



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

Monday August 27, 2018  
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 D. Hendrickson	_____	Ex Officio J. Story	_____
Commissioner A. Campbell	_____	City Administrator, T. Dicklich	_____
VACANT	_____	HPUC General Manager, S. Hautala	_____
VACANT	_____		

2. APPROVAL OF MINUTES:

Approval of the Planning Commission Minutes for June 4, 2018. 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 approve a request of Gregory L. Anaas, 832 3104 19<sup>th</sup> Avenue East, Hibbing, MN 55746 for a Subdivision Preliminary Plat Review to plat a total of 13 lots in the R-1 District, Single Family District, on the subject property, (N 1/2 of the N1/2 of the N 1/2 of the N 1/2 of the NW 1/4 of the NW 1/4 of Section 20, Township 57, 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**

June 4, 2018

The Hibbing Planning Commission held a meeting on Monday, June 4<sup>th</sup>, 2018 at 5:00 p.m. in the City Hall Council Chambers. Chairman G. Oie, G. Smith, J. Petrangelo, A. Campbell, and staff members P. Green and M. Galli were present. Commissioner D. Hendrickson was absent.

#### APPROVAL OF MINUTES

Commissioner J. Petrangelo made a motion to approve the minutes of May 14, 2018. Commissioner G. Smith seconded the motion. The motion carried unanimously.

#### ACCEPTANCE OF AGENDA

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

#### OLD BUSINESS

At this time Chairmain G. Oie convened the public meeting scheduled for this time to consider a request of Salon Co., 605 West 37<sup>th</sup> Street, Hibbing, MN 55746 for a Plat Exemption in the I-2, General Industry District, and the Hibbing City Code or Ordinances per Section 12.05, on the subject, (part of W ½ of the SE ¼ of Section 13, Towhship 57 N, Range 21 W, City of Hibbing). P. Green presented the staff report. John Jamnick, JPJ Engineering, was present to represent the applicant and noted he had nothing to add. There was no one in the audience to comment on the matter. Commissioner J. Petrangelo made a motion to approve the request. Commissioner G. Smith seconded the motion. The motion carried unanimously. The motion will go to the City Council meeting on June 13, 2018 for final approval.

#### NEW BUSINESS

At this time Chairman G. Oie convened the public meeting scheduled for this time to dissolve an original plat and consider a new plat exemption request of Jeffrey A. and Sandra Hammerlind, 9077 Jenkins Road, Cotton, MN for a Plat Exemption in the R-1, Single Family District, and the Hibbing City Code or Ordinances per Section 12.05, on the subject property, (Part of the SW ¼, of the NE ¼, Section 25, Township 57, Range 21, City of Hibbing. ) P. Green presented the staff report. Jeffrey and Sandra Hammerlind were present to answer any questions. Chairperson G. Oie read into record a letter from City Attorney Andy Borland. P. Green stated the Commission would be repealing past resolutions and approving a new plat exemption on the subject property. Attorney Borland noted that this would clear up the title so the property could then be sold. There was no one in the audience to comment on the matter. Commissioner J. Petrangelo made a motion to dissolve resolution number 544731 dated June 10, 1991. Commissioner G. Smith seconded the motion. The motion carried unanimously. Commissioner G. Smith made a motion to dissolve resolution number 805327 dated May 11, 1999. Commissioner John Petrangelo seconded the motion. The motion carried unanimously. Commissioner G. Smith made a motion to approve the plate exemption request with conditions. Chairperson G. Oie seconded the motion. The motion carried unanimously. All three motions will go to the City Council on June 13, 2018 for final approval.

At this time Chairman G. Oie convened the public hearing scheduled for this time to consider a Conditional Use Permit (CUP) of Aaron and Alysha Bonelli, 3825 12<sup>th</sup> Avenue East, Hibbing, MN 55746 for an accessory structure in the R-1, Single Family Dwelling District, and the Hibbing City Code of Ordinances, which exceeds the maximum square footage of 1800 sq. ft. by 180 sq. ft. on the subject property, 3825 12<sup>th</sup> Avenue East, Hibbing, MN 55746 (N ½ of Lot 49, Auditors Plat 15, City of Hibbing.) P. Green presented the staff report. Aaron Bonelli, 3825 12<sup>th</sup> Avenue East, Hibbing, MN was present and stated that he would just like to build an attached garage on to his SFD and match up with the house. There was no one in the audience to comment on the matter. The Commissioners went through the finding of fact statements and agreed with all of them. Commissioner G. Smith made a motion to approve the request. Commissioner J. Petrangelo seconded the motion. The motion carried unanimously. The motion will go to the City Council for final approval on June 13, 2018.

#### ADJOURNMENT

Due to no further discussion it was moved by Commissioner G. Smith, supported by Commissioner J. Petrangelo to adjourn until the next meeting. The motion carried unanimously.

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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  
August 27<sup>th</sup>, 2018

Re: Gregory Anaas 3104 19<sup>th</sup> Avenue East, Hibbing MN Preliminary Plat Request

The applicant is proposing to subdivide his property into 13 parcels;

Under Section: 12.10 a preliminary plat shall be approved by the City Council, before submitting a Final Plat for approval. The sub divider shall have recommended approval of the preliminary Plat by the Planning Commission and approval by the City Council. A final plat shall then be submitted that will include any changes if made by the City Council. The Final plat shall than be recorded by resolution if approved.

The applicant's property consists of one existing lot and located in the R-1 Zoning District. The platting would make 13 parcels A through M to the East of the applicant's lot. Parcel A would be the applicant's lot. Parcels B through M would be transferred to owners of lot 1 through 9 block 4 in Clover Addition and lot 9 Block 1 in Clover Addition.

Language will be necessary to state the individual lots B through M may be conveyed only to adjoining property owners of Lot 9, Block 1 and Lots 1 through 9 Block 4 as stated in the letter to the City Clerk and shall be recorded as such if approved

The parcels would not require extension of municipal utilities once conveyed to the existing lots in Clover Addition. The existing lots would then become deeper and would be maintained and used by the new owners of the lots.

Condition recommended:

1. To follow and record all conditions on the letter submitted by Sellmen, Borland and Simon for the applicants submittal for the Preliminary Plat.
2. The new platted lots would become part of Clover Addition and would be zoned R-2 since Clover Addition is R-2
3. The Applicants lot would stay as R-1
4. If the Preliminary Plat is approved by the City Council than a Final Plat shall be submitted to the Zoning office with any changes if directed by the City Council per Section 12.11 section C and D  
If there are no changes directed by the City Council then the final plat may be approved for recording.

# CERTIFICATE OF SURVEY

## PROPOSED PROPERTY DESCRIPTIONS:

**PARCEL A:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying westerly of the southerly extension of the east line of Lot 8, Block 1, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota.

**PARCEL B:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the east line of Lot 9, Block 1, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying westerly of the southerly extension of the east line of said Lot 9.

**PARCEL C:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the east line of Lot 9, Block 1, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying westerly of the southerly extension of the centerline of 20th Avenue East, as platted and dedicated in said CLOVER ADDITION TO HIBBING.

**PARCEL D:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying westerly of the southerly extension of the west line of Lot 1, Block 4, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying easterly of the southerly extension of the centerline of 20th Avenue East, as platted and dedicated in said CLOVER ADDITION TO HIBBING.

**PARCEL E:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the west line of Lot 1, Block 4, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying westerly of the southerly extension of the east line of said Lot 1.

**PARCEL F:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the west line of Lot 2, Block 4, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying westerly of the southerly extension of the east line of said Lot 2.

**PARCEL G:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the west line of Lot 3, Block 4, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying westerly of the southerly extension of the east line of said Lot 3.

## PROPOSED PROPERTY DESCRIPTIONS:

**PARCEL H:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the west line of Lot 4, Block 4, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying westerly of the southerly extension of the east line of said Lot 4.

**PARCEL I:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the west line of Lot 5 Block 4, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying westerly of the southerly extension of the east line of said Lot 5.

**PARCEL J:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the west line of Lot 6, Block 4, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying westerly of the southerly extension of the east line of said Lot 6.

**PARCEL K:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the west line of Lot 7, Block 4, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying westerly of the southerly extension of the east line of said Lot 7.

**PARCEL L:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the west line of Lot 8 Block 4, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota and lying westerly of the southerly extension of the east line of said Lot 8.

**PARCEL M:**  
That part of the North Half of the North Half of the North Half of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota, lying easterly of the southerly extension of the west line of Lot 9, Block 4, CLOVER ADDITION TO HIBBING, according to the recorded plat thereof, St. Louis County, Minnesota.

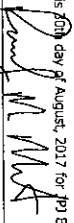
## EXISTING PROPERTY DESCRIPTION:

The N1/2 of the N1/2 of the N1/2 of the NW1/4 of the NW1/4 of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota.

## 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 30th day of August, 2017 for JPI Engineering, Inc.

  
Randy M. Mordahl, PLS License Number 21401

## SURVEYOR NOTES:

Orientation of the bearing system is based on the north line of NW1/4 of the NW1/4 of Section 20 to have an assumed bearing of S 83°23'09" E.

JPI Engineering has made no investigation or independent search for easements of record, encroachments, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Overall area of this property is 106,534 square feet or 2.4457 acres ±.

Address of the property is 3104 19th Avenue East, Hibbing, Minnesota 55746.

Parcel Identification Number is #140-0270-01390



## CERTIFICATE OF SURVEY FOR: DENNIS BELLUZZO

2036 East 31st Street, Hibbing, Minnesota 55746  
Part of the NW1/4 of the NW1/4 of Section 20, T57N, R20W, St. Louis County, Minnesota.

Engineering  
Land Surveying  
Economic  
Development



JPI ENGINEERING, INC.  
802 Garfield Ave.  
Suite 105  
Duluth, MN 55802  
Phone: 218-722-6219  
www.jpieng.com

SURVEY BY : DRS  
DRAWN BY : DRS

DESIGNED BY :

APPROVED BY : RMM

DATE: 8/30/17

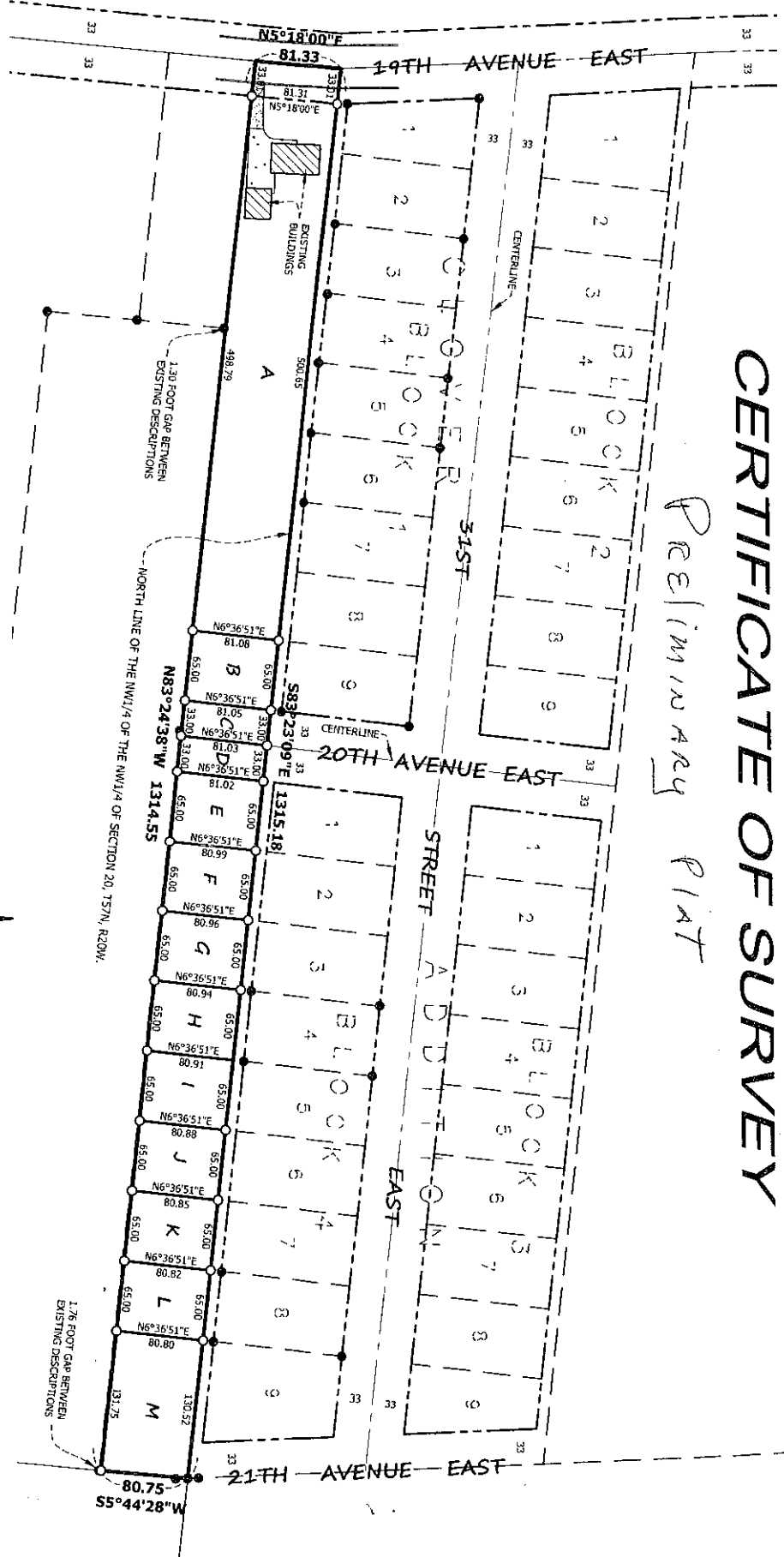
PROJECT NUMBER:

17-399

SHEET NUMBER

# CERTIFICATE OF SURVEY

Preliminary Plat



### LEGEND:

- Denotes iron monument found
- Denotes 1/2 inch iron monument set, marked "J91 ENG 21461"
- Denotes bituminous surface
- ▨ Denotes concrete surface
- ▩ Denotes gravel surface

### SURVEYOR NOTES:

Orientation of the bearing system is based on the north line of NW1/4 of the NW1/4 of Section 20 to have an assumed bearing of S 83°23'09" E.

J91 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.

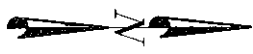
Gross Area of the property is 106,534 square feet or 2.4457 acres ±.

Address of the property is 3104 19th Avenue East, Hibbing, Minnesota 55746.

Parcel Identification Number is #140-0270-01390

### PROPERTY DESCRIPTION:

The N1/2 of the N1/2 of the N1/2 of the NW1/4 of the NW1/4 of Section 20, Township 57 North, Range 20 West, St. Louis County, Minnesota.



## CERTIFICATE OF SURVEY FOR: DENNIS BELLUZZO

2036 East 31st Street, Hibbing, Minnesota 55746  
Part of the NW1/4 of the NW1/4 of Section 20, T57N, R20W, St. Louis County, Minnesota.

**J91 ENGINEERING, INC**  
 Engineering  
 Land Surveying  
 Economic  
 Development

802 Garfield Ave.  
 Suite 105  
 Duluth, MN 55802  
 Phone: 218-720-6219  
 www.j91eng.com

SURVEY BY :	DRS
DRAWN BY :	RMM
DESIGNED BY :	
APPROVED BY :	RMM
DATE :	8/30/17
PROJECT NUMBER :	17-399
SHEET NUMBER :	2 OF 2



## Pat Green

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**From:** Jesse Story  
**Sent:** Tuesday, August 14, 2018 9:50 AM  
**To:** Pat Green  
**Subject:** Clover Addition

Pat,  
I have reviewed the preliminary plat to be added to Clover Addition. I do not see the need for the City of Hibbing to acquire lots C & D for right of way purposes. Please let me know if you need anything else.  
Thank you.

*Jesse M. Story, P.E.  
Hibbing City Engineer/Director of Public Works  
Office: 218-262-3486, ext. 725*