



AGENDA AND WORKSHEET FOR THE HIBBING CITY PLANNING COMMISSION

Monday August 7, 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 July 10, 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 hearing scheduled for this time to approve a request of Richard Harding, 832 West 47th Street, Hibbing, MN 55746 for a Conditional Use Permit in the R-1, Single Family District, to build a 2400 sq. ft. detached garage, on the subject property, (part of the NW ¼, SE ¼, of Section 25, Township 57 North, Range 21 West, beginning at the SW corner of Lot 2, Block 1, Forest Lanes 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

July 10, 2017

The Hibbing Planning Commission held a meeting on Monday, July 10, 2017 at 5:00 p.m. in the City Hall Council Chamber. Chairperson G. Oie, T. Kautto, J. Paulsen, C. Link, and staff members P. Green and M. Galli were present. Commissioners G. Smith, J. Petrangelo, and D. Hendrickson notified staff they could not attend the meeting.

APPROVAL OF MINUTES

Commissioner C. Link made a motion to approve the minutes of the Planning Commission for May 8, 2017. Commissioner J. Paulsen seconded the motion. The motion carried unanimously.

ACCEPTANCE OF AGENDA

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

NEW BUSINESS

At this time Chairperson G. Oie convened the public meeting scheduled for this time to discuss screening and storage recommendations for RAYBAR Hospitality Inc., Ray Davidson, 408 Howard Street, Hibbing, MN for the Brickyard Bar and Grill vacant lot. Ray Davidson was present and noted that his biggest concern right now is engineering. Mr. Davidson noted that he would like to renovate the old Flower Basket building into a bar and have the Brickyard lot as a patio. The Commission and Davidson discussed screening option and timelines for the vacant lot. Commissioner C. Link made a motion to adopt a resolution to the City Council as follows: The screening of the front will consist of exterior grade plywood and stain or paint of earth tone colors, the back of the property will be screened with the storage trailer to act as a wall from E to W, the storage containers can be stored in the empty screened lot until November 1, 2017 or unless an active building permit has been approved for construction. Commissioner T. Kautto seconded the motion. The motion was approved unanimously.

ADJOURNMENT

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

G. Oie, Chairman
Hibbing Planning Commission

ATTEST:

Mandy Galli, Secretary

Staff Report by Pat Green for the Planning Commission

August 7th 2017

Re: Richard Harding 832 West 47th Street Hibbing MN

The applicant in this case is requesting a conditional use to have an accessory structure over the maximum size of 1800 square feet allowed in the R-1 zone. A conditional use for this request is allowed when a lot size exceeds 18,000 square feet; the applicant's lot size is 40,200 square feet. The proposed structure square footage is 2400 square feet. The amount of square feet being requested over the 1800 square feet is 600 square feet.

This request is allowed under the conditional use criteria according to Section 11.05 Subd. 4c. The request is reasonable with the large lot and where the garage will be located. The request meets all criteria for a conditional use permit.

Any proposed accessory structure under this procedure may exceed the wall and roof peak height provided the request is specified in their application for a conditional use.

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.

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: X, or NO: *It is listed as a conditional use in the R-1*

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: *Will allow me to park work and personal vehicles, also ATVs, boats, etc. indoors, rather than in the yard.*

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: *The garage will not be visible from the street. It will match the exterior of the house. As many adjacent trees as possible will be left standing.*

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 building will be accessed from my existing drive-way, and does not interfere with any neighboring property.*

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 it's 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: *Richard [Signature]*

NAME Richard Harding ADDRESS OF PROPERTY 832 W 47th St

-INSTRUCTIONS- Hibbing

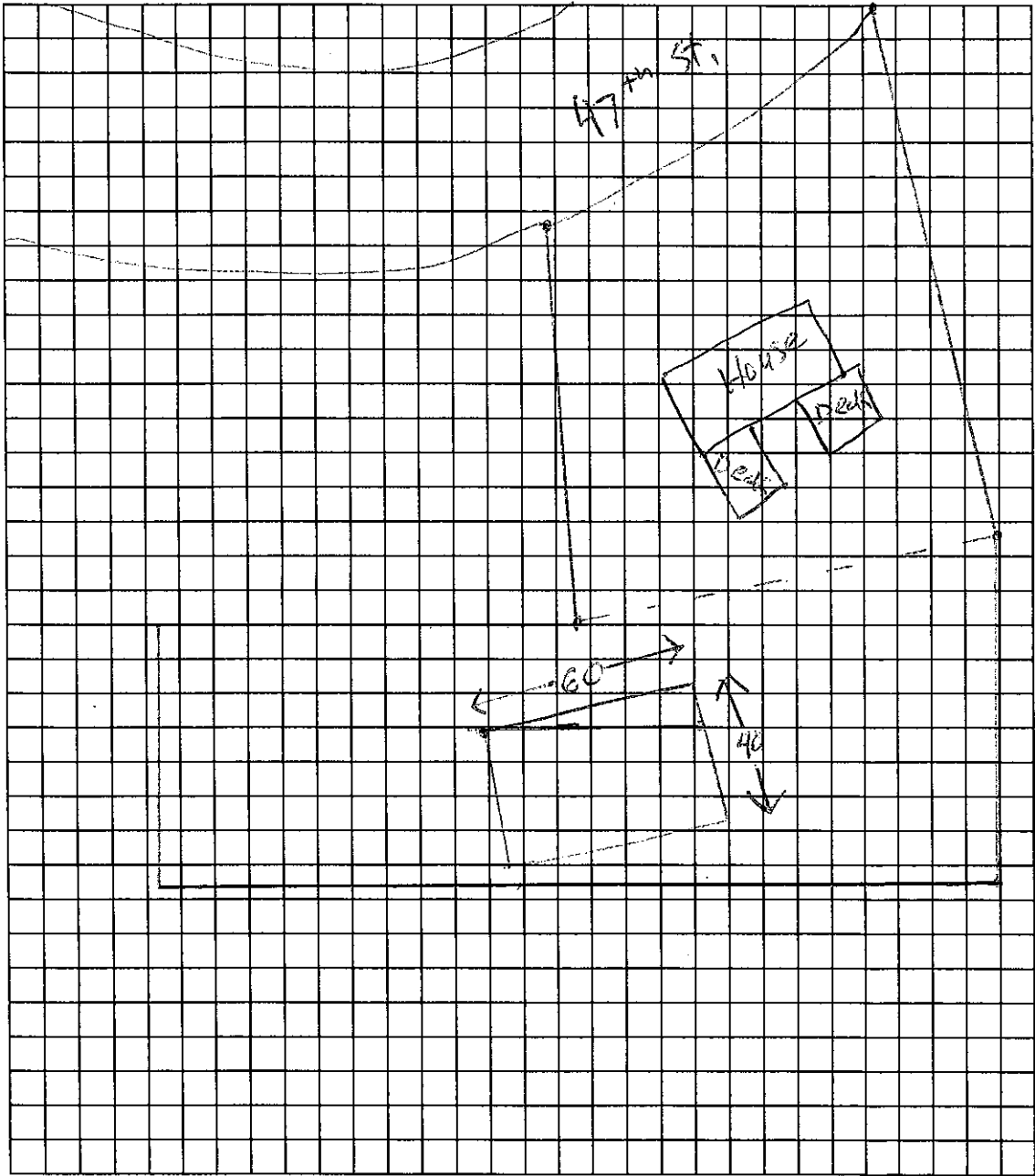
SITE PLAN DRAWN TO SCALE - SHOW DIMENSIONS OF LOT AND ALL EXISTING AND PROPOSED STRUCTURES. SHOW DISTANCES FROM FRONT, SIDE AND REAR PROPERTY LINES TO ALL EXISTING AND PROPOSED STRUCTURES. SHOW ALLEY AND LIST STREET NAMES ABUTTING LOT. SITE PLANS DRAWN BY FREE-HAND WILL NOT BE ACCEPTABLE.

IT IS THE OWNER'S AND/OR APPLICANT'S RESPONSIBILITY TO KNOW THE SUBJECT PROPERTY LINES IN ORDER TO FILE FOR THIS PERMIT.



PLACE AN ARROW IN THE CIRCLE TO INDICATE THE DIRECTION OF NORTH

GRAPH SQUARES ARE 5'X5' OR 1"=20', OTHERWISE NOTE SCALE AS FOLLOWS:



I/we as applicant certify that the proposed construction will conform to the dimensions and uses shown above, and that no changes will be made without first obtaining approval.

Applicant's Signature Richard Harding Date 6/30/2017

Plan Review by _____

OFFICE USE ONLY:
 This Is An Application For:

Building Permit Zoning Permit Moving Permit Demolition Permit

Sign Permit

Official's Comments: _____