



**AGENDA AND WORKSHEET FOR THE HIBBING CITY PLANNING COMMISSION**

Monday September 25, 2017  
5:00 PM Hibbing City Hall Council Chamber

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

Chairperson G. Oie	_____		
Commissioner G. Smith	_____	Ex Officio P. Green	_____
Commissioner J. Petrangelo	_____	Ex Officio M. Galli	_____
Commissioner T. Kautto	_____	Ex Officio J. Story	_____
Commissioner D. Hendrickson	_____	City Administrator, T. Dicklich	_____
Commissioner J. Paulsen	_____	HPUC General Manager, S. Hautala	_____
Commissioner C. Link	_____		

2. APPROVAL OF MINUTES:

Approval of the Planning Commission Minutes for September 11, 2017. 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 meeting for this time to approve a request of 3730 East Beltline LLC/ Baldwin Supply, 601 11<sup>th</sup> Avenue South, Minneapolis, MN 55415-1795 and L and M Radiator, 3730 East Beltline, Hibbing, MN 55746 for a Plat Exemption in the I-1, Light Industry District, and the Hibbing City Code of Ordinances per Section 12.05, on the subject property, (Ely 175 feet of the NW ¼ of the SE ¼ Section 19, Township 57 N, Range 20, City of Hibbing).

MOTION: \_\_\_\_\_

BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ YES: \_\_\_\_\_ NO: \_\_\_\_\_

5. OPEN DISCUSSION

*(Continue On Page 2)*

6. ADJOURNMENT:

MOTION: \_\_\_\_\_

BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ YES: \_\_\_\_\_ NO: \_\_\_\_\_

*(Reminder: Chairperson and Secretary sign approved minutes)*

**COMMISSIONERS PLEASE CALL STAFF IF YOU CANNOT ATTEND: 218-312-9733**

September 11, 2017

The Hibbing Planning Commission held a meeting on Monday, September 11, 2017 at 5:00 p.m. in the City Hall Council Chamber. Chairperson G. Oie, T. Kautto, J. Paulsen, D. Hendrickson, C. Link, and staff members P. Green and M. Galli were present. Commissioners G. Smith and J. Petrangelo were absent.

#### APPROVAL OF MINUTES

Commissioner C. Link made a motion to approve the August 28, 2017 Planning Commission minutes. Commissioner T. Kautto seconded the motion. The motion carried unanimously.

#### ACCEPTANCE OF AGENDA

Commissioner J. Paulsen made a motion to accept the agenda as presented. Commissioner C. Link seconded the motion. The motion carried unanimously.

#### NEW BUSINESS

At this time Chairperson G. Oie convened the public hearing scheduled for this time to approve a request of GD Andria and Company, Inc., George D. Andria, 2202 2<sup>nd</sup> Avenue East, Hibbing, MN 55746 to consider rezoning the subject property from R-2, One to Four Family Residence District, to C-2, General Commercial District, for commercial use on the subject property (Lots 7 and 8, Block 11, Second Rearrangement of part of Park Addition to Hibbing, Lots 5 and 6, Block 22, Sargent Addition to Hibbing). Chairperson G. Oie stated that the applicant has decided to remove the item from the agenda and return to the Commission when he has complete plans for the project.

At this time Chairperson G. Oie convened the public hearing scheduled for this time to approve a request of Jeffrey and Camille Perrella, PO Box 487, Hibbing, MN 55746 to consider a request to approve a Conditional Use Permit (CUP) to build accessory structures in the R-1, Single Family Residence District, which exceeds the maximum square footage of 1800 sq. ft. by 1040 sq. ft. on the subject property (part of the NE ¼ of SW ¼ of the NW ¼ Section 20, Township 57, Range 20, city of Hibbing, 2029 East 35<sup>th</sup> Street). P. Green presented the staff report. Jeff Perrella was present to answer any questions regarding the matter. Mr. Perrella stated that the detached garage will be 36 by 40. G. Oie inquired on how high the building will be. Mr. Perrella stated that it would be a Lindquist Building and the wall height would be 14 feet and the total height would not be over 20 feet. P. Green noted that the garage will be the first building constructed, with the house to follow. There was no one in the audience to comment on the matter. The Commissioners went through the finding of facts and agreed with them all. Commissioner D. Hendrickson made a motion to approve the request for a 36\*40 detached garage. Commissioner J. Paulsen seconded the motion. The motion carried unanimously. The motion will be forwarded to the City Council on September 20, 2017 for final approval.

At this time Chairperson G. Oie convened the public meeting scheduled for this time to approve the request of Jacob and Rallista Lendacky, 5243 First Avenue, Hibbing, MN 55746 to consider a request for a Plat Exemption in the S-R, Suburban- Residential District, on the subject property (part of the SE ¼ of the SE ¼ of Section 36, Township 57 N, Range 21 W, City of Hibbing. P. Green presented the staff report. Jacob Lendacky, 5243 First Avenue, was present and noted that he is requesting the plat exemption so he can sell his property in two parcels. It was noted that all of the properties would have access from First Avenue. There was no one in the audience to comment on the matter. Commissioner T. Kautto made a motion to approve the request. Commissioner D. Hendrickson seconded the matter. The motion carried unanimously. The motion will be forwarded to the City Council for final approval on September 20, 2017.

#### ADJOURNMENT

Due to no further discussion it was moved by Commissioner J. Paulsen, seconded by Commissioner C. Link to adjourn until the next meeting.

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G. Oie, Chairman  
Hibbing Planning Commission

ATTEST:

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Mandy Galli, Secretary

Staff Report by Pat Green for the Planning Commission

September 25th, 2017

Re: 3730 Beltline Highway East: Plat Exemption Request or Baldwin Supply Company

The applicant is proposing to subdivide their property into two parcels;

Under Section: 12.40 a plat exemption 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.

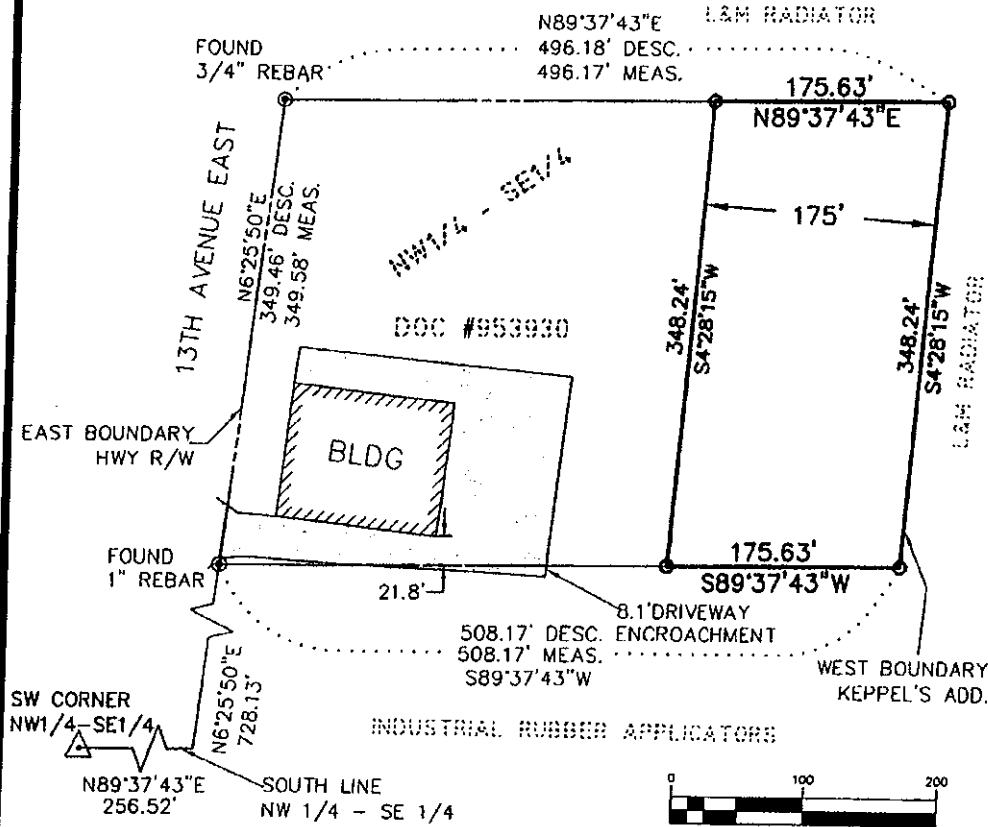
The subject property is in the I-1 Light Industry Zone and the parcels would not require extension of municipal utilities. The 2 parcels will exceed the minimum parcel size of 20,000 square feet. The parcels will meet all requirements of the I-1 Zoning District. Both Parcels will remain as I-1 Light Industry

Condition recommended: None

# PARCEL DESCRIPTION EXHIBIT

FOR  
**L&M RADIATOR**

EASTERLY 175' OF THE NW 1/4 OF THE SE 1/4, SECTION 19  
IN TOWNSHIP 57 NORTH, RANGE 20 WEST  
ST. LOUIS COUNTY, MINNESOTA



The Easterly one hundred seventy-five (175.00') feet of the following described parcel:

All that part of the Northwest Quarter of Southeast Quarter (NW1/4 of SE1/4), Section 19, Township 57 North, Range 20 West of the Fourth Principal Meridian, according to the United States Government survey thereof, situated in the County of St. Louis, State of Minnesota, described as follows:

Assuming the South boundary line of said Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4) to run North eighty-nine (89) degrees, thirty-seven (37) minutes, forty-three (43) seconds East, start of a point on said South boundary line two hundred fifty-six and fifty-two hundredths (256.52) feet East of the Southwest corner of said Northwest Quarter of Southeast Quarter (NW1/4 of SE1/4); thence North six (6) degrees, twenty-five (25) minutes, fifty (50) seconds East for a distance of seven hundred twenty-eight and thirteen hundredths (728.13) feet to the point of beginning (this point being on the East right-of-way line of the State Highway); thence continue on the same bearing along the East right-of-way line of State Highway for a distance of three hundred forty-nine and forty-six hundredths (349.46) feet to a point; thence North eighty-nine (89) degrees, thirty-seven (37) minutes, forty-three (43) seconds East for a distance of four hundred ninety-six and eighteen hundredths (496.18) feet to a point on the West boundary line of Keppel's Addition to the Village of Hibbing; thence South four (4) degrees, twenty-eight (28) minutes, fifteen (15) seconds West along the West boundary line of said Keppel's Addition for a distance of three hundred forty-eight and twenty-four hundredths (348.24) feet to a point; thence South eighty-nine (89) degrees, thirty-seven (37) minutes, forty-three (43) seconds West for a distance of five-hundred eight and seventeen hundredths (508.17) feet to the point of beginning.

**BENCHMARK ENGINEERING, INC.**  
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 Phone 218/735-8914  
 http://www.bm-eng.com



- ⊙ DENOTES FOUND MONUMENT
- DENOTES MONUMENT SET
- △ DENOTES CALCULATED POSITION

I hereby certify that this plan, specification or report was prepared by me or under my supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of MINNESOTA.

Printed Name: CHRIS MATILA  
 Date: 8-22-17 Lic. No. 51766