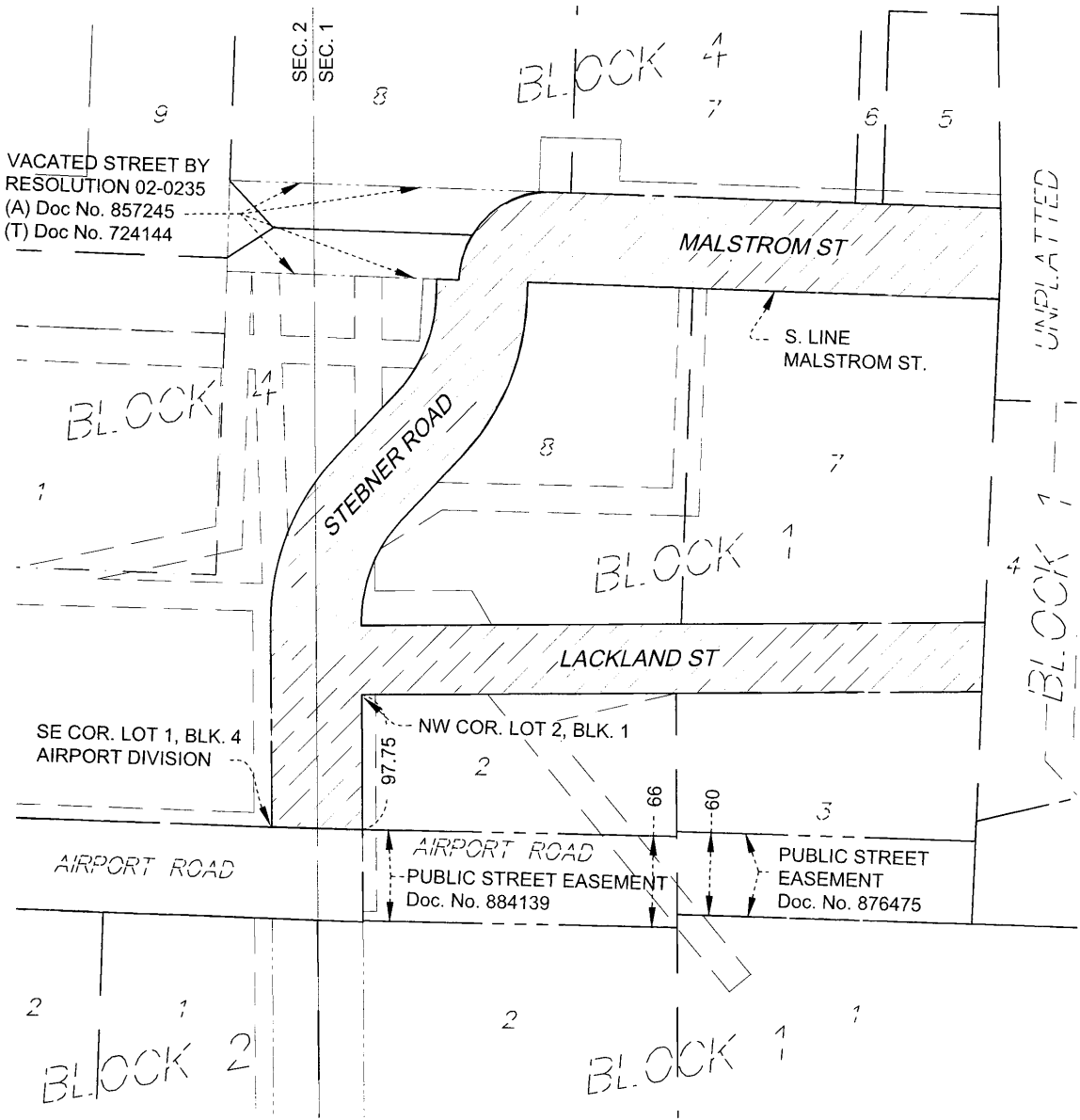
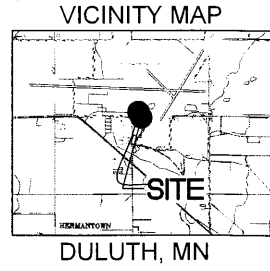
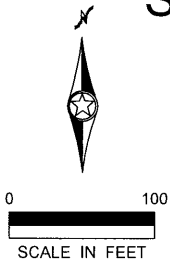
LOT 1, BLOCK 4
LOTS 2 & 8, BLOCK 1
AIRPORT DIVISION
ST. LOUIS COUNTY, MN

FILE NO. 175978
CLIENT CODE EXPL
2
2

STREET VACATION EXHIBIT

AIRPORT DIVISION

ST. LOUIS COUNTY, MN



VACATED STREET

Approved by the City Engineer of the City of Duluth, MN this 20 day of June 2024
By [Signature]

SURVEYED FOR: CITY OF DULUTH SURVEYED BY: SEH DRAFTED BY: CDM/MJH CHECKED BY: MJH

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Signature: Mark J. Haselius Lic. No. 47034
Printed Name: MARK J. HASELIUS Date: 6/17/2024

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NO.	BY	DATE	REVISIONS

BLOCKS 1 & 4
AIRPORT DIVISION
ST. LOUIS COUNTY, MN

FILE NO. 175978
CLIENT CODE EXPL
1
2

STREET VACATION EXHIBIT

AIRPORT DIVISION

ST. LOUIS COUNTY, MN

Street Vacation Descriptions

Stebner Road

All that portion of Stebner Road, as dedicated within AIRPORT DIVISION, according to the plat thereof, on file and of record, in the Office of the County Recorder and the Registrar of Titles, St. Louis County, Minnesota, lying south of the extended south line of Malstrom Street, and north of the following described line:

Beginning at the southeast corner of Lot 1, Block 4 of said AIRPORT DIVISION; thence easterly to a point on the easterly line of said Stebner Road, distant 97.75 feet southerly of the northwest corner of Lot 2, Block 1, said AIRPORT DIVISION.

Lackland Street

All of Lackland Street, as dedicated within AIRPORT DIVISION, according to the plat thereof, on file and of record, in the Office of the St. Louis County Recorder, being adjacent to Lots 2, 3, 7 and 8, Block 1 of said AIRPORT DIVISION, and lying between Stebner Road and Lot 4, Block 1, said AIRPORT DIVISION.

Malstrom Street

All of Malstrom Street, as dedicated within AIRPORT DIVISION, according to the plat thereof, on file and of record, in the Office of the St. Louis County Recorder, EXCEPT that part previously vacated by City of Duluth Resolution 02-0235, recorded as Abstract Document No. 857245 and Torrens Document No. 724144.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Signature: Mark J. Haselius Lic. No. 47034
 Printed Name: MARK J. HASELIUS Date: 6/17/2024

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 STE 200
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NO.	BY	DATE	REVISIONS

BLOCKS 1 & 4
AIRPORT DIVISION
ST. LOUIS COUNTY, MN

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