



HIBBING PLANNING COMMISSION
Regular Meeting
Monday, May 4, 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 April 6, 2026. Note corrections, additions or deletions, if any.

IV. NEW BUSINESS:

3. Convene the public hearing scheduled for this time to consider a Conditional Use Permit request of George Bougalis, 2115 East 41st St., Hibbing, MN 55746 to allow for the construction of a 20 ft. x 34 ft. addition onto the existing detached garage in the R-1, Single Family Residence District, and the Hibbing City Code of Ordinances, which is permitted only with a Conditional Use Permit on the subject property, 2115 East 41st St., Hibbing, MN 55746 (W 90ft. of E 623 6/100 ft. of S 627 ft. of SE 1/4 of SW 1/4 Ex Hwy Rt of Way Section 20 Township 57 Range 20 Hibbing).
4. Recommend approval of Amendment to Ordinance Section 11.51 Off Street Parking and Loading Spaces in the Hibbing City Code of Ordinances from 0 spaces to 1 space per dwelling unit in the C-2, General Commercial District.

V. DISCUSSION ITEMS:

VI. ADJOURNMENT:

April 6, 2026

The Hibbing Planning Commission held a meeting on Monday, April 6, 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 and Community Development Director B. Olivanti were present.

ACCEPTANCE OF AGENDA:

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

APPROVAL OF MINUTES:

Chairperson G. Smith made a motion to approve the Hibbing Planning Commission Minutes of March 16, 2026. Commissioner J. Lubben 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 Ordinance No. 457, 2nd Series having to do with Shipping Containers. P. Green presented the staff report. Commissioner C. Lubovich asked Staff if the City Attorney had any suggestions or changes when meeting with him after the ZAC met; Staff stated no. Chairperson G. Smith made a motion, seconded by Commissioner D. Majkich, to recommend approval of Ordinance No. 457, 2nd Series having to do with Shipping Containers. The motion carried unanimously; the draft Ordinance must be posted and then will go to the City Council for final approval on May 6th.

At this time Chairperson G. Smith convened the public hearing scheduled for this time to consider recommending approval of Amendment to Ordinance Section 11.51 Off Street Parking and Loading Spaces. P. Green and Community Development Director B. Olivanti presented the staff report. Chairperson G. Smith made a motion, seconded by Commissioner J. Jump, to recommend approval of Amendment to Ordinance Section 11.51 Off Street Parking and Loading Spaces. The motion carried unanimously; the draft Ordinance must be posted and then will go to the City Council for final approval on May 6th.

At this time Chairperson G. Smith convened the public hearing scheduled for this time to consider recommending approval of Amendment to the City of Hibbing 2018 Comprehensive Plan to update with the Land Use Plan. P. Green and Community Development Director B. Olivanti presented the staff report. There was some discussion between Commissioners and Staff regarding what is in the existing Comprehensive Plan and what the Land Use Plan will change. Chairperson G. Smith made a motion, seconded by Commissioner J. Jump, to recommend approval of Amendment to the City of Hibbing 2018 Comprehensive Plan to update with the Land Use Plan. The motion carried unanimously; this will go to the City Council for final approval on April 15th.

OPEN DISCUSSION:

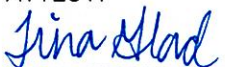
There was a discussion between Commissioners and Staff regarding the Ordinance adopting Minnesota Statutes § 2161.08 and establishing a site and route permit application process for large energy infrastructure facilities in the City of Hibbing that the Planning Commission recommended approval of to the City Council at the March 16, 2026 meeting. Note: As of today's Planning Commission meeting the City Council has not acted on the Planning Commission's recommendation.

ADJOURNMENT:

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

G. Smith, Chairman
Hibbing Planning Commission

ATTEST:



Tina Glad, Secretary

INSTRUCTIONS FOR CONDITIONAL USE PERMIT (CUP)/INTERIM USE PERMIT (IUP) PETITION (Page Two)

APPLICANT: Be sure you have carefully read through both pages of this application before starting. *Print clearly in blue or black ink, or type to complete* application; provide required attachments, signatures and appropriate filing fee (Staff may not accept an incomplete application, or process it for public hearing). **ATTENTION:** Attachment Of The Deed Recorded For The Subject Property At The Time Acquired By Current Owner/s Is Required – City of Hibbing may not accept your application or process it to be heard without it. Provide name(s) of all property owners (i.e. spouse, co-owners). **OWNERSHIP:** Applicant *must* have permission of subject property's owner/s to apply and *must* have him/her sign application, or sign (and attach) a letter of permission. Applicant *shall attach* a **SITE PLAN** drawn-to-scale showing all lot dimensions, the proposed use, all existing and proposed buildings/additions, all building dimensions and distances (setbacks) from property lines. **IMPORTANT:** All documents and plans (in triplicate) as required in City Ordinances, Section 11.73, Subd. 3, Procedure (paragraphs) A and B, *shall be attached [Unless otherwise excused in writing by Planning Commission upon a preliminary appearance before the Commission; as per said Subd. 3, A. – NOTE: this will delay scheduling the public hearing and the City Council's final decision – Consult with Zoning Administrator on this matter.]* **Complete both pages of this application as instructed! Please feel free to ask Staff for help if you are having difficulties with completing application.**

The completed application in triplicate (include both pages if this form is copied on two separate pages), all required attachments and filing fee must be received by the Zoning Administrator's office no less than (3) three weeks prior to the regular public hearing dates (which are the **SECOND MONDAY** of the month, or **FOURTH MONDAY** if scheduled). The process from acceptance of application to public hearing (before the Planning Commission) and the City Council Meeting for their final approval/disapproval authority may take a minimum of 4 to 6 weeks (see above*). Legal Notices must be published no less than 10 days before the public hearing. Any party aggrieved by the Council's decision may appeal to District Court.

BURDEN OF PROOF RESTS WITH APPLICANT. Applicant is required to provide evidence in support of a CUP or IUP request, as per City of Hibbing Code of Ordinances, Chapter 11, Sec. 11.73, Subd. 2, A., B 1, 2, and 3. IUP's shall meet the standards of said Sec. 11.73 as for CUP's, except an IUP is not transferable (and a termination date may also be added as a condition) – see City Ordinance Sec. 11.78. The City Council has final approval/disapproval authority for all CUP's/IUP's upon finding of fact recommendation from the Planning Commission. The applicant may attach other information (i.e. letters, petitions, appraisals, photos, etc.) relevant to the request. The applicant's evidence is as follows [attach additional pages if needed]:

1. The proposed building or use is specifically listed as a conditional/interim use in the regulations applicable to the district in which it is to be located (Ord. 11.73; Subd. 2, A);

YES: or NO:

2. That the proposed building or use at the particular location requested is necessary or desirable to provide convenience and will contribute to the general welfare of the neighborhood or community (Ord. 11.73, Subd. 2, B 1); Applicant's Evidence:

The garage addition is located on a lot > 18000 s.f. (1.02 acres total) + it can accommodate a garage with 1200 s.f. in the large, wide open lot behind the house. The current garage is not large enough to accommodate a full size pickup truck.

3. That the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities, and other matters affecting the public health, safety and general welfare (Ord. 11.73, Subd. 2, B 2); Applicant's Evidence: Because of the large lot size + secluded location of the detached garage, it will not change the character of the neighborhood.

4. That the proposed building or use will be designed, arranged, and operated so as to permit development and use of neighboring property in accordance with the applicable district regulations (Ord. 11.73, Subd. 2, B 3). Applicant, explain how proposed building or use will comply with this requirement: The proposed addition to the existing garage will meet all required setbacks. It will be used as a residential structure and it will be finished to match the new home built in 2025 on the same lot.

Sec. 11.73, Subd. 3, F, stipulates that a CUP for any construction, alteration (i.e. requiring a building permit), or operation shall be valid for a period of one (1) year, after which the same shall be revoked in the event that such construction, alteration, or operation has not been started in accordance with the terms of the CUP (Note: this shall also apply to an IUP as referred to in the above noted standards).

The applicant/owner should be aware that revisions may be required and that certain operating conditions such as but not limited to building appearance and location, site landscaping and screening requirements may be attached to any CUP/IUP for its approval. The owner/applicant should also be aware that failure to comply with a CUP/IUP, including any revisions and/or conditions attached to it may also constitute a violation to Chapter 11 and/or other applicable regulations of the Hibbing City Code of Ordinances, whereby the City of Hibbing has the authority to order compliance, or order such use or construction to stop, or revoke the CUP/IUP.

Applicant's Signature: 

(revised: 10/24/14)



County Land Explorer

St. Louis County, Minnesota



2115 East 41st St.



County Land Explorer

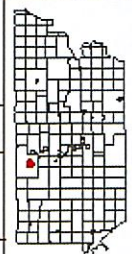
St. Louis County www.stlouiscountymn.gov/explorer Minnesota

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.

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

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Hibbing Planning Commission Meeting Date: May 4, 2026

RE: Conditional Use Permit (CUP) or Interim Use Permit (IUP) Petition of: George Bouglis; Resolution Ref. # _____

Findings of Fact Guide Sheet for Planning Commission to resolve above noted petition.

Per Sec. 11.73, Subd. 1, and applying to Sec. 11.78 of the City Code of Ordinances. The City Council may, after review and recommendation by the Planning Commission grant a conditional use permit/interim use permit, however that, provided for said same permit to be granted, evidence must be presented to establish:

1. The proposed building or use is specifically listed as a conditional or interim use in the regulations applicable to the district in which it is to be located (Ord. 11.73, Subd. 2, A 1).

Affirmed: Yes: X; No: ____ . Finding of Fact Statement (explain why yes, or no):

2. That the proposed building or use at the particular location requested is necessary or desirable to provide convenience and will contribute to the general welfare of the neighborhood or community (Ord. 11.73, Subd. 2, B 1).

Affirmed: Yes: ____; No: ____ . Finding of Fact Statement (explain why yes, or no):

The garage addition is located on a lot larger than 18,000 sq. ft. and can accommodate a garage with 1,200 sq. ft. in the large, wide open lot behind the house. The current garage is not large enough to accommodate a full size pickup truck.

3. That the proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities, and other matters affecting the public health, safety, and general welfare (Ord. 11.73, Subd. 2, B 2).

Affirmed: Yes: ____; No: ____ . Finding of Fact Statement (explain why yes, or no):

Because of the large lot size and secluded location of the detached garage, it will not change the character of the neighborhood.

4. That the proposed building or use will be designed, arranged, and operated so as to permit development and use of neighboring property in accordance with the applicable district regulations (Ord. 11.73, Subd. 2, B 3).

Affirmed: Yes: ____; No: ____ . Finding of Fact Statement (explain why yes, or no):

The proposed addition to the existing garage will meet all required setbacks. It will be used as a residential structure, and it will be finished to match the new home built in 2025 on the same lot.

Per Subd. 2, C of Sec. 11.73. The City may attach reasonable conditions to any CUP/IUP. Such conditions may be cited as reason to grant such CUP/IUP per above evidence. List conditions for City Council to consider for attaching to the request if it is recommended for approval. A CUP is transferable provided original conditions for said permit shall apply to new owner.

Per Subd. 2, D of Sec. 11.73. Validity (period given to commence use). No CUP/IUP shall be valid for a period longer than one (1) year unless a building permit is issued and construction actually begun within that period and is thereafter diligently pursued to completion, or any zoning compliance permit is obtained and use is commenced within that period. Any violation of the terms and conditions under which such CUP was issued is grounds for revocation of said same permit.

Per Subd. 3, C, and 4 of Sec. 11.78. Termination regulations (applicable only to IUP's, not to CUP's). An interim use permit (IUP) shall terminate upon change of ownership at which such time the new owner may apply for a new IUP, and in any event upon the occurrence of any of the following events whichever occurs first: a) the date or event stated in the permit; b) a violation of conditions under which the permit was issued; c) upon change in the City's zoning regulations that renders the use non-conforming; d) the redevelopment of the use and property which it is located to a permitted or conditional use as allowed with the respective zoning district; e) the use has been discontinued for a minimum of 1 year.

Motion: _____

Moved by: _____ Supported by: _____; YES: ____ NO: ____

DECISION: CUP/IUP – Approved: ____; Disapproved: ____ . Condition(s) if any: _____

Per Subd. 3, E. of Sec. 11.73. Any proposed CUP/IUP failing to receive the approval of the majority of the members of the Planning Commission voting upon it shall not be passed except by a favorable vote of two-thirds of ALL of the elected members of the City Council.

Staff Report by Pat Green for the Planning Commission
May 4th, 2026

Re: George Bougalis 2115 East 41st Street, Hibbing MN

The applicant in this case is requesting a Conditional Use Permit to have accessory structures over the maximum size of 1,800 square feet that is allowed in the R-1 Zone. A Conditional Use Permit for this request is allowed when a lot size exceeds 18,000 square feet and is in the R-1 Zone. The applicant's lot size is 56,000 square feet. The proposed new structure square footage is 680 square feet. The amount of new square feet being requested over 1,800 square feet is 426 square feet.

The total amount of square feet of all accessory structures will be 2,226 square feet if this request is approved. The request meets all criteria for a Conditional Use Permit in the R-1 Zone. Any proposed accessory structure under this procedure may exceed the wall and roof peak height provided this request is specified in their application for a Conditional Use Permit.

Conditions required: None at this time

Notice: Approved Conditional Use Permits are valid for one year after which the same shall be revoked in the event that the proposed construction has not been started.

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.

do not overlap, the planning commission may grant an exception to allow the total parking required to be reduced below the sum total of the individual uses provided a copy of an agreement between joint users is filed with the application.

Source: Ordinance No. 338, 2nd Series
Effective Date: 10-7-2007

I. Minimum Number of Spaces Required. The following minimum number of off-street parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth. **There are no minimum number of off-street parking spaces required in the C-2 District** except where the use is a conditional use.

Source: Ordinance No. 378, 2nd Series
Effective Date: 10-31-2010

RESIDENTIAL USES		MINIMUM PARKING REQUIRED
1.	One- and two-family units	2 per dwelling unit
2.	Multiple dwellings	2 per dwelling unit
3.	Senior citizens housing	0.8 per dwelling unit
4.	Boarding and rooming houses	1 per sleeping room
5.	Accessory apartments	1 per unit
6.	Bed and breakfast	1 per room plus minimum required for other uses associated with use
7.	Child care/nursery schools	In residential areas, 2 per unit; all others, 1 per each 4 persons of licensed capacity
8.	Group homes	1 per unit for homes with 6 or fewer persons; add 1 space per additional 4 persons of licensed capacity

PUBLIC AND QUASIPUBLIC USES		MINIMUM PARKING REQUIRED
1.	Churches, places of worship	1 per 4 seats in largest assembly room
2.	Elementary school	2 per classroom
3.	Junior high/middle school	2 per classroom