

City of Duluth Planning Commission Meeting Minutes

Tuesday, March 10th, 2026 @ 5:00 p.m.
Duluth City Hall Council Chambers

Call to Order

President Andrea Wedul called to order the meeting of the city of Duluth Planning Commission at 5:01 p.m. on Tuesday, March 10th, 2026, in the Duluth city hall council chambers.

Roll Call

Members Present: Chris Adatte, Jason Crawford, Nik Bayuk, Gary Eckenberg, Brian Hammond, Dave Sarvela, and Andrea Wedul

Members Absent: Danielle Rhodes and Kate Van Daele

Staff Present: Amanda Mangan, Jenn Moses, Chris Lee [CL], Tom Church, Kyle Deming, Ariana Dahlen, and Sam Smith

Approval of Planning Commission Minutes

Planning Commission Meeting Minutes from February 10th, 2026, and Planning Commission Annual Meeting Summary from February 26th, 2026

MOTION/Second: Eckenberg/Bayuk approved

VOTE: (7-0)

Public comment on Items Not on Agenda

No comments.

Consent Agenda

PLVAC-2602-0001 Vacation of Slopes and Fills Easement at 102 W 2nd St by CHUM [CL]

MOTION/Second: Crawford/Sarvela approved

VOTE: (7-0)

Other Business

PLOR-2603-0002 Conformance with Comprehensive Plan for TIF at the Orchards of Morgan Park

Tom Church addressed the commissioners, and he was there representing the Duluth HRA. The project consists of the development of twelve single-family homes, and they are seeking to create a housing TIF district for the area. Commissioners are being asked to review and determine whether the proposal is in alignment with the comprehensive plan. This will be a pay-as-you-go TIF note, and the HRA will essentially be using this as a loan to themselves. Church clarified that if the district does not perform, then there is no risk to the city itself.

MOTION/Second: Bayuk/Adatte approved

VOTE: (7-0)

PLEAW-2511-0002 Downtown Duluth Draft AUAR for Review and Distribution

Moses gave a presentation on the project. She spoke about the different development scenarios and potential environmental impacts that have been studied in the scoping EAW. A 30-day

comment period and a public hearing were held for the scoping EAW, and after that the scoping EAW was finalized. Since then, staff have been working with the consultant on the draft AUAR. The draft evaluates all the potential environmental impacts and includes the mitigation plan. The next step in the process is to get planning commission approval to publish and distribute the draft document for comments. There will be another comment period and public hearing in April for the draft AUAR. The final draft of the AUAR is projected to be ready by June of this year.

MOTION/Second: Bayuk/Sarvela approved

VOTE: (7-0)

Presentation of Final Recommendations for the Spirit Valley Core Investment Area Plan by City Staff

Kyle Deming gave a PowerPoint presentation on the final recommendations for the Spirit Valley Core Investment Area Plan (SVCIA) project. He spoke about the short-term and long-term scenarios for the business district, housing, transportation, and other site recommendations. Deming also highlighted the community engagement efforts and stakeholder participation that have played a significant role throughout the project.

Commissioners: Wedul asked if snow removal and walkability of the area have been taken into consideration throughout this project. Sarvela stated that he has witnessed a lot of citizen participation within the Spirit Valley community over the last year, and noted that there is a lot of excitement around this plan.

Staff: Deming responded that snow removal and storage as well as pedestrian walkability have been a consistent focus throughout this plan. The city removes snow already, but business owners and community members are encouraged to volunteer as well.

Moses added that the staff have already begun implementing some parts of the plan's recommendations. Examples include the 1200 fund storefront loan program and public area activation efforts. Staff will be using the upcoming Homegrown event to pilot some activation efforts for Spirit Valley.

Communications

Land Use Supervisor (LUS) Report

Moses presented a memo regarding the Lester Golf Course land use study project. The 2026 Zenith award recipients will be at the April meeting to receive their awards.

Heritage Preservation Commission (HPC) Report

The Heritage Preservation Commission met on March 9th, and action was taken regarding the Chester Bowl Chalet project. Wedul informed the other commissioners that the Twin Ports History Festival will be held at the end of March.

Adjournment

Meeting adjourned at 6:07 p.m.