



**HIBBING BOARD OF ADJUSTMENTS &
APPEALS**

**Reorganizational Meeting
Monday, February 2, 2026
5:00 PM**

Chairperson Gordon Smith
Commissioner Joseph Jump
Commissioner Jared Lubben
Commissioner Corey Lubovich
Commissioner Darlene Majkich

Ex. Officio Pat Green
Ex. Officio Tina Glad
City Administrator Greg Pruszinske
Community Development Director Betsy Olivanti

I. CALL TO ORDER:

II. APPROVAL OF THE AGENDA:

1. Acceptance of agenda for recording purposes. Note additions, deletions or changes, if any.

III. APPROVAL OF MINUTES:

1. Approval of the Board of Adjustments & Appeals Minutes for October 20, 2025. Note corrections, additions, or deletions, if any.

IV. REORGANIZATION OF HIBBING BOARD OF ADJUSTMENTS & APPEALS

1. Nominations and Elections of officers for 2026 (per copy of nomination and vote summary sheet attached to agenda): Incumbents – Chairperson: Gordon Smith, Acting Chairperson: vacant.

V. NEW BUSINESS:

VI. DISCUSSION ITEMS:

VII. ADJOURNMENT:

October 20, 2025

The Hibbing Board of Adjustments and Appeals held a meeting on Monday, October 20, 2025 at 5:00 p.m. in the City Hall Council Chambers. Chairperson G. Pogachnik, Commissioners G. Smith, J. Jump, C. Lubovich, D. Majkich, Ex. Officio Members P. Green and T. Glad and Community Development Director B. Olivanti were present.

APPROVAL OF MINUTES:

Commissioner G. Smith made a motion to approve the Board of Adjustments and Appeals Minutes of July 7, 2025. Commissioner C. Lubovich seconded the motion. The motion carried unanimously.

Commissioner G. Smith made a motion to approve the Board of Adjustments and Appeals Minutes of August 18, 2025. Chairperson G. Pogachnik seconded the motion. The motion carried unanimously.

ACCEPTANCE OF AGENDA:

Chairperson G. Pogachnik made a motion to accept the agenda as presented. Commissioner J. Jump seconded the motion. The motion carried unanimously.

NEW BUSINESS:

At this time Chairperson G. Pogachnik convened the public hearing scheduled for this time to consider a Variance request of the HRA of Hibbing, 3115 7th Ave. East, Hibbing, MN 55746 to vary the minimum number of required parking spaces from 2 parking spaces to 1 parking space per dwelling unit in the R-3, Multiple Family Residence District, and the Hibbing City Code of Ordinances, on the subject property 630 New Haven Drive, Hibbing, MN 55746 (Parcel ID #139-0050-04676, Part of SW ¼ of SE ¼ Beg on N Line 480 ft. W of NE Cor Thence Ely Along N Line to a Pt 150 ft. W of NE Cor Thence Sly Parallel to E Line 654.30 ft. Thence Rt. 90 Deg 7 Min to a Pt 330 ft. W of Said Pt Thence Nly to Pt of Beg, Section 24 Township 57 Range 21 Hibbing). P. Green presented the staff report. Jackie Prescott, Executive Director of the HRA 3115 7th Ave East, Hibbing, MN 55746 was present. Chairperson G. Pogachnik stated that he did not see any visitor parking planned; Ms. Prescott explained that by assigning each unit one parking space there would be 13 additional spaces available for visitor parking. Commissioner G. Smith asked Ms. Prescott if there is assigned parking for staff; Ms. Prescott explained that the 3 parking spaces on the back of the lot would be for staff. Commissioner C. Lubovich asked Ms. Prescott if it had been designed for 2 spots per unit and it was determined how much wetland would be impacted; Ms. Prescott stated that no, the wetland restricted them from the beginning, so they maximized as much as possible without impacting too much of the wetlands. Commissioner C. Lubovich asked Ms. Prescott if they were required to have 2 spots per unit what additional square footage of wetland would be impacted; Ms. Prescott stated that it would be significant. Staff P. Green stated that it would be about double the square footage of wetland impacted. Commissioner C. Lubovich asked Ms. Prescott if the residents that will be living in the new apartment complex have a desire for

more than 1 parking space each; Ms. Prescott stated not that has been expressed to her. Commissioner C. Lubovich asked Ms. Prescott when the original HRA Haven Apartment complex was built was the Ordinance in place requiring 2 parking spaces, and was there a Variance at that time; Ms. Prescott stated that she did not know, the buildings were built in 1952. Jim Paulsen 413 East 32nd St., Hibbing, MN 55746 was present and wished to speak. Mr. Paulsen stated that he was in favor of the Variance; he has lived next to the current HRA Haven Apartments for 27 years and it is very rare that he would have a resident or a guest parking in front of his home. There was no one else in the audience wishing to speak on the matter. Chairperson G. Pogachnik closed the Public Hearing. The Board went through the findings of fact statements and agreed with them all. Commissioner C. Lubovich made a motion to approve the variance request, Commissioner G. Smith seconded the motion. Commissioner D. Majkich abstained. The motion carried.

OPEN DISCUSSION:

Community Development Director B. Olivanti and Staff P. Green spoke briefly regarding the upcoming updates that will be made to the Chisholm Hibbing Airport Zoning Ordinance. Kelsey Reeves a Consultant with R S & H attended virtually; Mr. Reeves was representing Barrett Ziemer, Executive Director of Range Regional Airport, who was unable to attend. Mr. Reeves gave a brief presentation to the Commissioners regarding the upcoming updates that will be made to the Chisholm Hibbing Airport Zoning Ordinance. Due to technical difficulties Mr. Reeves was unable to answer questions the Commissioners had; City Staff members present were able to answer questions the Commissioners had following Mr. Reeves presentation.

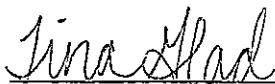
ADJOURNMENT:

Due to no further discussion, it was moved by Commissioner D. Majkich, seconded by Chairperson G. Pogachnik to adjourn until the next meeting. The motion carried unanimously.



G. Smith, Acting Chairman
Hibbing Board of Adjustments and Appeals

ATTEST:



Tina Glad, Secretary

REORGANIZATION OF HIBBING BOARD OF ADJUSTMENTS AND APPEALS FOR 2026

A. Board of Adjustments and Appeals following call to order and roll call per agenda. Please note, nominations and closing thereof do not require support/second.

1) NOMINATIONS FOR CHAIRPERSON:

Nominee: _____ by: _____ Accepted (yes): ____ (no): ____

Nominee: _____ by: _____ Accepted (yes): ____ (no): ____

Nominee: _____ by: _____ Accepted (yes): ____ (no): ____

Nominations Closed By: _____

2) ELECTION OF CHAIRPERSON: NOMINEES: VOTES:

ELECTED: _____

3) NOMINATIONS FOR ACTING CHAIRPERSON:

Nominee: _____ by: _____ Accepted (yes): ____ (no): ____

Nominee: _____ by: _____ Accepted (yes): ____ (no): ____

Nominee: _____ by: _____ Accepted (yes): ____ (no): ____

Nominations Closed By: _____

4) ELECTION OF ACTING CHAIRPERSON:

NOMINEES:	VOTES:
_____	_____
_____	_____
_____	_____

ELECTED: _____