



City of Duluth

Council Chambers, City
Hall

Meeting Agenda Planning Commission.

Council Chambers

Tuesday, March 10, 2026

5:00 PM

Council Chambers

CALL TO ORDER AND ROLL CALL

APPROVAL OF PLANNING COMMISSION MINUTES

[PL 26-0211](#) Planning Commission Meeting Minutes 02/10/26

Attachments: [2-10-26 Minutes \(not approved yet\).pdf](#)

[PL 26-0226](#) Planning Commission Annual Meeting Summary 02/26/26

Attachments: [2-26-26 Annual Meeting Summary \(not approved yet\).pdf](#)

PUBLIC COMMENT ON ITEMS NOT ON AGENDA

CONSENT AGENDA

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

Attachments: [PLVAC-2602-0001 Staff Report and Attachments.pdf](#)

OTHER BUSINESS

[PLOR-2603-0002](#) Conformance with Comprehensive Plan for TIF at the Orchards of Morgan Park

Attachments: [Conformance to Comp Plan Memo 03032026 FINAL ACCESSIBLE.docx](#)
[Duluth HRA Orchards of Morgan Park TIF Plan for Feb 24 2026 Meeting.pdf](#)
[Orchards of MP Planning Commission Resolution.docx](#)

[PLEAW-2511-0002](#) Downtown Duluth Draft AUAR for Review and Distribution

Attachments: [Downtown Duluth Draft AUAR Narrative-Appendices.pdf](#)
[Downtown Duluth Draft AUAR Presentation.pptx](#)

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

COMMUNICATIONS

Land Use Supervisor Report

[PL 26-0303](#) Lester Memo for Commissions

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

Heritage Preservation Commission Report