



AGENDA AND WORKSHEET FOR THE PLANNING COMMISSION

Monday, April 7, 2025
5:00 PM Hibbing City Hall Council Chamber

1. CALL TO ORDER AND ROLL CALL FOR PLANNING COMMISSION:

Chairperson G. Smith	_____	Ex Officio P. Green	_____
Commissioner G. Pogachnik	_____	Ex Officio T. Glad	_____
Commissioner J. Petrangelo	_____	City Administrator, G. Pruszinske	_____
Commissioner D. Karahalios	_____		
Vacant	_____		

2. APPROVAL OF MINUTES:

Approval of the Planning Commission Minutes for March 3, 2025. Note corrections, additions, or deletions, if any:

MOTION: _____

BY: _____ SECOND: _____ YES: _____ NO: _____

3. ACCEPTANCE OF AGENDA:

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

MOTION: _____

BY: _____ SECOND: _____ YES: _____ NO: _____

4. NEW BUSINESS:

- A. Convene the public hearing scheduled for this time to consider a Subdivision Plat Exemption request of Hugh Hardy, 2035 5th Ave. West, Hibbing, MN 55746, on behalf of Owner SLLC Reg. RR Authority, 111 Station 44 Rd., Eveleth, MN 55734, in the I-2, General Industry District, and the Hibbing City Code of Ordinances, on the subject property, Parcel ID #140-0290-0037 (Section 13 Township 57 Range 21 Hibbing).

MOTION: _____

BY: _____ SECOND: _____ YES: _____ NO: _____

- B. Convene the public hearing scheduled for this time to review the sale of Real Property by the City of Hibbing, 401 East 21st St., Hibbing, MN 55746 in the A-1, Agriculture District, and the Hibbing City Code of Ordinances, on the subject property, Parcel ID #141-0040-02320 (SW ¼ of SW ¼ Section 12 Township 56 Range 21 Hibbing).

MOTION: _____

BY: _____ SECOND: _____ YES: _____ NO: _____

5. OPEN DISCUSSION:

6. ADJOURNMENT:

MOTION: _____

BY: _____ SECOND: _____ YES: _____ NO: _____

(Reminder: Chairperson and Secretary sign approved minutes)

COMMISSIONERS PLEASE CALL STAFF IF YOU CANNOT ATTEND; 218-362-5997

March 3, 2025

The Hibbing Planning Commission held a meeting on Monday, March 3, 2025 at 5:00 p.m. in the City Hall Council Chambers. Chairperson G. Smith, Commissioners J. Petrangelo, G. Pogachnik, D. Karahalios, Ex. Officio Members P. Green, T. Glad and Community Development Director Betsy Olivanti were present.

APPROVAL OF MINUTES:

Commissioner J. Petrangelo made a motion to approve the Hibbing Planning Commission Minutes of February 18, 2025. Commissioner D. Karahalios seconded the motion. The motion carried unanimously.

ACCEPTANCE OF AGENDA:

Chairperson G. Smith made a motion to accept the agenda as presented. Commissioner G. Pogachnik 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 a Zoning Amendment request of Iron Range Plumbing & Heating, Inc., 2205 1st Ave., Hibbing, MN 55746, in the R-2, One to Four Family Residence District, and the Hibbing City Code of Ordinances, on the subject property, 2214 2nd Ave. West (Lots 24 thru 28 Block 1 Roosevelt Addition to Hibbing). P. Green presented the staff report. Brice and Craig Walli with Iron Range Plumbing & Heating, Inc. 2205 1st Ave., Hibbing, MN 55746 were present. Chairperson G. Smith asked the Applicants to step up to the podium and give a brief overview of what they are looking to do. Mr. Walli explained that they would like to demolish the existing house and build a new warehouse and sheet metal building to add some additional space. Commissioner J. Petrangelo asked Mr. Walli if they purchased the abandoned house and the house next to it; Mr. Walli stated they purchased the abandoned house and parking lot. Commissioner J. Petrangelo asked Mr. Walli if there will be garage door entrances off of 2nd Ave. West; Mr. Walli stated that there may be an entrance on 2nd Ave. West, but the garage doors will primarily be on West 22nd St. There was no one in the audience wishing to speak. Chairperson G. Smith closed the Public Hearing. Chairperson G. Smith read into the record a letter and phone message that were received by the Building & Housing Department from neighboring property owners who were unable to attend the Public Hearing regarding this Zoning Amendment request. Commissioner J. Petrangelo made a motion, seconded by Commissioner D. Karahalios, to approve the Zoning Amendment request. The motion carried unanimously and will go to the City Council for final approval on Wednesday, March 19, 2025.

At this time Chairperson G. Smith convened the public hearing scheduled for this time to consider a Zoning Amendment request of the City of Hibbing, 401 East 21st St., Hibbing, MN 55746, in the R-2, One to Four Family Residence District, and the Hibbing City Code of Ordinances, on the subject property, Parcel ID #139-0050-04676 (Part of SW ¼ of SE ¼ beg on N line 480ft W of NE cor thence Ely along N line to a pt 150ft W of NE cor thence Sly parallel to E line 654.30ft thence rt 90 deg 7 min to a pt 330ft W of said pt thence NLY to pt of beg Section 24 Township 57 Range 21 Hibbing). P. Green presented the staff report. Community Development Director Betsy Olivanti and Mayor Pete Hyduke were present to represent the City of Hibbing. Community Development Director Olivanti explained that the City Council undertook a Strategic Planning Initiative in April of 2023 which outlined the following values and goals for housing: 1) Core Strategy #2: Well-rounded, Strong Quality of Life - Quality housing stock that is affordable and accessible, and 2) Core Strategy #5: Safe, Secure, and Valued Community - Everyone feels they are an integral and involved part of the community, Safe place to live and raise a family. Further, in 2023, the City Council and the Hibbing Housing and Redevelopment Authority collaborated on a Housing Needs Analysis which identified a number of factors for the need for additional housing units and preservation of current housing units, such as: low vacancy rates across all products/price points for rental units; 96% of Market Rate units at 50% average median income, also identified as naturally occurring affordable housing, or, NOAH; lack of new rental housing driving NOAH to high percentage of units; lot inventory for new construction is sufficient for near-term, only, with 93 lots vacant with ~100 units/year needed through 2035; lack of entry level & move-up housing stock available; need for 60+ new multifamily housing units. This demand for new housing units through 2035 is equally divided between general-occupancy housing (48%) and age-restricted senior housing (52%). Mayor Hyduke explained that the city council understands that there are current units in our city that need renovation or rehabilitation to ensure that they remain viable for the long term and a significant need for new housing units. Thus, we are pursuing several projects to develop new units, both single family and multi-family, as well as assisting organizations and businesses, where we can, to reinvest in and maintain housing that already exists. Which brings us to the request before you, tonight. The Housing and Redevelopment Authority of Hibbing has undertaken the development of Cobb Cook Place in collaboration with the city to replace the aging Greenhaven complex. Phase 1 is 52 units of housing and phase 2 will be 48 units of housing. He is here tonight as the applicant for the request to rezone Parcels #139-0050-04676 for Phase 1 of the HRA of Hibbing's project and #140-0290-00619 for Phase 2. In addition the State of MN understands the needs for all types of housing like single family, market rate, workforce, affordable rental and senior housing; this is a local, regional, state and national issue. This past Wednesday he was asked as the Mayor of Hibbing by the Coalition of Greater MN to testify in front of the Housing Finance & Policy Committee regarding Bill HF1143; this is a bill that will provide for additional infrastructure funding in Greater MN. Commissioner J. Petrangelo asked Mayor Hyduke what type of housing this will be; Mayor Hyduke stated this will be workforce housing. There was some discussion between Commissioners, Staff and Mayor Hyduke regarding the Coalition of Greater MN, Bill HF1143 and other funding sources for the infrastructure for this project. Chairperson G. Smith asked if it is correct that the City is handling the infrastructure and the HRA will be dealing with the building; Mayor Hyduke stated yes, that is correct. Commissioner G. Pogachnik asked if there was superfund

available or if the project will not be that far east; Community Development Director Olivanti stated there will be a buffer, they will not be that far east and they have been working with the MPCA to ensure that it is handled properly. Rolly Hess was present representing 525 West LLC, 525 West 41st St., Hibbing, MN 55746 the neighboring property owner directly to the south this property. Mr. Hess stated that he was here to speak in general in favor of the project, they request that fencing or landscaping be taken into account on the shared southern boundary for a safe separation between the residents and their industrial site. There was no one else in the audience wishing to speak. Chairperson G. Smith closed the Public Hearing. Chairperson G. Smith made a motion, seconded by Commissioner D. Karahalios, to approve the Zoning Amendment request. The motion carried unanimously and will go to the City Council for final approval on Wednesday, March 19, 2025.

At this time Chairperson G. Smith convened the public hearing scheduled for this time to consider a Zoning Amendment request of the City of Hibbing, 401 East 21st St., Hibbing, MN 55746, in the I-2, General Industry District, and the Hibbing City Code of Ordinances, on the subject property, Parcel ID #140-0290-00619 (That part of the South 360ft of the NE ¼ of the SE ¼ lying Westerly of the Westerly Right of Way line of the Duluth, Missabe & Iron Range Railway Company Section 24 Township 57 Range 21 Hibbing). P. Green presented the staff report. Community Development Director Olivanti explained that this parcel is for the HRA's Phase 2. Commissioner J. Petrangelo asked Community Development Director Olivanti if this is Phase 2 and will continue to move residents from the existing Greenhaven Apartments into the new development; Community Development Director Olivanti stated that is correct. Jackie Prescott, Executive Director of the HRA was present and spoke to the Commission regarding this project and Phases 1 & 2 being necessary to move forward with replacement of the existing Greenhaven Apartments. There was some discussion between Commissioners, Staff and Ms. Prescott regarding this project and the potential uses for the property where the existing Greenhaven Apartments are located. Larry Warpula 215 West 39th St., Hibbing, MN was present and wished to speak. Mr. Warpula stated that he had concerns about wetlands, contamination wells and the pollution in that area. Staff explained to Mr. Warpula that the there will be wetland delineation and soil testing completed on these two parcels prior to any development. Mr. Warpula stated that the notification letter and map that he received it was difficult to determine the area that was being discussed; Staff explained to Mr. Warpula that when there is not a physical address for the property, a map of the area is included with the notification letter, in an attempt to avoid questions and confusion.

Commissioners and Staff explained to Mr. Warpula that the property that he has concerns regarding and the property that the HRA is planning to develop with Phases 1 & 2 are not the same property. Commissioner G. Pogachnik stated that he works for HPU and this is the first time in more than 16 years that he has heard any mention of an MPCA clean up at this HPU site. Community Development Director Olivanti stated that the City has a great partner with the MPCA now and the City is excited to move forward with them as a partner on this. There was no one else in the audience wishing to speak. Chairperson G. Smith closed the Public Hearing. Commissioner D. Karahalios made a motion, seconded by Chairperson G. Smith, to approve the Zoning Amendment request. The motion carried unanimously and will go to the City Council for final approval on Wednesday, March 19, 2025.

OPEN DISCUSSION:

Commissioner G. Pogachnik asked Community Development Director Olivanti if there is anything that she is currently working that she would like to share with the Commission. Community Development Director Olivanti stated that they are working on 4 different significant housing projects – the one that came before the Planning Commission tonight for these two parcels, Highland Hills, the 400 Block of Howard St. Redevelopment and the EDA did secure the Jefferson school site; Community Development Director Olivanti spoke briefly about each of these.

ADJOURNMENT:

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



G. Smith, Chairman
Hibbing Planning Commission

ATTEST:

Tina Glad, Secretary



PAT GREEN
Building Official

BUILDING AND HOUSING

PHONE: 218.362.5997 | FAX: 218.312.9733
pgreen@ci.hibbing.mn.us

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.hibbing.mn.us, (see City Ordinances Chapters 11, 13 and 16) – such information is subject to change and may be out of date.

1. ADDRESS OF PROPERTY: _____ PID #140-0290-00370
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: SLLC Reg. RR Authority ADDRESS: 111 Station 44 Rd
CITY: Eveleth STATE & ZIP: Mn 55734 PHONE: 218-744-1388

OTHER OWNER(S) [List ALL]: _____
4. NAME OF APPLICANT: Hugh Hardy ADDRESS: 2035 5th Ave. West
CITY: Hibbing STATE & ZIP: MN 55746 PHONE: 218-969-7291

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: Subdivision of property in the I-1 Zoning District.

Purpose (I am requesting the Subdivision for the following reason): Sale of two new parcels (shown as B and C on the attached survey) by the RRA to Mr. Hardy to add to the property Mr. Hardy currently owns.
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:

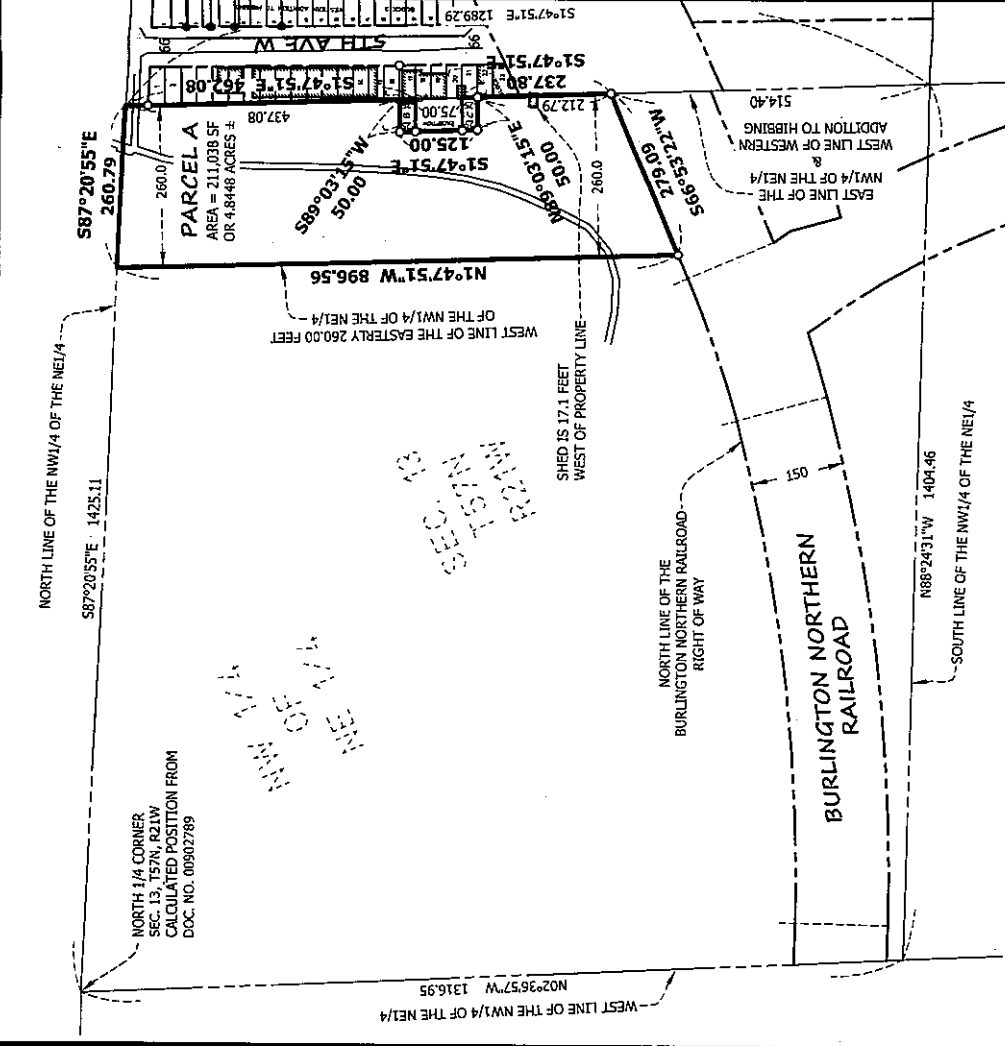
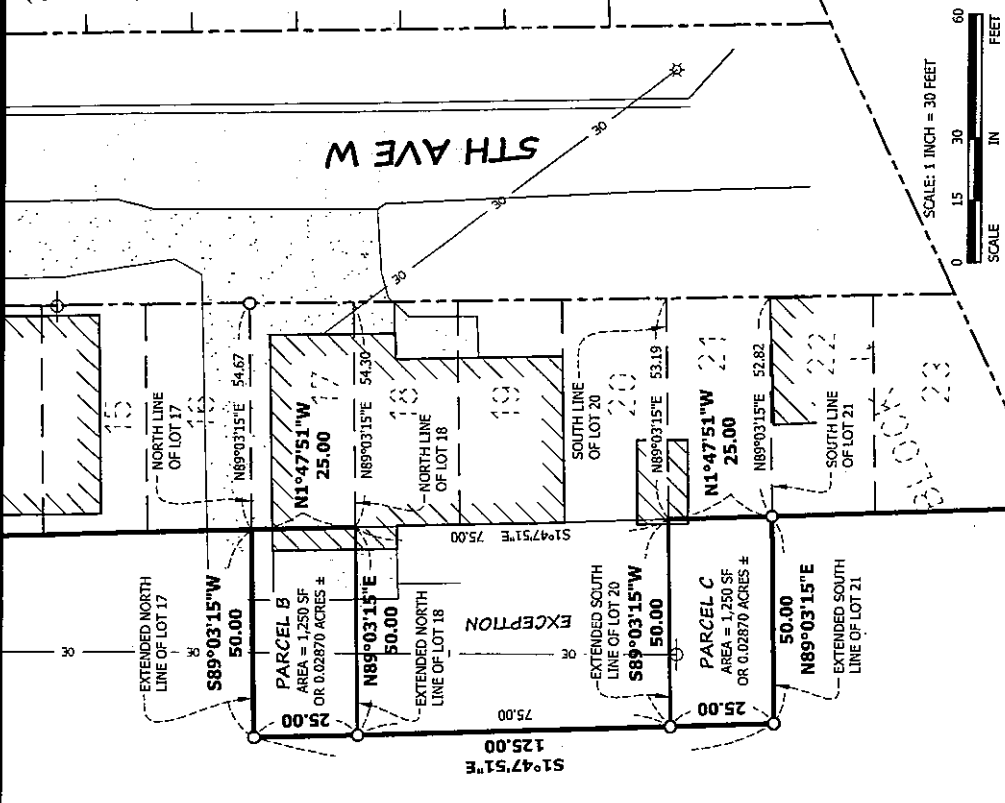
APPLICATION FEE IS NON-REFUNDABLE.
6. Hugh Hardy Date: 3/6/25 (OFFICE USE ONLY) Fee: \$ 260.00
Applicant(s) Signature (Submit application, all attachments and filing fee no less than 3 weeks prior to public hearing) Zoning District: I-2
Date: 3-5-25 Initials: TG
7. Shawn Lee Date: 11/19/24
Owner(s) Signature (granting applicant permission to apply for above petition)



JPI ENGINEERING, INC.
 Engineering
 Land Surveying
 Site Development
 425 Grant Street
 Hibbing, MN 55746
 (218) 262-5528
 5670 Miller Trunk Hwy
 Duluth, MN 55811
 (218) 720-6219
 www.jpiling.com

CERTIFICATE OF SURVEY
 For: St. Louis & Lake County Regional Railroad Authority
 Part of the NW 1/4 of the NE 1/4 of Section 13, T57N, R21W, St. Louis County, MN.
 Hibbing, Minnesota 55746.

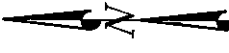
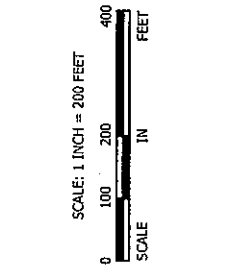
SURVEY BY: SRB
 DRAWN BY: AJG
 DESIGNED BY: AJG
 APPROVED BY: AJG
 DATE: 10/05/2024
 PROJECT NUMBER: 24-351
 SHEET NUMBER: 2 OF 2



SURVEYOR NOTES:
 Orientation of the bearing system is based on the north line of the NW 1/4 of the NE 1/4 of Section 13, T57N, R21W, to have a bearing of S 87°20'55" E.
 JPI Engineering has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 Parcel Identification Number is 140-0290-00370.
 See sheet 1 of 2 for Property Descriptions, and Certification.

LEGEND:

- Iron monument found
- 1/2 inch iron monument set marked "JPI ENG 21401"
- ⊗ power pole
- OE — overhead power line
- ▭ concrete surface
- ▭ bituminous surface
- ▭ gravel surface





Engineering
Land Surveying
Site Development

JPI ENGINEERING, INC.
425 Grant Street
Hibbing, MN 55746
(218) 262-5528

5670 Miller Trunk Hwy
Duluth, MN 55811
(218) 720-6219
www.jpieng.com

Part of the NW 1/4 of the NE 1/4 of Section 13, T57N, R21W, St. Louis County, MN.
Hibbing, Minnesota 55746.

CERTIFICATE OF SURVEY

FOR: St. Louis & Lake County Regional Railroad Authority

SURVEY BY: SRB
DRAWN BY: AJG
DESIGNED BY:
APPROVED BY: AJG
DATE: 10/05/2024
PROJECT NUMBER:
24-351
SHEET NUMBER:
1 OF 2

EXISTING PROPERTY DESCRIPTION:

That part of the easterly 260.00 feet of the Northwest Quarter of the Northeast Quarter of Section 13, Township 57 North, Range 21 West, St. Louis County, Minnesota, lying north of the northerly right of way line of the Burlington Northern Railway, Except the following described parcel:

Starting at a point 50.00 feet west along the south line extended westward of Lot 20, Block 4, WESTERN ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota, said point to be the point of beginning; thence east 50.00 feet along the south line extended of said Lot 20 to the southwest corner of said Lot 20; thence due north 75.00 feet along the west boundaries of Lots 20, 19, 18, said Block 4, to the northwest corner of said Lot 18; thence west 50.00 feet along the north line of said Lot 18 extended westward; thence south 75.00 feet, more or less, to the point of beginning.

PROPOSED PROPERTY DESCRIPTION:

Parcel A:
That part of the easterly 260.00 feet of the Northwest Quarter of the Northeast Quarter of Section 13, Township 57 North, Range 21 West, St. Louis County, Minnesota, lying north of the northerly right of way line of the Burlington Northern Railway, Except the following described tract:
Beginning at the northwest corner of Lot 17, Block 4, WESTERN ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota; thence South 89 degrees 03 minutes 15 seconds West, assumed bearing along the westerly extension of the north line of said Lot 17, a distance of 50.00 feet; thence South 1 degree 47 minutes 51 seconds East, a distance of 125.00 feet to the intersection with the westerly extension of the south line of Lot 21, said Block 4; thence North 89 degrees 03 minutes 15 seconds East, along the westerly extension of the south line of said Lot 21, a distance of 50.00 feet to the west line of said Lot 21; thence North 1 degree 47 minutes 51 seconds West, along the west line of Lots 21, 20, 19, 18 and 17, said Block 4, a distance of 125.00 feet to the point of beginning.

Parcel B:

That part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 57 North, Range 21 West, St. Louis County, Minnesota, described as follows
Beginning at the northwest corner of Lot 17, Block 4, WESTERN ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota; thence South 89 degrees 03 minutes 15 seconds West, assumed bearing along the westerly extension of the north line of said Lot 17, a distance of 50.00 feet; thence South 1 degree 47 minutes 51 seconds East, a distance of 25.00 feet to the intersection with the westerly extension of the south line of said Lot 17; thence North 89 degrees 03 minutes 15 seconds East, along the westerly extension of the south line of said Lot 17, a distance of 50.00 feet to the west line of said Lot 17; thence North 1 degree 47 minutes 51 seconds West, along the west line of Lots 17, a distance of 25.00 feet to the point of beginning.

Parcel C:

That part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 57 North, Range 21 West, St. Louis County, Minnesota, described as follows
Beginning at the northwest corner of Lot 21, Block 4, WESTERN ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota; thence South 89 degrees 03 minutes 15 seconds West, assumed bearing along the westerly extension of the north line of said Lot 21, a distance of 50.00 feet; thence South 1 degree 47 minutes 51 seconds East, a distance of 25.00 feet to the intersection with the westerly extension of the south line of said Lot 21; thence North 89 degrees 03 minutes 15 seconds East, along the westerly extension of the south line of said Lot 21, a distance of 50.00 feet to the west line of said Lot 21; thence North 1 degree 47 minutes 51 seconds West, along the west line of Lots 17, a distance of 25.00 feet to the point of beginning.

CERTIFICATION:

We hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Signed this 5th day of October, 2024 for JPI Engineering, Inc.

Randy M. Morton, PLS License Number 21401



Cadastral



2035 5th ave w X Q

Show search results for ...

HARDY HUGH
140-0260-00840
2011 5TH AVE W

HARDY HUGH W
140-0260-00940
2035 5TH AVE W

HARDY HUGH W
140-0260-00970

HARDY HUGH
140-0290-00373

ST LOUIS & LAKE COUNTIES
140-0290-00370

Parcel ID Number:
140-0260-00940

[Parcel Tax Lookup](#)
[Property Details](#)

Tax Parcel lines are an approximation only, not s
for legal, engineering, or surveying purposes.

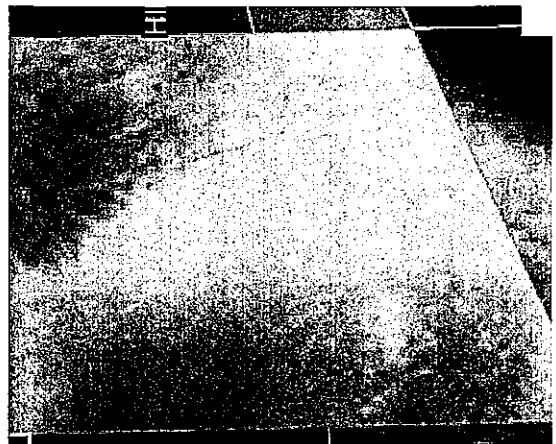
Address: 2035 5TH AVE W HIBBING
55746

Owner Name: HARDY HUGH W
Taxpayer: HARDY HUGH W & HOLBE
DIANE M

Address: 2035 5TH AVE W HIBBING
55746

Tax District: CITY OF HIBBING
Plat Description: WESTERN ADDITC
TO HIBBING

Zoom to



30ft

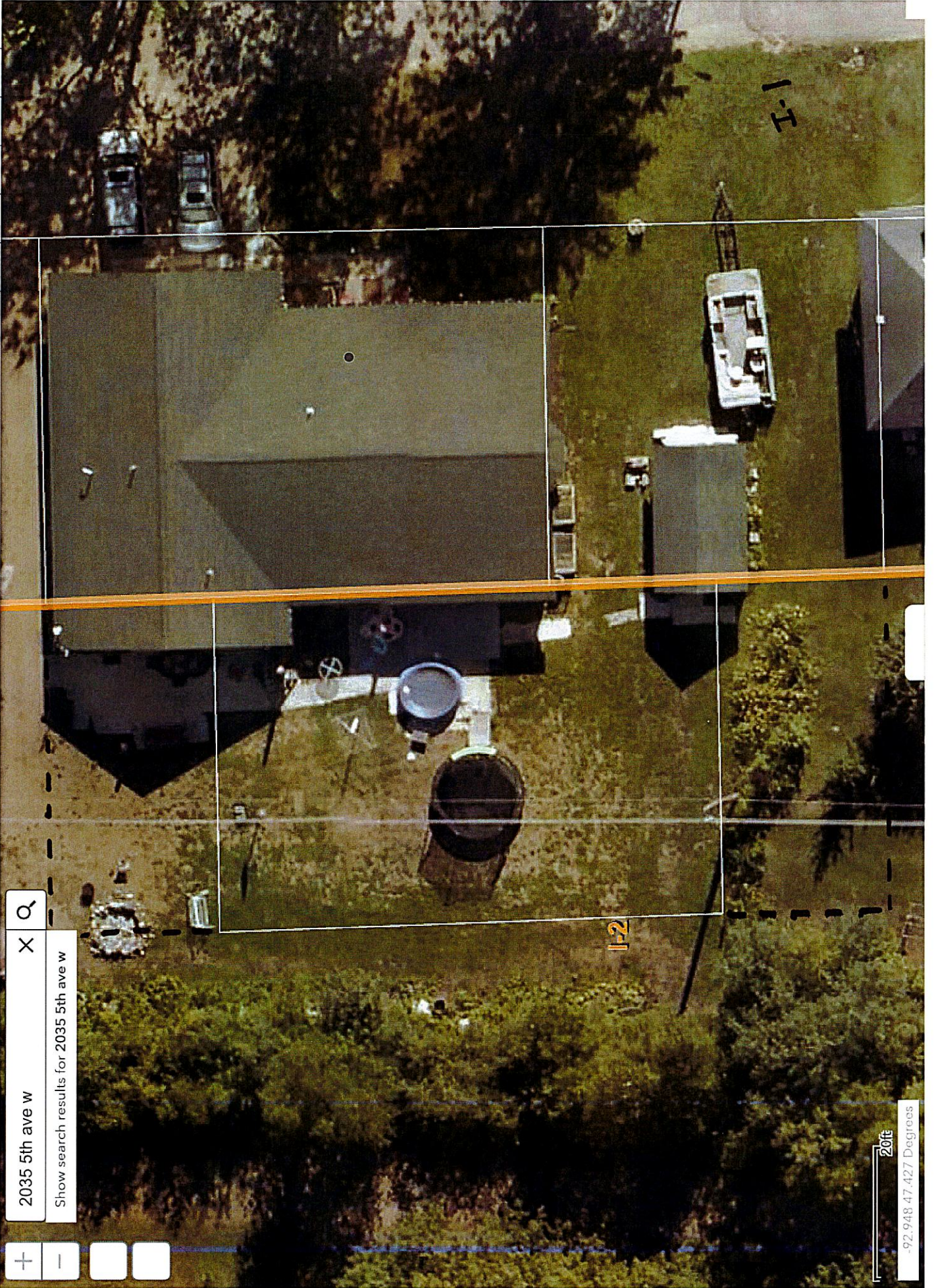
47.42720 -92.94774 Degrees



2035 5th ave w



Show search results for 2035 5th ave w



20ft

-92.948 47.427 Degrees

Staff Report by Pat Green for the Planning Commission
April 7th, 2025

Re: Plat Exemption request for SLLC REG. RR Authority 11 Station 44 Road Eveleth MN

Property Location: 2035 5th Avenue West Hibbing Mn 55746

The owner is proposing to divide one lot into three lots/parcels. The reason for this request is to sell two separate parcels to the neighboring property owner. Lots B and C located on the new survey will be sold and adjoined to Hugh Hardy 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 Hardy property.

This request meets all the conditions for a Plat Exemption in the I-2 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 all or any part of the requirements for the preparation of a preliminary plat.

Conditions recommended: None at this time