# City of Duluth Planning Commission Meeting Minutes

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

## Call to Order

President Gary Eckenberg called to order the meeting of the city of Duluth Planning Commission at 5:00 p.m. on Tuesday, February 10th, 2026, in the Duluth city hall council chambers.

## Roll Call

Members Present: Chris Adatte, Jason Crawford, Nik Bayuk, Gary Eckenberg, Brian Hammond, Danielle Rhodes, Dave Sarvela, Kate Van Daele, and Andrea Wedul

Members Absent: None

Staff Present: Amanda Mangan, Jenn Moses, Chris Lee [CL], Christian Huelsman [CH], Ariana Dahlen, and Sam Smith

## Approval of Planning Commission Minutes

Planning Commission Meeting – January 13th, 2026
**MOTION/Second:** Van Daele/Sarvela approved

**VOTE: (8-0)**

Planning Commission Special Meeting – January 21st, 2026
**MOTION/Second:** Sarvela/Rhodes approved

**VOTE: (8-0)**

## Public comment on Items Not on Agenda

No comments.

## Consent Agenda

PLSUB-2512-0017 Minor Subdivision at 010-2121-00020 (E 4th St) by Sean and Morgan Morgan [CL]
PLSUB-2601-0001 Minor Subdivision at 010-3890-00930 (Fountain Gate Dr) by Dirt Inc. [CH]
**MOTION/Second:** Wedul/Rhodes approved

**VOTE: (8-0)**

## Communications

### PL 26-0210 Lester Park Golf Course Land Use Study

Moses provided a memo to commissioners regarding an update on the Lester Park Land use study. Planning commissioners and the several commissions listed on the memo will receive these updates monthly. She stated that a public meeting has been scheduled for March 2nd from 5 p.m. to 7 p.m. and Lester Park Elementary School. There is also a survey up on the land use study website that commissioners are welcome to share.
**Commissioners:** Eckenberg asked staff if each commission listed in the memo has a member appointed to be part of the steering committee and how those individuals were chosen. Rhodes asked when planning commissioners can expect to see upcoming UDC changes.

**Staff:** Moses answered that commissioner Bayuk was appointed through an evaluation process by staff to serve on the steering committee. Staff are still working on the UDC changes as they had to break everything down into smaller sections. The first round of changes will be presented at the March meeting.

### Land Use Supervisor (LUS) Report

Moses stated that the annual meeting will be on February 26th at Portman Community Center. Tricia Hobbs will give a presentation at the meeting, and her presentation will cover some of what Tom Church shared at yesterday's meeting.

### Heritage Preservation Commission (HPC) Report

Wedul stated that there was an update from staff about the downtown AUAR.

President Eckenberg thanked everyone for serving with him over the past eight years on the planning commission, with his last two years serving as president. Tonight's meeting will be his last meeting serving as president, but he looks forward to his final meeting with everyone in March.
Eckenberg shared an image of the 1895 Board of Trade Building, which was constructed in a way that blocks the viewshed of nearby residents. The Duluth planning commission came into existence in 1922, and he highlighted the important work that the commission has done for the city over the years.

## Adjournment

Meeting adjourned at 5:13 p.m.
Respectfully,

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Jenn Moses, Manager
Planning & Economic Development