



HIBBING PLANNING COMMISSION
Regular Meeting
Monday, April 6, 2026
5:00 PM

Chairperson Gordon Smith
Commissioner Corey Lubovich
Commissioner Joseph Jump
Commissioner Jared Lubben
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 the agenda for recording purposes. Note additions, deletions or changes, if any.

III. APPROVAL OF MINUTES:

2. Approval of the Planning Commission minutes for March 16, 2026. Note corrections, additions or deletions, if any.

IV. NEW BUSINESS:

3. Recommend approval of Ordinance No. 457, 2nd Series having to do with Shipping Containers.
4. Recommend approval of Amendment to Ordinance Section 11.51 Off Street Parking and Loading Spaces.
5. Recommend approval of Amendment to the City of Hibbing 2018 Comprehensive Plan to update with the Land Use Plan.

V. DISCUSSION ITEMS:

VI. ADJOURNMENT:

March 16, 2026

The Hibbing Planning Commission held a meeting on Monday, March 16, 2026 at 5:00 p.m. in the City Hall Council Chambers. Chairperson G. Smith, Commissioners J. Jump, J. Lubben, C. Lubovich, D. Majkich, Ex. Officio Members P. Green and T. Glad, Community Development Director B. Olivanti and City Administrator G. Pruszinske were present. Also in attendance, seated in the audience were Heritage Preservation Commission members Mary Keyes, Patty Sterle and Vince Nelson.

ACCEPTANCE OF AGENDA:

Commissioner C. Lubovich made a motion to accept the agenda as presented. Commissioner D. Majkich seconded the motion. The motion carried unanimously.

APPROVAL OF MINUTES:

Chairperson G. Smith made a motion to approve the Hibbing Planning Commission Minutes of February 2, 2026. Commissioner J. Jump seconded the motion. The motion carried unanimously.

NEW BUSINESS:

At this time Chairperson G. Smith convened the public hearing scheduled for this time to consider recommending approval of an Ordinance adopting Minnesota Statutes § 2161.08 and establishing a site and route permit application process for large energy infrastructure facilities in the City of Hibbing. P. Green presented the staff report. There was no one in the audience wishing to speak. Commissioner D. Majkich made a motion, seconded by Commissioner J. Lubben, to recommend approval of an Ordinance adopting Minnesota Statutes § 2161.08 and establishing a site and route permit application process for large energy infrastructure facilities in the City of Hibbing. The motion carried unanimously; the draft Ordinance must be posted and then will go to the City Council for final approval.

PRESENTATIONS:

Iron Exchange at 400:

Community Development Director B. Olivanti spoke briefly about the 400 Block Project with Rebound Partners. Shane Nies, Project Architect with Architecture Advantage and Morgan Seopa, Project Construction Manager with Max Gray Construction were present and gave a presentation of the proposed development. The presentation included the proposed alternate exterior building material and samples, building floor plans, layout, and elevations and a rendering of what the building would look like in the 400 block location. Commissioner J. Jump asked what the amount of commercial space that would be available on the main level; Mr. Nies stated 4,400 sq. ft. Heritage Preservation Commission member Mary Keyes asked to see the sample of the brick followed by asking why they are not using real brick; Ms. Seopa explained that they did look at a full masonry facade, and due to the increased costs and the feasibility of the project, they decided on these alternate materials. Commissioner Keyes stated that she has concerns on how the building materials will hold up and withstand the weather; and she would like to know what type of warranty the manufacturer offers; Ms. Seopa explained that they have used these materials in northern MN, and they can get the warranty information for her. Chairperson G. Smith explained that there is going to be a Heritage Preservation Commission meeting scheduled, and asked Ms. Seopa and Mr. Nies if they would be able to supply the discussed information for that meeting; they stated yes. Commissioner C. Lubovich asked how the soundproofing in the walls will be; Mr. Nies explained the soundproofing steps they take to not only meet but exceed code requirements. Community Development Director B. Olivanti spoke briefly again about the 400 Block Project with Rebound Partners, explaining some of the steps that have been taken to make

this a financially sustainable and feasible project, and they are still working towards that, there is still a financial gap.

HKGi Land Use Plan:

Jeff Miller with HKGi was present and gave a Comprehensive Plan - Land Use Plan Presentation to the Commission. Following the Presentation Community Development Director B. Olivanti and Mr. Miller explained the ways anyone that was unable to attend the Open House or Presentation could still access the information and submit questions and/or comment.

OPEN DISCUSSION:

Draft Shipping Container Ordinance:

Staff spoke to the Commissioners about a Zoning Amendment Committee meeting that was held along with meetings with the City Attorney and City Administrator regarding Shipping Containers. The Draft Ordinance covers all Zoning Districts; where they would be permitted, not permitted and permitted with a Conditional Use Permit. The draft Ordinance also covers the max sq. ft. allowed per parcel. Commissioner J. Lubben asked if a shipping container would count towards total sq. ft. allowed; Staff explained that yes it would. Commissioner J. Jump asked what if someone tried to sidestep the Ordinance and leave the axles and wheels on; Staff explained that the Ordinance covered that semi-trailers could not be used, and that any other trailer would need to be licensed and operable. Commissioner J. Jump asked how the public would become aware of the Ordinance if it is passed; Staff explained the different methods of public notification.

Draft Amendment to Off Street Parking and Loading Spaces Ordinance:

Community Development Director B. Olivanti spoke briefly about H.E.D.A. completing a Parking Study that showed that there is a need for the changes to the Off Street Parking and Loading Spaces Section in the City Ordinances. Stephanie Falkers a Planner with TC2 was in attendance virtually and briefly went over the Traffic & Parking Study that TC2 completed and the recommended Draft Amendment to Off Street Parking and Loading Spaces Ordinance. Commissioner J. Lubben asked would the study or Ordinance define what constitutes a parking space; is there a standard size for a parking space; Ms. Falkers explained that yes there is depending if it is on the street or in a lot. Commissioner J. Lubben asked if off site parking spaces would all be, or need to be equivalent in size; Ms. Falkers stated that she was not sure of that answer, but could find the answer. Staff discussed that the City does not have size requirements in the Zoning requirements, however, the Engineering Dept. has regulations for parking spaces, and the MN Building Code has requirements for Accessibility. Commissioner C. Lubovich asked if there could be exceptions to this coming back to the Commission; Staff stated that there could be, on a case by case basis.

ADJOURNMENT:

Due to no further discussion, it was moved by Commissioner J. Lubben seconded by Commissioner J. Jump to adjourn until the next meeting. The motion carried unanimously.

G. Smith, Chairman
Hibbing Planning Commission

ATTEST:



Tina Glad, Secretary

ORDINANCE NO. 457, 2ND SERIES

AN ORDINANCE OF THE CITY OF HIBBING, MINNESOTA, AMENDING HIBBING CITY CODE CHAPTER 11 ENTITLED "LAND USE REGULATION (ZONING)" BY ADDING NEW DEFINITIONS TO SECTION 11.02 AND BY AMENDING THE USES PERMITTED IN ZONE DISTRICTS; AND BY ADOPTING BY REFERENCE, HIBBING CITY CODE CHAPTER 1 AND SECTION 11.99 WHICH, AMONG OTHER THINGS, CONTAIN PENALTY PROVISIONS.

THE CITY COUNCIL OF HIBBING, MINNESOTA ORDAINS:

Section 1. The introductory paragraph of Hibbing City Code Section 11.02 entitled "Definitions" is deleted in its entirety.

Section 2. There shall be added to the Hibbing City Code a new introductory paragraph to Section 11.02 entitled "Definitions" reading as follows:

"**SEC. 11.02. DEFINITIONS.** The following terms, as used in this Chapter, shall have the meanings stated. Items 1 through 120, inclusive, are in alphabetical order. Terms were redefined or added in 2007 and are added in alphabetical order beginning with number 121. Additional terms were added in 2026 and are added in alphabetical order beginning with number 138."

Section 3. That Section 11.02 Subd. 1 entitled "'Accessory Use" or "Accessory Building"' shall be amended to read as follows:

"**1. "Accessory Use" or "Accessory Building"** - A use or structure subordinate to the principal use of land or a building on the same lot and serving a purpose customarily incidental to the principal use of a structure. A "Shipping Container" shall be considered an "Accessory Building" for the purposes of the zoning ordinance."

Section 4. There shall be added to Hibbing City Code Section 11.02 entitled "Definitions" the following terms beginning with number 138:

"**138. "Shipping Container"** - Any shipping or cargo container manufactured for storage purposes and transportation thereof, (shipping containers may not be stacked). No hazardous materials may be stored in shipping containers.

139. "Storage" - The generic term describing the safekeeping of goods, without regard to the specific zoning district or manner in which such goods are kept.

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140. "Storage Building" - Any detached accessory structure which original construction or manufacture is subject to applications for building permit and zoning permit approvals.

141. "Temporary Building" - Any structure conforming to the definition of the Minnesota State Building Code as for temporary buildings that is subject to the applicable permit regulating authority granted to local governments by said State."

Section 5. The table entitled "COMMERCIAL USES permitted in zoning districts" in Hibbing City Code Section 11.05 "Uses Permitted in Zone Districts" shall be amended by adding a new use "**Storage, shipping container [See Sec. 11.05, Subd. 3, M; Subd. 4, K and Subd. 4, F, 3]**" and indicating that such use is a permitted use (P) in the I-1 (4 per parcel), I-2 (4 per parcel) and AMU-P (2 per parcel) districts. That said table shall indicate that it is a conditional use in the C-3 zone.

Section 6. The table entitled "INDUSTRIAL USES permitted in zoning districts" in Hibbing City Code Section 11.05 "Uses Permitted in Zone Districts" shall be amended by adding a new use "**Storage, shipping container [See Sec. 11.05, Subd. 3, M; Subd. 4, K and Subd. 4, F, 3]**" and indicating that such use is a permitted use (P) in the I-1 (4 per parcel), I-2 (4 per parcel) and AMU-P (2 per parcel) districts.

Section 7. There shall be added to Hibbing City Code Section 11.05 "USES PERMITTED IN ZONE DISTRICTS", Subd. 3 "Special Provisions for Commercial Uses" a new paragraph M reading as follows:

"**M. Storage, shipping container.** Except where any such shipping container is used for storage of hazardous combustible materials, the keeping and use of shipping containers will otherwise require a conditional use permit in the C-3 Highway Service Commercial District provided said containers further conform to the zoning regulations of this Chapter as follows:

1. Shipping containers and the lots for such use shall conform to the applicable regulations found in Subd. 2, E, C-3 Zone Districts in Sec. 11.06, and the applicable off-street parking and loading regulations found in Sec. 11.51.

2. Any such container shall not be allowed to be stacked upon another container or structure in the C-3 district.

3. The number and location of said shipping containers will be determined by the Planning Commission through the conditional use permit process and some of the factors to be considered are parcel size and location."

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Section 8. There shall be added to Hibbing City Code Section 11.05 "USES PERMITTED IN ZONE DISTRICTS", Subd. 4 "Special Provisions for Industrial Uses" a new paragraph K reading as follows:

"K. Storage, shipping container. Except where any such shipping container is used for storage of hazardous combustible materials, the keeping and use of shipping containers is otherwise a permitted use in the I-1 and I-2 districts provided said containers further conform to the zoning regulations of this Chapter as follows:

1. Shipping containers and the lots for such use shall conform to the applicable regulations found in Subd. 2, E, I-1 and I-2 Districts in Sec. 11.06, and the applicable off-street parking and loading regulations found in Sec. 11.51.

2. Any such contained shall not be allowed to be stacked upon another container or structure in the I-1 and I-2 districts."

Section 9. There shall be added to Hibbing City Code Section 11.05 "USES PERMITTED IN ZONE DISTRICTS", Subd. 4 "Special Provisions for Industrial Uses", paragraph F "Warehousing, storage and wholesaling" a new subparagraph 3 reading as follows:

"3. The keeping and use of shipping containers is a permitted use in the I-1 Light Industry and I-2 General Industry (no more than 4 per parcel), and AMU-P Districts no more than two (2) per parcel provided said containers further conform to the zoning regulations of this Chapter as follows:

(a) Shipping containers and the lots for such use shall conform to the applicable I-1 District regulations found in Sec. 11.06, Subd. 1, and Subd. 2, F, or the I-2 District regulations found in Subd. 1, and Subd. 2, G, of said same Section, or the AMU-P District regulations found in Section 11.40, Subd. 4., and the applicable off-street parking and loading regulations found in Sec. 11.51.

(b) Any use of a shipping container as for storage of hazardous combustible materials shall conform to the applicable regulations found in Sec. 11.05 Subd. 4, Special Provisions For Industrial Uses, including any applicable Federal and State public safety regulations and laws."

Section 10. The table entitled "RESIDENTIAL, AGRICULTURAL AND FORESTRY USES permitted in zoning districts" in Hibbing City Code Section 11.05 "Uses Permitted in Zone Districts" shall be amended by adding a new use "**Storage, rural [See Sec.11.05, Subd. 2, J and K]**"

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and indicating that such use is a permitted use (P) in the F-A, A-1, A-R and R-R districts and a conditional use permit for the S-R zone.

Section 11. There shall be added to Hibbing City Code Section 11.05 "USES PERMITTED IN ZONE DISTRICTS", Subd. 2 entitled "Special Provisions for Residential, Agricultural and Forestry Uses" a new paragraph J. and K. reading as follows:

"J. Storage, rural. Except where any such shipping container is used for storage of hazardous combustible materials, the keeping and use of shipping containers is otherwise a permitted use in the above noted Districts provided said containers conform to the additional requirements and the zoning regulations of this Chapter as follows:

1. A limit not to exceed a total of 400 square feet of such containers per parcel in any R-R, F-A, A-1, A-R District, but no such containers will be permitted in any of the above stated districts without an occupied dwelling.

2. Any such container shall not be allowed to be stacked upon another container or structure, or encroach upon any adjoining property line a distance of less than the minimum side and rear yard property line setback regulations of the F-A, A-1, A-R District applicable to the property in question, nor less than 50 feet from such side and rear yard property lines in the R-R District, and for all above Districts no less than 100 feet from any lake, river/stream including any adjoining public property and/or public right-of-way line.

3. That any such shipping containers would be required to be placed at the rear of the parcel.

K. Storage, suburban residential. Except where any such shipping container is used for storage of hazardous combustible materials, the keeping and use of shipping containers in the suburban residential zone will require a conditional use permit. Some of the criteria for the grant of said conditional use permit will be the following:

1. The parcel must be a minimum of 1-acre in size.

2. The shipping container must be placed at the rear of the building.

3. The size and number of containers will be determined by the Planning Commission but the containers will not cover an area larger than 400 square feet."

Section 12. The table entitled "Industrial Uses permitted in zoning districts" in Hibbing City Code Section 11.05 "Uses Permitted in Zone Districts" to amend the table from "Storage, mini" to "Storage, business".

Use	F-A	A-I	A-R	R-R	S-R	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	AMU	O	O-I	PD
Accessory use, structure or building [See 11.05 Subd. 4.A]													P	P				
Acid manufacture [See 11.05 Subd. 4.G]														CU				
Business storage	CU	CU	CU	CU									P	P				
Cement, lime, gypsum or plaster of paris manufacture [See 11.05 Subd. 4.G]														CU				
Crematory [See 11.05 Subd. 4.G] [See 11.05, Subd. 8]			CU											CU				
Distillation of bones, coal, or wood [See 11.05 Subd. 4.G]														CU				
Electrical power facilities [See 11.05 Subd. 4.I]	CU	CU	CU	CU									CU	CU		CU		
Explosives manufacture or storage [See 11.05 Subd. 4.G]														CU				
Fat rendering [See 11.05 Subd. 4.G]														CU				
Fertilizer manufacture [See 11.05 Subd. 4.G]														CU				
Forest processing activities, temporary (ex: portable sawmills, debarking / chipping, transfer yard).	I	I	I	I									I	I		I		

Use	F-A	A-1	A-R	R-R	S-R	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	AMU	O	O-1	PD
Forest processing activities, permanent.	CU	CU	CU											P				
Garbage, offal or dead animals, reduction or dumping [See 11.05 Subd. 4.G]														CU				
Gas manufacture [See 11.05 Subd. 4.G]														CU				
General [See 11.05 Subd. 4.B]													CU	P				
Glue or gelatine manufacture [See 11.05 Subd. 4.G]														CU				
Gravel pits [See 11.54] [See 11.05, Subd. 7]	I	I	I	I										P				
Junk and salvage yards [See 11.05 Subd. 4.H]													CU	P				
Light manufacturing [See 11.05 4.C & F]											CU	CU	P					
Manufacturing [See 11.05 Subd. 4.B]														P	P/CU			
Manufacture of paint products, paper pulp, pyrexilin, inks, soaps, tars, vinegars, salts [See 11.05 Subd. 4.G]														CU				
Petroleum refining (including bulk storage) [See 11.05 Subd. 4.G]														CU				
Railroad stub yard and freight station [See 11.05 Subd. 4.D]													CU	CU				
Smelting of tin, copper, zinc or iron ores [See 11.05 Subd. 4.G]														CU				

Use	F-A	A-1	A-R	R-R	S-R	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	AMU	O	O-1	PD
Specialized freight and yard equipment, private utility structures, secondary processing structures and similar specialized structures													CU	CU				
Storage, hazardous combustible materials [See 11.05 Subd. 4.E]													CU					
Storage, shipping container [See 11.05 Subd. 3.M] [See 11.05 Subd. 4.K] [See 11.05 Subd. 4.F.3]													P	P	P			
Warehousing, storage and wholesaling [See 11.05 Subd. 4.F]										CU	P							

Section 13. The table entitled "Commercial Uses permitted in zoning districts" in Hibbing City Code Section 11.05 "Uses Permitted in Zone Districts" shall be amended by adding a use entitled "Business Storage" and adding a use entitled "Storage, shipping container" and the table shall read as follows:

Use	F-A	A-1	A-R	R-R	S-R	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	AMU	O	O-1	PD
Accessory uses & structures [See 11.05 Subd. 3.A]						CU				P	P	P	CU					P
Adult Use															CU			
Adult Use - Accessory [See 11.05, Subd. 4.J]										P	P	P	I					
Automobile service station [See 11.52] [See 11.05, Subd. 4.J]										CU	CU	CU	I		CU			
Automobile & truck dealerships, new or used, including lots & shops [See 11.05, Subd. 4.J]											P	P	I		CU			
Automobile rental facilities [See 11.05, Subd. 4.J]											CU	P	I		P			

Use	F-A	A-1	A-R	R-R	S-R	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	AMU	O	O-1	PD
Banks (e.g., banks, savings and loans associations, finance companies, including those with drive-up facilities) [See 11.05, Subd. 4.J]										P	P	P	I					P
Aviation, hangers [See 11.05 Subd. 3. L]															P			
Aviation, loading [See 11.05 Subd. 3. L]															P			
Aviation, repair [See 11.05 Subd. 3. L]															CU			
Bed and breakfast facilities [See 11.62]	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU								
Building materials, retail sales/repairs [See 11.05, Subd. 4.J]											P	P	I					
Business and professional offices [See 11.05 Subd. 3.B]									CU	P	P	P	P					P
Business storage	CU	CU	CU										P	P	P			
Campgrounds [See 11.69] [See 11.05, Subd. 4.J]	CU	CU	CU	CU	CU				CU			CU	I					
Car wash [See 11.52]										CU	CU	CU	CU		CU			
Commercial or private recreational uses [See 11.05 Subd. 3.J]	CU	CU	CU										CU	CU	CU			
Commercial parking garages, ramps and lots [See 11.05 Subd. 3.C] [See 11.05, Subd. 4.J]											P	P	I		P/ CU			
Cultural, entertainment and recreational establishments [See 11.05, Subd. 4.J]										P	P	P	I					P

Use	F-A	A-1	A-R	R-R	S-R	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	AMU	O	O-1	PD
Child care facility, licensed	P	P	P	P	P	P	P	P	P	P								P
Drive-in theaters [See 11.05, Subd. 4.J]												P	I					
Eating and drinking places [See 11.05 Subd. 3.D] [See 11.05, Subd. 4.J]										P	P	P	I		P			P
Eating places, with drive-in or drive-up facilities [See 11.05, Subd. 4.J]											CU	P	I					
General merchandise retail [See 11.05, Subd. 4.J]											P	P	I					P
Highway convenience [See 11.05 Subd. 3.E] [See 11.05, Subd. 4.J]		CU	CU									P	I					
Home business [See 11.05 Subd. 3.F]	I	I	I	I	I													
Home occupation	P	P	P	P	P	P	P	P	P									
Hospital, medical campus [See 11.05, Subd. 4.J]								CU				CU	I					P
Hotels, motels [See 11.05 Subd. 3.G] [See 11.05, Subd. 4.J]											P	P	I		CU			
Kennel	I	I	I	I	I							I			I			
Medical/dental clinic, neighborhood [See 11.05 Subd. 3.H] [See 11.05, Subd. 4.J]									CU	P	P	P	I					P
Mineral exploration	I	I	I	I										P		I		

Use	F-A	A-1	A-R	R-R	S-R	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	AMU	O	O-1	PD
Nursing homes, licensed			P	P	CU	CU	P	P	P	P								
Private clubs [See 11.05 Subd. 3.M] [See 11.05, Subd. 4.J]										P	P	P	I					
Retail and service [See 11.05 Subd. 3.I] [See 11.05, Subd. 4.J]										P	P	P	I		P/ CU			P
Riding stable	I	I	I	I														
Sanitary landfills	CU													CU				
Demolition landfills [See 11.65]														CU		CU		
Shopping centers, malls or plazas [See 11.05, Subd. 4.J]												P	I		CU			
Storage, shipping container [See 11.05 Subd. 3.M] [See 11.05 Subd. 4.K] [See 11.05 Subd. 4.F.3]												CU	P	P	P			
Studios (e.g., art, television, radio, music, dance, conservatories)										CU	P	P	CU					P
Trade and business schools [See 11.05 Subd. 3.L]											P	P	CU					
Transfer station	P	P	P	P	CU									P		P	P	
Veterinary clinic / hospital [See 11.61] [See 11.05, Subd. 4.J]			CU	CU	CU							CU	I		CU			
Wholesale trade, sales offices											P	P	P	P	CU			

Section 14. The table entitled "RESIDENTIAL, AGRICULTURAL AND FORESTRY USES permitted in zoning districts" in Hibbing City Code Section 11.05 "Uses Permitted in Zone Districts" to amend the table by adding a use entitled "Storage, rural" and the table shall read as follows:

Use	F-A	A-1	A-R	R-R	S-R	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	AMU	O	O-1	PD
Accessory structures [See 11.05 Subd. 2.A]	P	P	P	P	P	P	P	P	P	P	P	P				P		P
Accessory uses [See 11.05 Subd. 2.B]	P	P	P	P	P	P	P	P	P							P		P
Agricultural uses [See 11.05 Subd. 2.G]	P	P	P	P	P										P	CU		
Agriculture, livestock [See 11.05 Subd. 2.G]	P	P	P	P/I	I													
Dwelling, single family [See 11.05 Subd. 2.F]	P	P	P	P	P	P	P	P	P	CU	CU	P				P		P
Dwelling, two family [See 11.05 Subd. 2.F]				CU	CU	CU	P	P	P	CU	CU	P						P
Dwelling, three family [See 11.05 Subd. 2.F]							P	P	P	CU	CU							P
Dwelling, five or more family [See 11.05 Subd. 2.C&F]								P	P	CU	CU	CU						P
Dwelling, recreational [See 11.05, Subd. 2, I.]	P	P	P	P												CU	CU	
Dwelling, four family [See 11.05 Subd. 2.F]							P	P	P	CU	CU							P

Use	F-A	A-1	A-R	R-R	S-R	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	AMU	O	O-1	PD
Dwelling, one (1) single family dwelling for owner or caretaker (and family thereof) [See 11.05 Subd. 2.D]												CU	CU	CU				
Forest management including planting, culture, thinning and harvesting, and wild crop harvesting [See 11.05 Subd.2 G]	P	P	P	CU											P/CU	P	P	
Game management and wildlife refuge	NP	NP	NP	NP	NP										NP	NP	NP	NP
Group home, single family use [See 11.05 Subd. 2.H]	P	P	P	P	P	P	P	P	P									
Group home, multi-family use [See 11.05 Subd. 2.H]		CU	CU	CU	CU		CU	CU	CU									
Manufactured home park				CU	CU	CU	CU	CU	CU									
Manufactured home park, interim	I	I	I	I	I													
Residence within business [See 11.05 Subd. 2.E]										CU								
Storage, rural [See 11.05 Subd. 2.J] [See 11.05 Subd. 2.K]	P	P	P	P	CU													

Section 15. Hibbing City Code Chapter 1 entitled "General Provisions and Definitions Applicable to the Entire City Code Including Penalty for Violation" and Section 11.99 entitled "Violation a Misdemeanor"

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are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 16. After adoption, signing and attestation, this ordinance shall be published once in the official newspaper of the City and shall be in effect on and after date following such publication.

Adopted by the City Council of Hibbing, Minnesota, this _____ day of _____, 2026.

FOR ADOPTION:

AGAINST ADOPTION:

ABSENT:

CITY OF HIBBING

Pete Hyduke, Mayor

ATTEST:

Candie Seppala, Clerk

The foregoing ordinance reviewed and approved as to form.

Andy Borland, City Attorney

(Published in the Hibbing Tribune on _____, 2026.
Affidavit of Publication attached.)

City of Hibbing
Ordinance No. _____, 2nd Series
Drafted January 10, 2026

Staff Report

City staff is proposing an amendment to the City's Zoning Code to Section 11.51: Off-Street Parking and Loading Space. This recommendation stems from the Downtown Parking and Traffic Study underway and was previously discussed with the City Council at the February 18, 2026, workshop.

The amendment would add a new subdivision that reduces the number of required off-street parking spaces for new residential developments within the Downtown District (C-2a and C-2b District). Currently, the Code requires two parking spaces per residential unit across all zoning districts. The proposed change is to better align the City's parking requirements with best practices, industry standards, and current market conditions for a downtown setting.

SEC. 11.51 OFF-STREET PARKING AND LOADING SPACES.

Subd. 6. Downtown Off-Street Residential Parking

A. Purpose and Intent

1. The purpose of this Subdivision is to ensure that new residential development in the C-2a and C-2b District as shown on the Official Zoning Map provides an appropriate amount of off-street parking to meet typical demand while supporting walkability and efficient land use.

B. Applicability

1. This Subdivision applies to all new residential development and any expansion, change of use, or redevelopment that increases the number of dwelling units within the C-2a and C-2b District.

C. Off-Street Parking Requirements

1. A minimum of one (1) off-street parking spaces per dwelling unit shall be provided.

D. Deviation from Off-Street Parking Requirements

1. An applicant may request approval to deviate from the required off-street parking requirements only if a Parking Study, prepared by a qualified professional, is submitted in support of the request.

2. The Planning Commission may recommend a deviation from the off-street parking requirements if the Parking Study demonstrates that the proposed supply will adequately serve the development without creating adverse spillover impacts on public parking or nearby properties.
3. Any recommendation for a deviation from the off-street parking requirements shall be processed in accordance with Section 11.72, Variances, of the City Code.
4. As a condition of approval, the City may require measures supported by the Parking Study, including but not limited to: shared parking arrangements, unbundled parking, transportation demand management measures, residential parking permits, wayfinding/signage, or monitoring and future adjustment.

E. Parking Study – Minimum Contents

1. A Parking Study submitted under Subsection D.1. shall, at minimum:
 - i. Describe the project (unit count, bedroom mix, affordability, proposed parking supply).
 - ii. Inventory the existing parking supply (on-street and off-street) within a defined study area and document applicable time limits, pricing, and restrictions.
 - iii. Measure existing parking utilization at representative peak periods (weekday and weekend, daytime and nighttime as applicable).
 - iv. Provide a parking demand estimate using a recognized methodology and/or comparable local data.
 - v. Evaluate reasonable mitigation measures if the requested deviation is likely to increase parking demand on surrounding streets or lots.
 - vi. Conclude with a recommended parking supply and a clear explanation of assumptions and data sources.

LAND USE PLANNING

INTRODUCTION

The Land Use Plan serves as the City of Hibbing's city-wide, long-term guide for future community growth and land development. This Land Use Plan updates and replaces the Natural Environment chapter of the current 2018 Comprehensive Plan. The chapter consists of four key components:



An inventory, mapping, and analysis of existing land uses city-wide



Analysis of population and household trends and future projections



Designation and mapping of future land uses

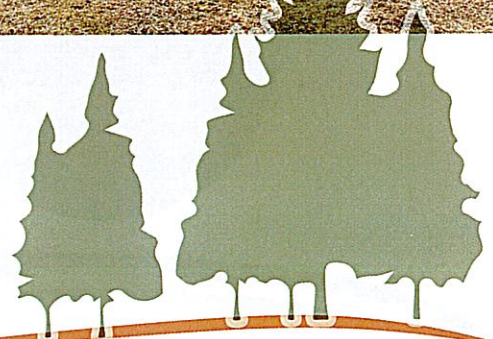


Identification of goals and policies for the city's future land uses

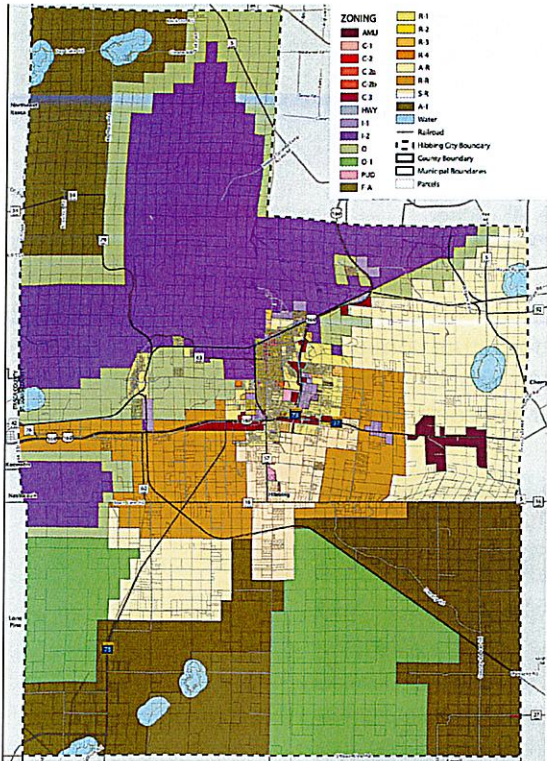
PURPOSE OF LAND USE PLANNING

As a city experiences change and growth over time, the types and mix of land uses and development patterns must adapt to meet a city's current and future needs. A land use plan, including a future land use map, provides guidance for the appropriate land use types and locations for future development, including residential, commercial, industrial, public, recreation, utilities/transportation, agriculture and forestry, and natural resources conservation. Strategically, the land use plan helps the city pursue efficient growth of commercial and industrial uses, retention and growth of jobs, identification of potential areas for housing development, and the desired land uses in priority areas and corridors. It enables a city to identify current and future issues, opportunities, and preferences for land uses and development.

The Land Use chapter is used to determine future public investments, make decisions concerning private development proposals, and set priorities for future planning efforts. The locations and patterns of the future land use map are approximate, subject to interpretation, and adjusted as needed based on actual site conditions as future development is considered.



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City of Hibbing Zoning Map

RELATIONSHIP BETWEEN LAND USE PLANNING AND ZONING

As a primary component of a city's comprehensive plan, the land use plan lays out the city's long-term preference for the mix, location, density, and timing of future development, redevelopment, and land conservation, whereas the zoning code and zoning map are tools for implementing the land use plan. The future land use plan and map are more general, focused on the long-term (typically 20 years into the future), and consider city-wide needs and preferences rather than each property. Zoning is focused on regulating current development and assigns each property to a zoning district, which has detailed standards for allowed uses and development design.

The Land Use chapter provides the basis and direction for the regulation of land development, implemented through the zoning code and zoning map. The future land use map provides guidance for updating the types of zoning districts in the zoning code and updating the application of the zoning districts throughout the city on the zoning map.

WHY IS THE NATURAL ENVIRONMENT CHAPTER BEING UPDATED?

The City of Hibbing decided to update the Natural Environment chapter to convert it to a Land Use chapter because it lacks the essential components (best practices) for effective land use planning. The current chapter lacks a meaningful existing land use map, future land use map, and a comprehensive set of land use goals and policies.

Land Use Plan Best Practices

- An inventory and map of current land uses (agricultural, residential, commercial, industrial, etc.)
- An analysis of land use trends and issues relating to current development patterns and capacity for future development.
- Identification and map of development constraints (wetlands, floodplains, etc.).
- Identification and map of potential developable land for growth, intensification, and redevelopment.
- Projections for population, households, jobs, and demand for land to accommodate growth.
- Defined future land use classifications and a future land use map.
- Land use goals, policies, and strategies.