



HIBBING PLANNING COMMISSION
Regular Meeting
Monday, August 3, 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

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 June 1, 2026. Note corrections, additions or deletions, if any.

IV. NEW BUSINESS:

3. Convene the public hearing scheduled for this time to consider a Zoning Amendment request of United States Steel Corporation, 1 PPG PL Suite 2810, Pittsburgh, PA 15222, in the R-R, Rural-Residential, A-R, Agriculture-Rural-Residential, A-1, Agriculture, & O-1, Open Space Districts and the Hibbing City Code of Ordinances, on the subject property, Parcel ID #'s 141-0040-00830, 141-0040-00840, 141-0040-00860, 141-0040-00870, 141-0040-00880, 141-0040-00890, 141-0040-01790, 141-0040-01805, 141-0040-01810, 141-0040-01820, 141-0040-02950, 141-0040-02965, 141-0040-02975, 141-0040-02990, 141-0040-03065, 141-0050-05780, 141-0050-05820, 141-0050-05950, 141-0050-05600, 141-0050-06520, 141-0040-00800, 141-0040-00820, 141-0040-00850, 141-0040-01360, 141-0040-01450, 141-0040-01460, 141-0040-01520, 141-0040-01550, 141-0040-01560, 141-0040-01720, 141-0040-01730, 141-0040-01740, 141-0040-01750, 141-0040-01760, 141-0040-01770, 141-0040-02940, 141-0040-03070, 141-0040-03080, 141-0040-03100, 141-0040-03110, 141-0040-03150, 141-0040-03190, 141-0040-03210, 141-0040-03220, 141-0040-03230, 141-0040-03270, 141-0040-03280, 141-0040-03340, 141-0040-03390, 141-0040-03430, 141-0040-03440, 141-0040-03450, 141-0040-03490, 141-0040-03500, 141-0040-03510, 141-0040-03550, 141-0040-03560, 141-0040-03570, 141-0040-03590, 141-0040-03630, 141-0040-03650, 141-0040-03660, 141-0040-03680, 141-0040-03690, 141-0040-03700, 141-0040-03710, 141-0040-05120, 141-0040-05070, 141-0040-05110, 141-0040-05240, 141-0040-05290, 141-0040-00970, 141-0040-00990, 141-0040-01000, 141-0040-01080, 141-0040-01230, 141-0040-01310, 141-0050-05590, 141-0050-06450, 141-0050-06490, 141-0040-05140, 141-0040-05130, 141-0040-05300, 141-0040-05160, 141-0040-05170, 141-0040-05360, 141-0040-05370, 141-0040-05320, 141-0040-05350, 141-0040-05340, 141-0040-05400, 141-0040-05410, 141-0040-05440, 141-0040-05430, 141-0040-05640.
4. Convene the public hearing scheduled for this time to consider a Subdivision Plat Exemption request of Richard & Laura Rusich 2101 East 35th Street, Hibbing, MN 55746, in the R-1, Single Family Residence District, and the Hibbing City Code of Ordinances, on the subject property, 2101 East 35th Street, Hibbing, MN 55746 (Section 20 Township 57 Range 20 Hibbing).

V. DISCUSSION ITEMS:

VI. ADJOURNMENT:

June 1, 2026

The Hibbing Planning Commission held a meeting on Monday, June 1, 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 City Administrator G. Pruszinske were present.

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 May 4, 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 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. Chairperson G. Smith stated that this Ordinance would only be to establish a process to apply for a permit; Staff stated that was correct. Commissioner C. Lubovich stated that he read the updated version, and the changes just seem to be some legal housekeeping items, nothing out of the ordinary; Staff agreed. Commissioner C. Lubovich made a motion, seconded by Commissioner J. Jump, 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..

ADJOURNMENT:

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



G. Smith, Chairman
Hibbing Planning Commission

ATTEST:



Tina Glad, Secretary



PLANNING COMMISSION

PHONE: 218.262.3486

BOARD OF ADJUSTMENTS & APPEALS: APPLICATION FOR VARIANCE/APPEAL OR *ZONING AMENDMENT

Please carefully read the following and the instructions & information on the reverse side before filling out this application.
NOTICE: APPLICANT IS URGED TO ARRANGE A MEETING WITH ZONING STAFF TO DISCUSS YOUR APPLICATION PRIOR TO SUBMITTING IT FOR ACCEPTANCE. THE APPLICANT IS ALSO URGED TO ATTEND THE PUBLIC HEARING TO AVOID POSSIBLE HEARING DELAYS OR DISAPPROVAL DUE TO YOUR ABSENCE. Zoning code information may be accessed on the City of Hibbing website www.hibbing.mn.us, (see City Ordinances, Chapters 11 and 16) – such information is subject to change and may be out-of-date.

1. ADDRESS OF PROPERTY: See attached list of Parcel Identification Numbers (PIN)

2. LEGAL DESCRIPTION OF PROPERTY. ATTACH COPY OF DEED RECORDED FOR SUBJECT PROPERTY AT THE TIME ACQUIRED BY CURRENT PROPERTY OWNER/S. **NOTICE:** Application may not be accepted by the City of Hibbing or processed to be heard by the Board or Commission (or approved by said City) until Deed as required is attached. [See Attached:]

3. NAME OF OWNER/S: United States Steel Corporation ADDRESS: 1 PPG PL Ste. 2810

CITY: Pittsburgh STATE & ZIP: PA 15222 PHONE: 218-749-7593

[NOTE: If the subject property has more than two (2) land owners attach a list with their names, addresses and phone numbers.]

4. NAME OF APPLICANT: United States Steel Corporation ADDRESS: 1 PPG PL Ste. 2810

CITY: Pittsburgh STATE & ZIP: PA 15222 PHONE: 218-749-7593

5. PETITION REQUESTED: Is your request (circle only one) – A. VARIANCE, B. APPEAL or C. ZONING AMENDMENT. If request is A. Variance, or B. Appeal continue to, and complete Lines D thru F. Or, if it is C. Zoning Amendment then skip to Line G.

D. List Zoning District Classification: ; E. Circle any of the following "Setback Regulations" 1) thru 4) that applies to your request: 1) FRONT, 2) CORNER, 3) SIDE, or 4) REAR YARD, and list current Regulation (in feet): , then list Your Request (in feet): , and describe the Proposed Project for your request (include it's structural dimensions): .

F. If request is not a variance to setback regulations [i.e. 1) thru 4)] then

explain:

(Variance procedure applies only to those uses listed as a permitted use, conditional or interim use in the zoning district in question).

G. ZONING AMENDMENT (fill-in the blanks): Rezone property per attached legal description from current zoning district

classification of: Multiple To: I-2; For purpose of: General Industrial, tailings basin.

*ATTENTION: Planning Commission Hears All Zoning Amendment Requests, And City Council Provides Final Decision Authority.

I, the undersigned hereby attest, the information herein and attachments hereto that I have provided for this application/petition are accurate and true, and that I also understand the City of Hibbing may approve or disapprove, or request revisions to this application/petition, and further upon any such approval (of variances/appeals only) may also attach conditions that will require full compliance to remain in good standing for such approval:

Application Fee Is Non-Refundable. Variances/Appeals, Zoning Amendments are not a substitute for any required permit application.

(OFFICE USE ONLY)

6. [Signature] Date: 05/05/2026

Applicant(s) Signature
(Submit application, all attachments and filing fee no less than 3 weeks prior to public hearing)

Fee: Variance/Appeal: \$

Zoning Amendment: \$ 38,660.80

Current Zoning District: Various

7. [Signature] Date: 05/05/2026

Owner(s) Signature (granting applicant permission to apply for above petition)

Date: 5/8/26 Initials: JB

(revised: 10/24/14)



U. S. Steel Corporation
Minnesota Ore Operations
P.O. Box 417
Mt. Iron, MN 55768
Tel: 218-749-7593
E-mail: lakrasaway@uss.com

Laurie Krasaway
Land Asset Manager

May 5, 2026

Mr. Pat Green
City of Hibbing Zoning Administrator
401 East 21st Street
Hibbing, MN 55768

Dear Mr. Green:

I have attached the Board of Adjustments and Appeals: Zoning Amendment Application requesting a change of zoning from multiple zones (*A-R (Agriculture and Rural Residential)*, *O (Open Space)*, *O-1 (Open Space District which includes floodplains, swamps, and wetlands etc.)*, *R-R (Rural Residential)* and *I-2 General Industry*) classifications to General Industry District (*I-2*).

U. S. Steel Keewatin Taconite has been operating the tailings facility for over 40 years. Keetac is currently working to increase the life of the Tailings Facility. During design and landform review it was noticed that the current tailings storage facility (TSF) is zoned differently than the intended use of the Tailings Facility. The Tailings Facility stores mining material that is not consumed during processing of taconite.

I have included an attachment to the application containing all necessary information about the properties and maps. Enclosed is payment for rezoning and the in the amount of \$38,660.80 which includes \$5/acre for a total of 7662.16 acres and the \$350 submittal fee.

If you have any questions, please contact me at 749-7593 to discuss.

Respectfully,

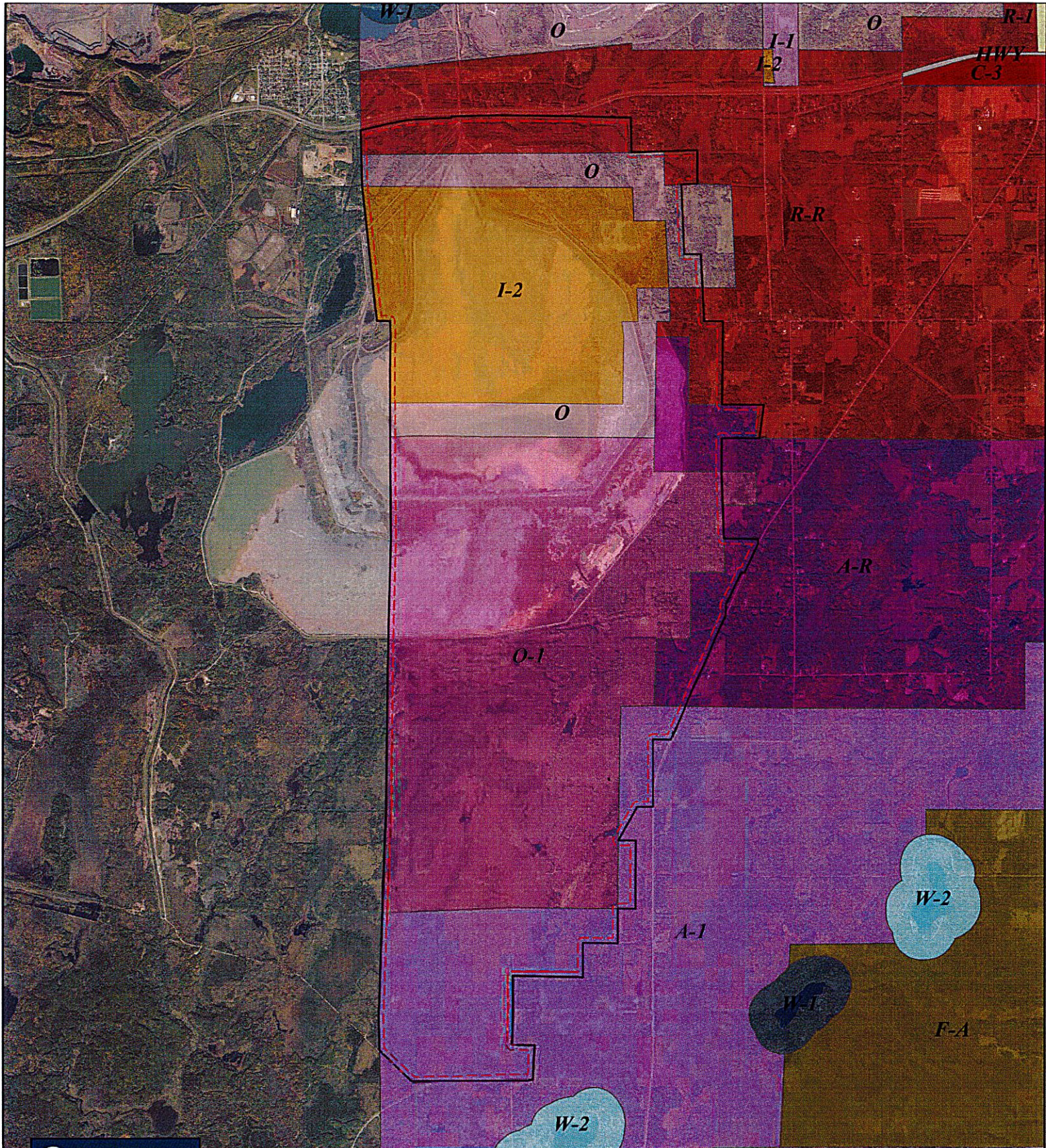

Laurie Krasaway

Enclosed: Zoning Amendment Application, Property Information, Maps, Payment in the form of a check

Cc: Nate Hofland
Victor Roethler

PARCEL'S TO BE RE-ZONED

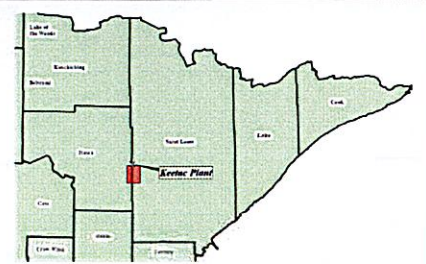
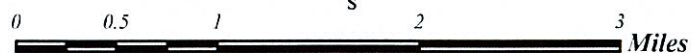
141-0040-00830		141-0040-03690
141-0040-00840	141-0040-01750	141-0040-03700
141-0040-00860	141-0040-01760	141-0040-03710
141-0040-00870	141-0040-01770	141-0040-05120
141-0040-00880	141-0040-02940	141-0040-05070
141-0040-00890	141-0040-03070	141-0040-05110
141-0040-01790	141-0040-03080	141-0040-05240
141-0040-01805	141-0040-03100	141-0040-05290
141-0040-01810	141-0040-03110	141-0040-00970
141-0040-01820	141-0040-03150	141-0040-00990
141-0040-02950	141-0040-03190	141-0040-01000
141-0040-02965	141-0040-03210	141-0040-01080
141-0040-02975	141-0040-03220	141-0040-01230
141-0040-02990	141-0040-03230	141-0040-01310
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141-0050-05600	141-0040-03430	141-0040-05130
141-0050-06520	141-0040-03440	141-0040-05300
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141-0040-00820	141-0040-03490	141-0040-05170
141-0040-00850	141-0040-03500	141-0040-05360
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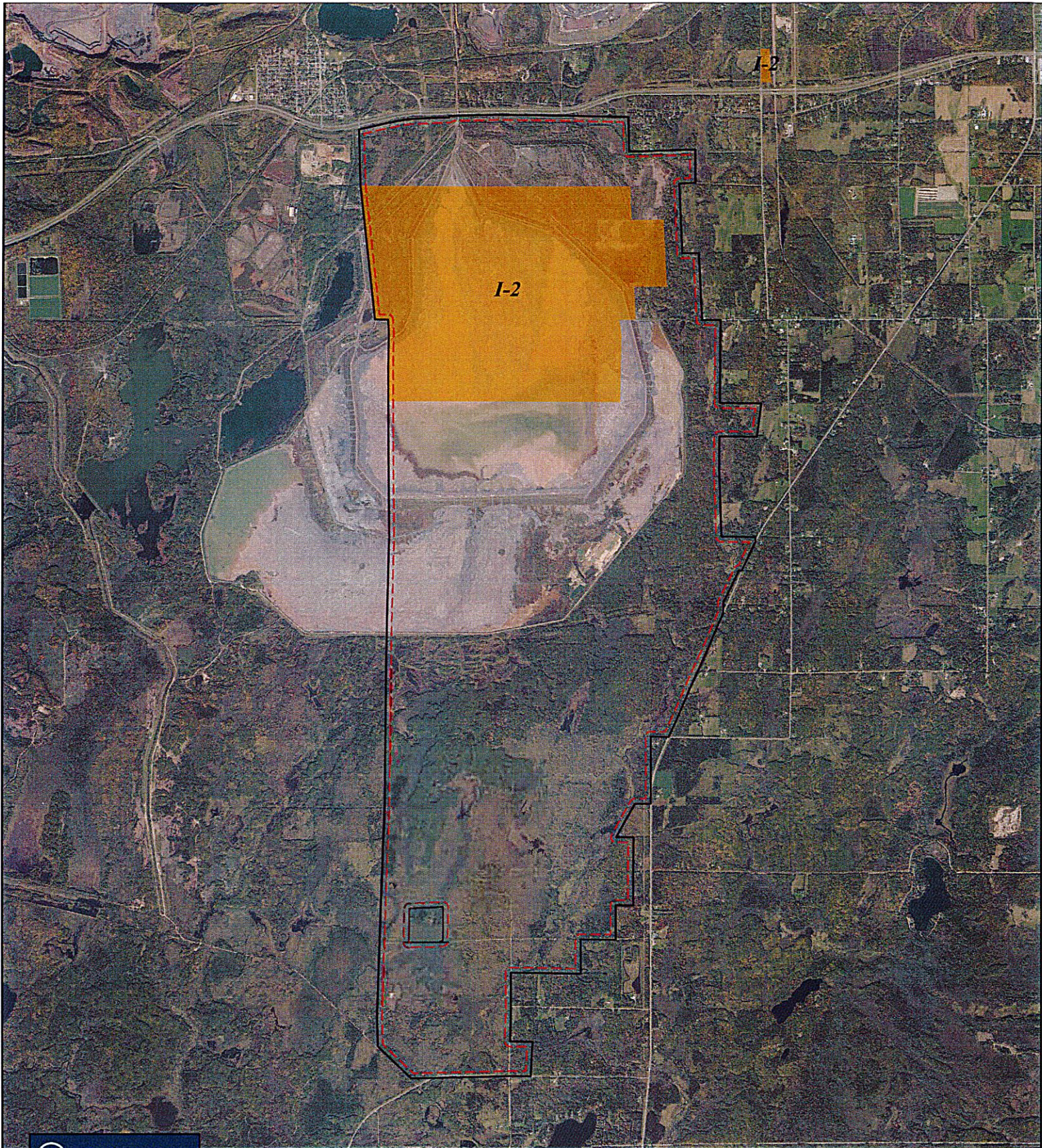


Tailings Basin Current Zoning

Map Features

- Proposed Rezoning
- 200' Buffer





UgS United States Steel

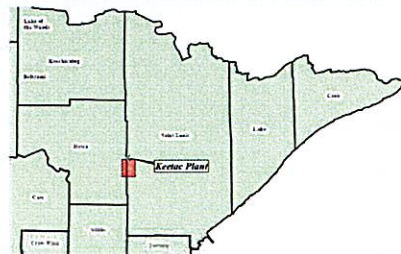
Map Features

-  *Proposed Rezoning*
-  *200' Buffer*
-  *Current Zoning*

Tailings Basin Rezoning to I-2



0 0.5 1 2 3 Miles



Staff Report by Pat Green for the Planning Commission
August 3rd, 2026

Re: United States Steel, Pittsburg PA 15222

Request for Re- Zoning (see map) Hibbing, MN 55746
Parcel ID (see List)

The applicant in this case is requesting to rezone the parcels that are currently zoned R-R, O-1, A-R & A-1 to I-2, General Industry and O, Open Space. By changing the parcels to I-2 with a buffer zone of 200 feet around the edge of the I-2 zone this would allow the future use of the land to expand the life of U.S. Steel Tailing Basin which has been operating to the northern sections of these parcels. The Open Zone would be a buffer zone for all adjacent parcels not owned by U.S. Steel. This would increase the life of the current tailing's basin.

The applicant has met the requirements for submittal and application for a Zoning Amendment per Section 11.74 of the City Land Use Ordinance.

Conditions None at this time.



BUILDING AND HOUSING

PHONE: 218.362.5997 |

PAT GREEN
Building Official

APPLICATION FOR SUBDIVISION PLAT REVIEW/PLAT EXEMPTION

Please carefully read the following and the instructions & information before filling out this application.

NOTICE: APPLICANT IS URGED TO ARRANGE A MEETING WITH ZONING STAFF TO DISCUSS YOUR APPLICATION PRIOR TO SUBMITTING IT FOR ACCEPTANCE. THE APPLICANT IS ALSO URGED TO ATTEND THE PUBLIC HEARING TO AVOID POSSIBLE HEARING DELAYS OR DISAPPROVAL DUE TO YOUR ABSENCE. Zoning code information may be accessed on the City of Hibbing website, www.hibbingmn.gov, (see City Ordinances Chapters 11, 13 and 16) – such information is subject to change and may be out of date.

1. ADDRESS OF PROPERTY: 2101 E. 35th St, Hibbing, MN 55746

2. **LEGAL DESCRIPTION OF PROPERTY.** ATTACH COPY OF DEED RECORDED FOR SUBJECT PROPERTY AT THE TIME ACQUIRED BY CURRENT PROPERTY OWNER/S. **NOTICE:** Application may not be accepted by the City of Hibbing or processed to be heard by the Commission (or approval by said City) until Deed as required is attached. [See Attached: _____]

3. NAME OF OWNER: Richard + Laura Rusich ADDRESS: 2101 E. 35th St
CITY: Hibbing STATE & ZIP: MN 55746 PHONE: 218-766-7415
OTHER OWNER(S) [List ALL]:

4. NAME OF APPLICANT: Same ADDRESS: _____
CITY: _____ STATE & ZIP: _____ PHONE: _____

5. I, as applicant hereby petition for a Subdivision Plat Review on the above described property for the following use.

First, specify your Subdivision request as listed in the zoning district, and then below that explain "Purpose" (reason) for your request: Subdivide one parcel into two

Purpose (I am requesting the Subdivision for the following reason): Subdividing to sell

Number of total lots: 2

IMPORTANT: I, the undersigned hereby attest, the information herein and attachments hereto that I have provided are accurate and true, and that I also understand the City of Hibbing may approve or deny or request revisions to this petition and further upon any such approval may attach conditions to said Subdivision that will require my compliance for said use. I further understand it is my responsibility to inform any new property owner that the Subdivision is transferable if the property changes ownership provided the original conditions for Subdivision approval are complied with, or as the case may be the Subdivision is not transferable and terminates when any change in property ownership takes place:

APPLICATION FEE IS NON-REFUNDABLE.

(OFFICE USE ONLY)

6. James Russell Richard Rayne Date: 7/7/26
Applicant(s) Signature

Fee: \$ 260.00

(Submit application, all attachments and filing fee
no less than 3 weeks prior to public hearing)

Zoning District: K-1

7. Lamarkusce Richard Purser Date: 7-17-26

Date: 7-17-26 Initials: TG

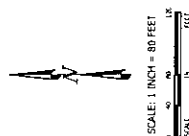
Owner(s) Signature *(granting applicant permission to apply for above petition)*



Document No. D183716A
The Southward Quarter of the Northern Quarter of Section 20, Township 53 North, Range 20 West, N. 14 East, Twp.

[illegible][illegible]

Information on the largest aquifer is based on the width here of the $SE_{1/2}$ of the $SW_{1/4}$ of Section 20, T37N, R20W, which is a bearing of S 31° 10' E, 1.1 mi.



	Iron measurement found
	1/2 liter (or less) water per person
	marked "B" (BIC 2140)
	Water table
	Distance to water line
	Fence
	Gravel surface
	Measurement surface
	Concrete surface

CERTIFICATION:

I hereby certify that this is a true and correct representation of a listing of all buildings owned by the City of San Francisco, California, as of January 1, 1980, and that the information contained herein was obtained from the most reliable sources available to me at the time of preparation.

Signed this 27th day of July, 1980 for said officers, etc.

Daniel M. West

Kenneth H. Meyer / S-5 License Number 21461

SEARCHED BY	LAB
INDEXED BY	LAB
RECEIVED BY	LAB
DATE	7/15/2009
TIME	26-639
1 OF 1	

01 East 35th Street, New York 35ing
Section 20, Township 57 North, Range 20 West, Se 10, T. 57 N., R. 20 W., N. 10000000.

Staff Report by Pat Green for the Planning Commission
August 3rd, 2026

Re: Plat Exemption request for Richard and Laura Rusich, 2101 East 35th Street Hibbing,
MN 55746

Property Location: Same

The owner is proposing to divide one lot into two lots / parcels. The reason for this request is to sell one separate parcel to the neighboring property owner. Lot B located on the new survey will be sold and adjoined to neighbors' existing property.

There will be no extension of utilities required, and both parcels will meet minimum requirements for the zoning district when joined with the neighboring property.

This request meets all the conditions for a Plat Exemption in the R-1 Zoning District, and a legal description of the properties has been submitted to this office for legal recording of the parcels.

Conditions recommended: None at this time.

Under Section: 12.40 a Plat Exemption for four lots or less may be approved by the City Council.

The Council may exempt from compliance with all or any part of the requirements for the preparation of a preliminary plat.