



City of Duluth

Council Chambers, City
Hall

Meeting Agenda Planning Commission.

Council Chambers

Thursday, August 13, 2026

5:00 PM

Council Chambers

Special Meeting

CALL TO ORDER AND ROLL CALL

APPROVAL OF PLANNING COMMISSION MINUTES

[PL 26-0714](#) Planning Commission Meeting Minutes - 07/14/2026

Attachments: [7-14-26 Minutes \(not approved yet\).pdf](#)

PUBLIC COMMENT ON ITEMS NOT ON AGENDA

CONSENT AGENDA

[PLSUB-2607-0007](#) Minor Subdivision at 575 W Wabasha St by Robert and Roberta Sawyer [CL]

Attachments: [PLSUB-2607-0007 Staff Report and Attachments.pdf](#)

[PLSUP-2607-0008](#) Special Use Permit for a Coffee Shop Drive-Through at 1 Calvary Rd by Blue Sky Coffee [JM]

Attachments: [PLSUP-2607-0008 Staff Report w Attachments.pdf](#)

[PLVAC-2511-0011](#) Vacation of Streets, Avenues, Alleys, and Piers near 40th Ave W & Oneota St by Hanft Fride PA [CH]

Attachments: [PLVAC-2611-0011 Staff Report with Attachments.pdf](#)

PUBLIC HEARINGS

[PLPR-2607-0002](#) MU-C Planning Review for a Bank at 4088 Haines Rd by HTG Architects [CL]

Attachments: [PLPR-2607-0002 Staff Report and Attachments.pdf](#)

[PLCPA-2607-0001](#) Comprehensive Plan Amendment to Future Land Use for the Lester Park Golf Course Land Use Study Area [JM]

Attachments: [LPGC Land Use Study- Staff Memo to Planning Commission w Comments.pdf](#)
[Lester Park Golf Course Land Use Study and Vision Plan.pdf](#)
[LPGC Land Use Study Presentation.pdf](#)

[PLCPA-2607-0002](#) Comprehensive Plan Amendment to Future Land Use for the Becks Road Land Use Study [KD]

Attachments: [PLCPA-2607-0002 LUS Memo to Planning Commission with attachments.pdf](#)
[Appendices DRAFT Duluth Becks Road Land Use Study.pdf](#)
[DRAFT Duluth Becks Road Land Use Study.pdf](#)
[Becks Road Land Use Study Comment - Ulland.pdf](#)

OTHER BUSINESS

[PLOR-2608-0007](#) Housing TIF District Conformance to Comprehensive Plan for Legacy Flats

Attachments: [Conformance to Comp Plan Memo for TIF District 08062026.pdf](#)
[Planning Commission Resolution.pdf](#)

[PL 26-0804](#) Magney-Snively Natural Area - Updated Management Plan

Attachments: [GEI Updated Management Plan Magney Snively ADA Full Res.pdf](#)
[M-S Mgmt Plan_August 13_Planning Commission Presentation.pdf](#)

COMMUNICATIONS

Land Use Supervisor Report

Heritage Preservation Commission Report

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