



City of Duluth

Council Chambers, City
Hall

Meeting Agenda Planning Commission.

Council Chambers

Tuesday, February 10, 2026

5:00 PM

Council Chambers

CALL TO ORDER AND ROLL CALL

APPROVAL OF PLANNING COMMISSION MINUTES

[PL 26-0113](#) Planning Commission Meeting Minutes 01/13/26

Attachments: [1-13-26 PC Minutes \(not approved yet\).pdf](#)

[PL 26-0121](#) Planning Commission Special Meeting Minutes 01/21/26

Attachments: [1-21-26 PC Special Meeting Minutes \(not approved yet\) .pdf](#)

PUBLIC COMMENT ON ITEMS NOT ON AGENDA

CONSENT AGENDA

[PLSUB-2512-0017](#) Minor Subdivision at 010-2121-00020 (E 4th St) by Sean and Morgan Morgan [CL]

Attachments: [PLSUB-2512-0017 Staff Report and Attachments.pdf](#)

[PLSUB-2601-0001](#) Minor Subdivision at 010-3890-00930 (Fountain Gate Dr) by Dirt Inc. [CH]

Attachments: [PLSUB-2601-0001 Staff Report with Attachments.pdf](#)

COMMUNICATIONS

Land Use Supervisor Report

[PL 26-0210](#) Lester Park Golf Course Land Use Study

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

Heritage Preservation Commission Report

City of Duluth Planning Commission

January 13th, 2026 – City Hall Council Chambers
Meeting Minutes

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, January 13th, 2026, in the Duluth city hall council chambers.

Roll Call

Attendance:

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

Members Absent: Chris Adatte and Jason Crawford

Staff Present: Amanda Mangan, Jenn Moses, Chris Lee, Jason Mozol, Christian Huelsman, Reina Owecke, Ariana Dahlen, and Sam Smith

Approval of Planning Commission Minutes

Planning Commission Meeting – December 9th, 2025 –

MOTION/Second: Bayuk/Wedul approved

VOTE: (7-0)

Public Comment on Items Not on Agenda

No comments.

(Item PLVAR-2512-0015 was removed from consent agenda and placed under public hearings.)

Consent Agenda

PLSUB-2512-0016 Minor Subdivision at 010-4500-03900 (N 59th Ave W) [RO]

PLVAC-2512-0012 Vacation of Slopes and Fills Easement at 404 E 5th St by Hanft Fride PA
[CH]

~~PLVAR-2512-0015 Variance to Shoreland Setbacks for the Chester Creek Ski Chalet and
Addition by LHB Inc. [RO]~~

PLVAR-2512-0016 Variance to Side Yard Setbacks at 702 S 63rd Ave W by Theresa Corey
[CH]

MOTION/Second: Wedul/Bayuk Approve the consent agenda items as per staff recommendations

VOTE: (7-0)

Public Hearings

PLVAR-2512-0015 Variance to Shoreland Setbacks for the Chester Creek Ski Chalet and

Addition by LHB Inc. [RO]

Staff: Reina Owecke addressed the commissioners. The applicant proposes to reconstruct the Chester Creek Ski Chalet, by using the existing foundation. The plans propose a first and second story addition, a new deck, and new gravel paths to access the parking area and other infrastructure, none of which would be any closer to the creek. The applicant requests to reduce the required structure setback from 150' to 47' to allow for the reconstruction of the chalet in its existing location by using the existing foundation. Dave Schaffer, Executive Director of the Chester Bowl Improvement club, and representatives from LHB were in attendance and willing to answer commissioners' questions.

Commissioners: Wedul expressed concerns regarding the proposed installation of turf grass on the project site, as it is shallowly rooted and could impact storm water conveyance to the creek. She asked if there was another seed mix option that would allow for better rooting and structure.

Applicant: Heidi Bringman, Senior Landscape Architect with LHB, addressed the commissioners. She stated that they will be using Northern Boulevard turf seed mix, which is somewhat native to the area. This type of seed mix is salt tolerant, and it will be put into areas on the project site that will be compacted by snow due to ski racks and foot traffic. Bringman said they could explore using more native options for some of the periphery areas with less foot traffic, as more native types of seed mixes cannot be mowed as frequently. Dave Schaffer addressed the commissioners. The property is busy year-round with the different types of activities that are hosted there. He stated that while he is not as knowledgeable on the different types of seed mixes as Bringman is, he does know that a durable type of seed mix is necessary for their property due to the climate and high foot traffic.

Commissioners: Wedul asked the applicant if people travel down towards the creek near the property and wanted to know if there was some sort of buffer below the path to protect the creek.

Applicant: Schaffer responded that some people trout fish down there, but there is tall grass and there isn't a direct path that leads to that area. There is a buffer in the section between the path and the creek, and the same buffer exists on the far side of the creek as well.

Commissioners: Commissioners thanked the applicant for answering their questions and expressed their support for the project.

Public: No speakers.

MOTION/Second: Van Daele/Wedul approve as per staff recommendation

VOTE: (6-0)
Bayuk abstained

Other Business

PLEAW-2511-0002 Final AUAR Order for the Downtown Duluth AUAR

Staff: Mozol addressed the commissioners and gave the commissioners an update on where staff are in the process. He stated that they are at the end of the scoping EAW and will be moving into the draft AUAR stage. Mozol presented the final AUAR order to commissioners, and the action that is being asked is for them is to adopt the order for the draft AUAR. Similarly to the scoping EAW, the draft AUAR will go through a public comment period, but the draft AUAR will include the analysis of the actual impacts of the different scenarios that were proposed. The final order document contains five comments that were received from various agencies, and Mozol went over them briefly. Commissioner Hammond had comments at a previous meeting about including additional area in the study to better align with the

regional exchange district, and Mozol stated that a few blocks were added to address that request. He noted that an area along Lake Superior near the Lakewalk that was not included because there is no development foreseen in that area.

Commissioners: No comments.

Public: No speakers.

MOTION/Second: Wedul/Van Daele Approve as per staff recommendation

VOTE: (7-0)

PLSUB-2510-0013 Request to Waive Subdivision Regulations for Housing and Redevelopment Authority (HRA) of Duluth at Harbor Highlands

Staff: Chris Lee addressed the commissioners. He presented the memo and went over the history of the project. The preliminary plat for Harbor Highlands First Addition was approved by the Planning Commission on August 20, 2024 (PLSUB-2406-0003). A final plat was approved by Planning Commission on March 27, 2025 (PLSUB-2411-0007), but the Plat has not yet been recorded with St. Louis County. The City received several documents from The Housing and Redevelopment Authority (HRA) of Duluth as a request to waive the subdivision regulations to convey property by a metes and bounds description, including a letter from Attorney James Aird on behalf of The HRA of Duluth. The letter also describes minor mathematical corrections to two parcels that can be approved as an after-action review by the Land Use Supervisor as these constitute minor changes to the plat. Staff recommends approval.

Commissioners: Wedul asked staff if the city could be exposed to any legal issues if planning commission were to waive these requirements.

Applicant: James Aird addressed the commissioners. He stated that the nature of the request is to mitigate some issues that came from previous miscommunications between the HRA and the planning commission. When planning commissioners were reviewing the preliminary plat in 2024, there was discussion to create a connection to Lake Avenue through Lot 8 on the property, which required extra approvals from the U.S. Department of Housing and Urban Development (HUD). The idea was to remove Lot 8 from HUD's request, which HUD approved, but development of Lot 8 cannot happen without further approval from HUD. HUD approved a legal description for release in a quick claim deed to One Roof that used a metes and bounds description, but that does not meet UDC requirements, which created the issue at hand.

Commissioners: Wedul asked Aird to summarize what is being proposed.

Applicant: Aird responded that The HRA simply requests that the Planning Commission allow the recording of the deed to the developer using the HUD-approved "pre-plat" legal description. This would briefly create a non-conforming lot, but such nonconformity will be immediately cured by recording of the Plat. The development agreement will include language about the Lake Avenue connection condition as well. In the meantime, the other 26 lots on the property are ready to be developed, and One Roof would like to begin building soon.

Commissioners: Wedul stated that it sounds like there will be little to no legal exposure for the city. She asked staff if there is any possibility of any future re-reviews that would be required per the UDC if this request is approved.

Staff: Moses stated that the applicant has made their intentions clear. Staff also have the approved plat, so any plat recorded on the property would have to be in conjunction with the final plat that planning commission approved last spring.

MOTION/Second: Bayuk/Wedul Approve as per staff recommendation

VOTE: (7-0)

Communications

Land Use Supervisor (LUS) Report – Moses stated that city council approved the contract for the Lester land use study last night. There was a request for proposals (RFP) issued in December, and after those were scored Bolten & Menk were the winning consultant. There will be six to seven months of more public involvement throughout the process. Moses also shared that the annual planning commission meeting will be coming up soon and staff are weighing potential dates for that meeting. There will also be a special meeting next week on Wednesday, January 21st.

Commissioner Van Daele thanked staff for keeping the public involved in the land use study process.

Heritage Preservation Commission Report – Wedul stated that the HPC met yesterday, and there was no business on the agenda. She noted that planning staff will be presenting at the February meeting.

Adjournment

Meeting adjourned at 5:37 p.m.

Respectfully,

Jenn Moses, Manager
Planning & Economic Development

City of Duluth Planning Commission

January 21st, 2026 – City Hall Council Chambers
Special Meeting Minutes

Call to Order

President Gary Eckenberg called to order the meeting of the city of Duluth Planning Commission at 5:01 p.m. on Wednesday, January 21st, 2026, in the Duluth city hall council chambers.

Roll Call

Attendance:

Members Present: Gary Eckenberg, Brian Hammond, Danielle Rhodes, Dave Sarvela, and Kate Van Daele

Members Absent: Chris Adatte, Nik Bayuk, Jason Crawford, and Andrea Wedul

Staff Present: Robb Enslin, Jenn Moses, Jason Mozol, Ariana Dahlen, and Sam Smith

Public Comment on Items Not on Agenda

No comments.

Public Hearings

PLUMA-2512-0007 UDC Map Amendment from R-1 to R-P for Arris Townhomes [JM]

Staff: Jason Mozol addressed the commissioners and gave a presentation on the project. The applicant is requesting a UDC Map Amendment (rezoning) from R-1 to Residential-Planned (R-P) to construct townhomes on the property. The establishment of an R-P district requires rezoning the property per Section 50-37.3 from a current zone district to R-P and the approval of an R-P regulating plan per Section 50-37.11. that governs the uses, location, density, dimensional standards and character of the proposed project.

The bulk of the proposed district is property that was replatted into two lots as part of the Kara-Mia Addition of Duluth (PL22-086) in 2022. Apartments were developed on Lot 1 in 2023/24. The northwestern portion of this district includes two parcels from the Car Line Gardens plat. These parcels are currently undeveloped and do not appear to have ever been previously developed.

The subject property incorporates a total of 9.66 acres. 6.74 of those acres have been identified as developable and the remaining 2.92 acres would be kept as common open space. The future land use of the subject property is urban residential, which includes the greatest variety of residential building types, medium to high densities. The R-2 zone district would also be appropriate for this area.

Mozol went over the governing principles listed in the staff report and explained how the different aspects of the proposed project meet the R-P district criteria. He also described the modifications listed in the staff report that the applicant is requesting in their proposal, which include modifications to building height requirements, setback and frontage requirements, alternative landscaping plans, and private street plans. The developer held a public meeting

on December 3rd, 2025, with approximately 52 people in attendance, and the feedback was generally positive with some concerns regarding noise and potential changes to the neighborhood.

Staff finds that the proposal is consistent with R-P application requirements. It will not create material adverse impacts on nearby properties due to the requirements contained in City ordinances such as stormwater, landscaping, screening of trash containers, and the establishment of a vegetated buffer surrounding the site.

Six public comments were received. Mozol addressed some of the comments regarding road design concerns and explained that the road design is not far along enough for the level of scrutiny it has already received. However, staff are willing to have more conversations with the applicant, other city departments, and neighbors. He also addressed some comments that were regarding the proposed rezoning and stated that the R-P allows for more creativity and density on the site, while R-2 zoning would take away from the amount of open space available.

Commissioners: Rhodes asked if there will be any accountability placed on the applicant to make sure that the bike path is included in their final design. Van Daele asked if it is common practice for projects to have a development agreement in place.

Staff: Mozol responded that the development agreement will include the bike path as a public benefit. It is common practice to have development agreements for R-P rezonings, and they serve as a good tool to ensure that proposed public benefits come to fruition.

Moses clarified that the city also engages in development agreements for TIF projects, but those development agreements have a higher set of standards. She explained that this project's development agreement is not a TIF project. Development agreements for R-P projects will focus on ensuring that the developer builds what they agree to build.

Commissioners: Commissioners asked staff to elaborate on the plan for the extension of Harding Ave, other potential zoning for the site, and permitted commercial uses in the current R-1 zoning.

Staff: Mozol stated that Harding Ave will go all the way through the development, and it was intended to be a road when it was platted many years ago. A portion of the road will be public, and the rest will be a private road. The developer is paying to improve the portion of the Harding Ave that is unbuilt, and the city will maintain it.

The Arris apartments site next to the subject property is zoned R-2, which allows for multifamily apartment use. The R-2 zone district would also be an appropriate option for the subject property, but it would not allow for as much creativity and public benefit compared to the R-P zoning. There are not many business or commercial uses that are permitted in the R-1 outside of accessory home occupations.

Applicant: Dennis Cornelius addressed the commissioners. He is with AMCon Construction and Design, and he worked on the original Arris apartments project. He spoke about the public benefits that will come from the proposed trail on the site, and the road extension will also provide public benefit as it will provide new access to the site. Cornelius stated that they are also working to mitigate environmental impacts to wetlands and trees. He echoed that the R-P zoning allows for more creativity and benefit for both the site and its neighbors. The project prototypes are included in the staff report, and he is looking forward to continuing working with staff on refining the project details if this application is approved.

Commissioners: Commissioners asked the applicant about the proposed density and height of the townhomes.

Applicant: Cornelius responded that there will be multi-story structures throughout the site while working with the natural contours of the land. He also stated that the current R-1 height requirements would be challenging with two-story and 3-story buildings.

Public: Antonio Davis 959 85th Ave W – Davis stated he is mostly in favor of the project. He requested that the developer use local contractors, vendors, and other resources for this project.

Applicant: Cornelius responded that they are not at the stage of hiring contractors yet, but they utilized local companies for the Arris apartments and are willing to do the same for this project.

Commissioners: Commissioners thanked the commentors and the developer for their work.

MOTION/Second: Van Daele/Hammond approve as per staff recommendation

VOTE: (5-0)

Communications

Land Use Supervisor (LUS) Report – no report.

Adjournment

Meeting adjourned at 5:42 p.m.

Respectfully,

Jenn Moses, Manager
Planning & Economic Development



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

File Number	PLSUB-2512-0017		Contact	Chris Lee, clee@duluthmn.gov	
Type	Minor Subdivision		Planning Commission Date	February 10, 2026	
Deadline for Action	Application Date	January 10, 2026	60 Days	March 11, 2026	
	Date Extension Letter Mailed	January 10, 2026	120 Days	May 10, 2026	
Location of Subject	Near East 4 th Street and Lakeview Avenue				
Applicant	Sean and Morgan Morgan		Contact		
Agent			Contact		
Legal Description	010-2121-00020				
Site Visit Date	January 26, 2026	Sign Notice Date	N/A		
Neighbor Letter Date	N/A	Number of Letters Sent	N/A		

Proposal

Applicant is requesting to subdivide the existing parcel to create two buildable parcels in the R-1 district.

Recommended Action: Staff recommends approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	R-2	Residential	Traditional Neighborhood
South	R-1	School	Institutional
East	R-1	Residential	Traditional Neighborhood
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements:

50-33.1 General: All subdivision plats and replats, and all registered land surveys, shall create lots, streets and walkways and open spaces consistent with the requirements of the zone district within which the land is located.

50-37.5.D.1. Minor Subdivision. The planning commission shall approve the application if it determines that: (a) The lot or lots to be subdivided or combined have frontage on an improved public street; (b) Each proposed lot meets the minimum zoning requirements of the district that it is in; (c) If an existing structure on a lot complies with the requirements of this Chapter, then after the minor subdivision structures on each of the resulting lots will still comply with the requirements of this Chapter; and (d) If one or more of the existing lots, or a structure on one or more of those lots, does not comply with the requirements of this Chapter, the proposed relocation will not create any new nonconformity or increase any existing nonconformity between the requirements of this Chapter.

50-14.5-1 R-1 minimum lot area: 4,000 square ft for a one family dwelling, 2,000 sq ft per family for a two-family dwelling, and 2,500 sq ft for a townhouse unit; minimum lot frontage: 40 ft for one or two family and 20 ft for townhomes.

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

Principle #1 – Reuse previously developed lands – This subdivision provides the opportunity for infill residential development within an existing neighborhood on land that has been impacted by surrounding residential development.
Principle #5 – Promote Reinvestment in Neighborhoods – This subdivision will allow the applicant to build infill housing in the neighborhood.

Future Land Use: Traditional Neighborhood – Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth’s older neighborhoods, infill projects, neighborhood extensions, and new traditional neighborhood areas.

History: The existing parcel has never been developed upon and has remained vacant.

Review and Discussion Items:

Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into two separate parcels. The proposed lots are both currently vacant and undeveloped.
2. Lots created by this subdivision are subject to the zoning requirements of the R-1 district in UDC Table 50-14.5-1. Both parcels will meet the minimum lot area requirements with Parcel A having 23,498 square feet and Parcel B having 24,821 square feet.
3. Both parcels have the required street frontage along East 4th Street, with a proposed 40 feet for Parcel A and 60 feet for Parcel B.
4. Both lots have access to gas, water and sanitary sewer utilities in the streets and alleys surrounding the site.
5. No public, agency, or other City comments were received.
6. Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements. This subdivision approval lapses if deeds are not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the Planning Review with the following conditions:

1. Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.
2. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



PLSUB-2512-0017

Minor Subdivision
010-2121-00020

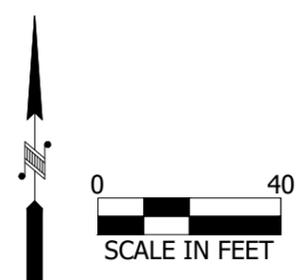
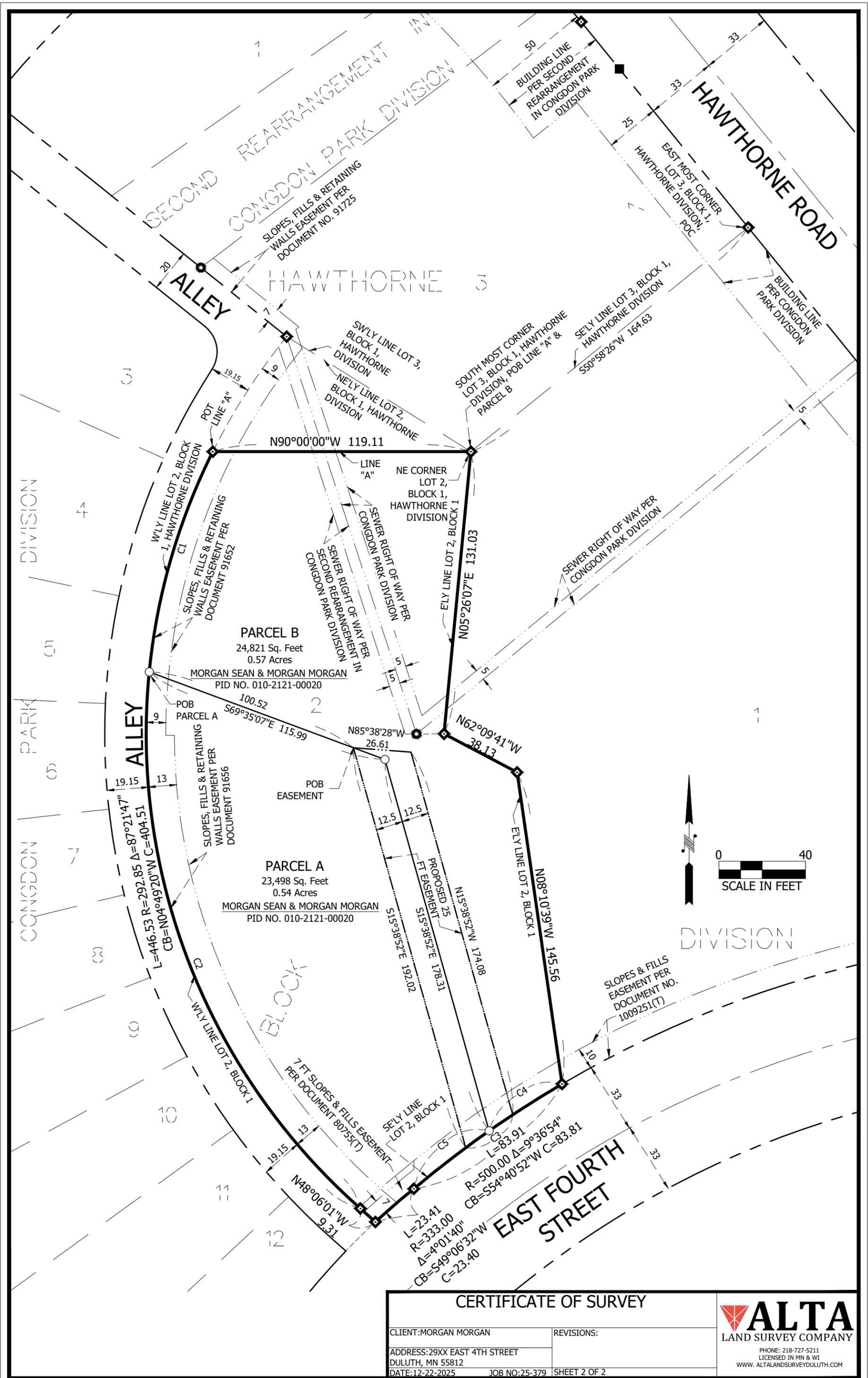
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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 Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, January 13, 2026, Source: City of Duluth.





CERTIFICATE OF SURVEY

CLIENT: MORGAN MORGAN
 ADDRESS: 29XX EAST 4TH STREET
 DULUTH, MN 55812
 DATE: 12-22-2025

REVISIONS:
 JOB NO: 25-379
 SHEET 2 OF 2

ALTA
 LAND SURVEY COMPANY
 PHONE: 218-727-5211
 LICENSED IN MN & WI
 WWW.ALTLANDSURVEYDULUTH.COM

PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 370907

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota lying Southerly of the following described Line "A":

Said Line "A" commencing at the East most corner of said Lot 3; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2, said point being the point of beginning of said Line "A"; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2 and there terminating.

LEGAL DESCRIPTION PER CERTIFICATE OF PARCEL A

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the East most corner of Lot 3, Block 1, said HAWTHORNE DIVISION; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2; thence Southwesterly and Southerly, along said Westerly line 106.55 feet, along a non-tangential curve, concave to the Southeast, said curve having a radius of 292.85 feet and a delta angle of 20 degrees 50 minutes 45 seconds, the chord of said curve bears South 16 degrees 02 minutes 54 seconds West for a chord distance of 105.96 feet to the point of beginning of the parcel herein described; thence South 69 degrees 35 minutes 07 seconds East 115.99 feet; thence South 15 degrees 38 minutes 52 seconds East 178.31 feet to the Southeasterly line of said Lot 2; thence Southwesterly 43.91 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 500.00 feet and a delta angle of 05 degrees 01 minutes 52 seconds, the chord of said curve bears South 52 degrees 23 minutes 22 seconds West for a chord distance of 43.89 feet; thence continue Southwesterly 23.41 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 333.00 feet and a delta angle of 04 degrees 01 minutes 40 seconds, the chord of said curve bears South 49 degrees 06 minutes 32 seconds West for a chord distance of 23.40 feet to the Westerly line of said Lot 2; thence North 48 degrees 06 minutes 01 seconds West, along said Westerly line 9.31 feet; thence Northwesterly and Northerly 276.67 feet, along said Westerly line, along a non-tangential curve, concave to the East, said curve having a radius of 292.85 feet and a delta angle of 54 degrees 07 minutes 46 seconds, the chord of said curve bears North 21 degrees 26 minutes 21 seconds West for a chord distance of 266.49 feet to the point of beginning. Said parcel contains 23,498 square feet or 0.54 acres.

LEGAL DESCRIPTION OF PARCEL B

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the East most corner of Lot 3, Block 1, said HAWTHORNE DIVISION; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2, said point being the point of beginning of the parcel herein described; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2; thence Southwesterly and Southerly, along said Westerly line 106.55 feet, along a non-tangential curve, concave to the Southeast, said curve having a radius of 292.85 feet and a delta angle of 20 degrees 50 minutes 45 seconds, the chord of said curve bears South 16 degrees 02 minutes 54 seconds West for a chord distance of 105.96 feet; thence South 69 degrees 35 minutes 07 seconds East 115.99 feet; thence South 15 degrees 38 minutes 52 seconds East 178.31 feet to the Southeasterly line of said Lot 2; thence Northeasterly 40.00 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 500.00 feet and a delta angle of 04 degrees 35 minutes 01 seconds, the chord of said curve bears North 57 degrees 11 minutes 48 seconds East for a chord distance of 39.99 feet to the Easterly line of said Lot 2; thence North 08 degrees 10 minutes 39 seconds West, along said Easterly line 145.56 feet to an Easterly of said Lot 2; thence North 62 degrees 09 minutes 41 seconds West, along said Easterly line 38.13 feet to an Easterly of said Lot 2; thence North 05 degrees 26 minutes 07 seconds East, along said Easterly line 131.03 feet to the point of beginning. Said parcel contains 24,821 square feet or 0.57 acres.

LEGAL DESCRIPTION OF EASEMENT

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the East most corner of Lot 3, Block 1, said HAWTHORNE DIVISION; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2; thence Southwesterly and Southerly, along said Westerly line 106.55 feet, along a non-tangential curve, concave to the Southeast, said curve having a radius of 292.85 feet and a delta angle of 20 degrees 50 minutes 45 seconds, the chord of said curve bears South 16 degrees 02 minutes 54 seconds West for a chord distance of 105.96 feet; thence South 69 degrees 35 minutes 07 seconds East 100.52 feet to the point of beginning of the easement herein described; thence South 15 degrees 38 minutes 52 seconds East 192.02 feet to the Southeasterly line of said Lot 2; thence Northeasterly 26.52 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 500.00 feet and a delta angle of 03 degrees 02 minutes 19 seconds, the chord of said curve bears North 54 degrees 53 minutes 52 seconds East for a chord distance of 26.51 feet; thence North 15 degrees 38 minutes 52 seconds West 174.08 feet; thence North 85 degrees 38 minutes 28 seconds West 26.61 feet to the point of beginning. Said easement contains 4,573 square feet or 0.10 acres.

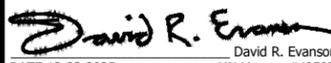
LEGEND

POC-POINT OF COMMENCEMENT	● IRON PIPE
POB-POINT OF BEGINNING	■ SANDSTONE MONUMENT
— CENTER LINE	◆ CAPPED REBAR
— RIGHT OF WAY LINE	○ SET CAPPED REBAR RLS. NO. 49505
— EXISTING EASEMENT LINE	
— PROPOSED EASEMENT LINE	
— BOUNDARY LINE AS SURVEYED	
— EXISTING PLAT LINE	
— PROPOSED PARCEL LINE	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	292.85	106.55	105.96	S16°02'54"W	20°50'45"
C2	292.85	276.67	266.49	N21°26'21"W	54°07'46"
C3	500.00	26.52	26.51	N54°53'52"E	3°02'19"
C4	500.00	40.00	39.99	N57°11'48"E	4°35'01"
C5	500.00	43.91	43.89	S52°23'22"W	5°01'52"

SURVEYOR'S NOTES

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
3. NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.

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.  David R. Evans MN License #49505 DATE: 12-22-2025	CERTIFICATE OF SURVEY		 ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN & WI WWW.ALTLANDSURVEYDULUTH.COM
	CLIENT: MORGAN MORGAN ADDRESS: 29XX EAST 4TH STREET DULUTH, MN 55812 DATE: 12-22-2025	REVISIONS: JOB NO: 25-379 SHEET 1 OF 2	



PLSUB-2601-0001

Minor Subdivision
010-3890-00930 (Fountain Gate Dr)

Legend

- Zoning Boundaries
- Road or Alley ROW
- County Parcel Data

Zoning

UDC Zoning

- R-1 (Residential Traditional)
- R-P (Residential Planned)

012500080

3906
TRINITY RD

389000700

R-P
(Residential
Plan)

177500001

1501
ANDERSON RD

012500130

R-1 (Residential
Traditional)

389000930

389001170

Fountain Gate Dr

389001010

0 15 30 60 90
FOUNTAIN GATE DR Feet



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 Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, February 2, 2026, Source: City of Duluth.



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

📞 218-730-5580

✉️ planning@duluthmn.gov

File Number	PLSUB-2601-0001		Contact	Christian Huelsman, chuelsman@duluthmn.gov	
Type	Minor Subdivision		Planning Commission Date	February 10, 2026	
Deadline for Action	Application Date	January 5, 2026	60 Days	March 6, 2026	
	Date Extension Letter Mailed	January 9, 2026	120 Days	May 6, 2026	
Location of Subject	3900 block of Fountain Gate Dr				
Applicant	Dirt Inc.		Contact	Sherri Irving	
Agent			Contact		
Legal Description	010-3890-00930				
Site Visit Date	N/A		Sign Notice Date	N/A	
Neighbor Letter Date	N/A		Number of Letters Sent	N/A	

Proposal:

Subdivide the parcel to create 4 separate lots through a minor subdivision.

Recommended Action: Staff recommends approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Vacant Land	Urban Residential
North	R-P	Vacant Land	Urban Residential
South	R-1	Vacant Land	Urban Residential
East	R-1	Vacant Land	Traditional Neighborhood
West	R-1	Vacant Land	Urban Residential

Summary of Code Requirements:

50-33.1 General: All subdivision plats and replats, and all registered land surveys, shall create lots, streets and walkways and open spaces consistent with the requirements of the zone district within which the land is located.

50-37.5, D 1. The planning commission shall approve the application if it determines that: (a) The lot or lots to be subdivided or combined have frontage on an improved public street; (b) Each proposed lot meets the minimum zoning requirements of the district that it is in; (c) If an existing structure on a lot complies with the requirements of this Chapter, then after the minor subdivision structures on each of the resulting lots will still comply with the requirements of this Chapter; and (d) If one or more of the existing lots, or a structure on one or more of those lots, does not comply with the requirements of this Chapter, the proposed relocation will not create any new nonconformity or increase any existing nonconformity between the requirements of this Chapter.

50-14.5-1 R-1 Minimum lot area: 4,000 square feet for a one family dwelling, 2,000 square feet per family for a two-family dwelling, 2,500 square feet per unit for townhouses; minimum lot frontage: 40 feet for one or two family, and 20 feet for townhouses per family.

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

Governing Principle #5 - Promote reinvestment in neighborhoods.

New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

Housing Policy #3 – Prioritize inclusive housing policies to reflect the city's social, cultural, economic, and historic diversity and development patterns.

This subdivision will allow the applicant to divide a larger parcel to promote housing and neighborhood design that encourages safety, supports interactions between neighbors, fosters a sense of community, and reduces social isolation.

Future Land Use: Urban Residential – Greatest variety of building types, connected to parks and open space, generating density of 8 units per acre and up.

History: The existing parcel was platted as part of Randall's Division of Duluth in 1894. The parcel has not previously been developed.

Review and Discussion Items:

Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into 4 parcels. The land is owned by the applicant. The parcel currently contains no structures.
2. Lots created by this subdivision are subject to the zoning requirements of the R-1 district. All parcels will satisfy the minimum area requirements contained in UDC Table 50-15.2.1
3. Parcels A, B, C, and D will have frontage on Fountain Gate Drive. The frontage of each proposed parcel will be 50 feet.
4. The proposed subdivision, if approved, will not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard. Dividing the parcel will create a 50'x 125' Parcel A, a 50' x 125' Parcel B, a 50' x 125' Parcel C, and a 50 x 125' Parcel D.
5. One City comment was received from the Public Works & Utilities Engineering Division, advising the applicant to discuss stormwater management requirements. No other City or agency comments were received.
6. The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.
7. Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements. This subdivision approval lapses if deeds are not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the minor subdivision with the following conditions:

1. Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.
2. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



PARENT LEGAL DESCRIPTION FOR PARCEL NO. 010-3890-00930 PER DOCUMENT NO. 1093699
 LOTS 1 THRU 8, BLOCK 5, RANDALLS DIVISION OF DULUTH

LEGAL DESCRIPTION FOR PARCEL A

Lot 1 and Lot 2, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGAL DESCRIPTION FOR PARCEL B

Lot 3 and Lot 4, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGAL DESCRIPTION FOR PARCEL C

Lot 5 and Lot 6, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGAL DESCRIPTION FOR PARCEL D

Lot 8 and Lot 8, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGEND

	BITUMINOUS SURFACE		SECTION SUBDIVISION LINE		FOUND CAPPED REBAR
			CENTER LINE		SET CAPPED REBAR RLS. NO. 49505
			RIGHT OF WAY LINE		
			BOUNDARY LINE AS SURVEYED		
			EXISTING PLAT LINE		
			PROPOSED PARCEL LINE		
			CONCRETE CURB & GUTTER		

SURVEYOR'S NOTES

- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
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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.  David R. Evanson MN License #49505 DATE:11-04-2025	CERTIFICATE OF SURVEY		 ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN & WI WWW. ALTALANDSURVEYDULUTH.COM
	CLIENT:DIRT INC. ADDRESS:XXXX FOUNTAIN GATE DRIVE DULUTH, MN 55811 DATE:11-04-2025	REVISIONS: JOB NO:25-339	

RANDALL'S

LAPLACE ST.
(NOT BUILT)

33

N89°57'34"W 125.00

1
PARCEL A

6,250 Sq. Feet
0.14 Acres
DIRT INC
PID NO. 010-3890-00930

2

S89°57'34"E 125.00

3
PARCEL B

6,250 Sq. Feet
0.14 Acres
DIRT INC
PID NO. 010-3890-00930

4

S89°57'34"E 125.00

5
PARCEL C

6,250 Sq. Feet
0.14 Acres
DIRT INC
PID NO. 010-3890-00930

6

N89°57'34"W 125.00

7
PARCEL D

6,250 Sq. Feet
0.14 Acres
DIRT INC
PID NO. 010-3890-00930

8

S89°57'34"E 125.00

9

33

N00°03'00"E 200.00

ALLEY (NOT BUILT)

N00°03'00"E 200.00

WEST LINE OF RANDALL'S DIVISION OF DULUTH

FOUNTAIN GATE DRIVE
(BESSEL AVE. PER PLAT)

33

DULUTH

AUDITOR'S PLAT OF TRINITY ROAD ACRES

BLOCK

OFF

DIVISION



CERTIFICATE OF SURVEY

CLIENT:DIRT INC.
ADDRESS:XXXX FOUNTAIN GATE DRIVE
DULUTH, MN 55811
DATE:11-04-2025

REVISIONS:

JOB NO:25-339 SHEET 2 OF 2

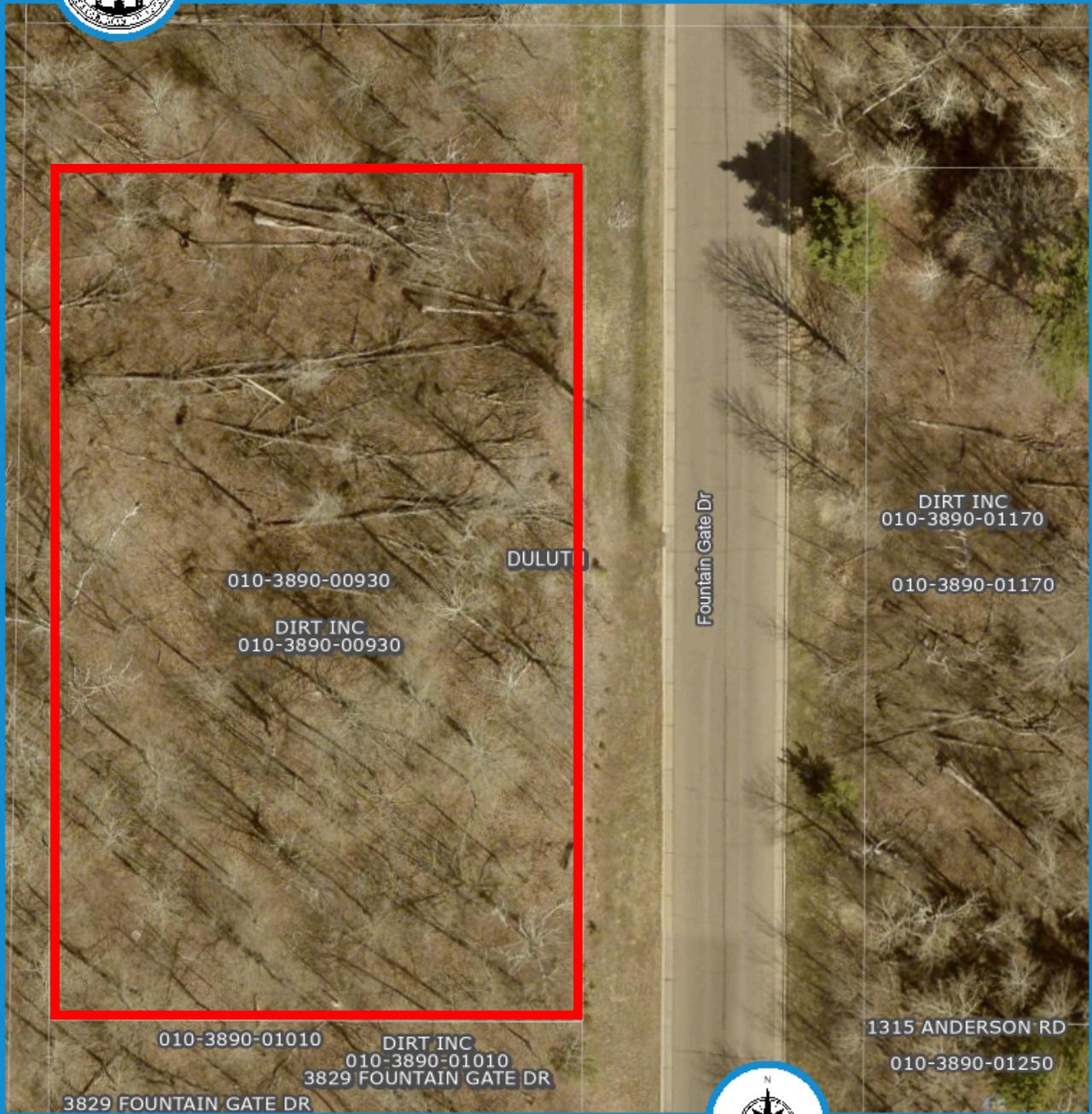


PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTALANDSURVEYDULUTH.COM



County Land Explorer

St. Louis County, Minnesota



DIRT INC

BEFORE PARCEL SPLIT

Map created using County Land Explorer
www.stlouiscountymn.gov/explorer



St. Louis County www.stlouiscountymn.gov/explorer Minnesota

Disclaimer

This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein

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Memo

To: Duluth Economic Development Authority, Natural Resources Commission, Parks Commission, and Planning Commission

From: Jenn Moses, Manager of Planning and Community Development

Date: February 2, 2026

Subject: Lester Park Golf Course Land Use Study

In fall 2025, the City of Duluth initiated processes to plan for the future land uses at the former Lester Park Golf Course. Since then, the City issued an RFP for a land use study of the area and selected the consulting firm of Bolton & Menk. This study began in January and is being led by the Planning and Development Division, with a project management team comprised of staff from planning, economic development, engineering, parks, and natural resources. The study will be completed in summer of 2026 and adopted by City Council as an amendment to the city's comprehensive plan.

This study aims to provide a variety of perspectives, so members of DEDA, the Natural Resources Commission, Parks Commission, and Planning Commission will be serving on the steering committee for the study. We also invite everyone to visit the web site at <http://lpgcstudy.com/> and sign up for the email list, to be notified of surveys, public meetings, and other opportunities to weigh in on the future of the site.

In addition to hearing from your commission representative and from city staff, you can also expect monthly memos such as this one with updates.

In February, we are planning:

- A survey being launched on the web site
- A public open house
- Identifying existing conditions of the site

As mentioned above, sign up for the email list at <http://lpgcstudy.com/> to be notified of upcoming events.