



City of Duluth

Council Chambers, City
Hall

Meeting Agenda Planning Commission.

Council Chambers

Tuesday, June 9, 2026

5:00 PM

Council Chambers

CALL TO ORDER AND ROLL CALL

APPROVAL OF PLANNING COMMISSION MINUTES

[PL 26-0512](#) Planning Commission Meeting Minutes - 05/12/2026

Attachments: [5-12-26 Minutes \(not approved yet\).pdf](#)

PUBLIC COMMENT ON ITEMS NOT ON AGENDA

CONSENT AGENDA

[PLSUP-2605-0007](#) Special Use Permit for Electric Substation at 507-511 W College St by Minnesota Power [JM]

Attachments: [PLSUP-2605-0007 Staff Report w Attachments.pdf](#)

[PLVAR-2602-0003](#) Variance from Shoreland Standards at 3821 W 7th St by Randy Gafner [RO]

Attachments: [PLVAR-2602-0003 Staff Report with Attachments.pdf](#)

[PLVAR-2604-0011](#) Variance from Shoreland Standards along Chester Creek by City of Duluth, Parks [JM]

Attachments: [PLVAR-2604-0011 Staff Report w Attachments.pdf](#)

[PLVAR-2605-0012](#) Variance from Shoreland Standards along a Tributary of Merritt Creek by City of Duluth, Parks [JM]

Attachments: [PLVAR-2605-0012 Staff Report w Attachments.pdf](#)

[PLVAR-2605-0013](#) Variance to Side Yard Setback at 828 E 2nd St by Emma Hamilton [CL]

Attachments: [PLVAR-2605-0013 Staff Report and Attachments.pdf](#)

[PLVAR-2605-0014](#) Variance from Rear Yard Setbacks at 4126 100th Ave W by Pamela and Clifford Langley [JM]

Attachments: [PLVAR-2605-0014 Staff Report w Attachments.pdf](#)

PUBLIC HEARINGS

[PLUMA-2604-0001*](#) Rezoning Form Districts by City of Duluth

Attachments: [PLUMA-2604-0001 Staff Report w Attachments.pdf](#)

OTHER BUSINESS

[PLEAW-2511-0002-3](#) Adoption of Final Review and Mitigation Plan for the Downtown Duluth Alternative Urban Areawide Review (AUAR)

Attachments: [Downtown Duluth Revised AUAR Narrative-Appendices 2026.05.05.pdf](#)

[PL 26-0529](#) Lester-Amity-Hawk Ridge Designated Natural Area Management Plan

Attachments: [LAHR DNAP Planning Cover memo.docx](#)
[lester-amity-hawk-ridge-natural-area-management-plan.pdf](#)
[LesterAmityHawkRidge Planning Presentation.pdf](#)

COMMUNICATIONS

Land Use Supervisor Report

[PL 26-0603](#) LPGC June Memo to Commissions

Attachments: [LPGC Memo to Commissions - June.pdf](#)

Heritage Preservation Commission Report

ADJOURN