



AGENDA AND WORKSHEET FOR THE HIBBING CITY PLANNING COMMISSION

Monday, September 24, 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 September 10, 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 meeting scheduled for this time to consider a request of Todd and Suzanne Clark, 208 and 210 51st Street East, Hibbing, MN 55746 for a Plat Exemption in the S-R, Suburban Residential District, and the Hibbing City Code of Ordinances per Section 12.05, on the subject property, (Part of Government Lot 3 of Section 31, Township 57 N, Range 21 W, City of Hibbing.)

MOTION: _____

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

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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: 218-312-9733

September 10, 2018

The Hibbing Planning Commission held a meeting on Monday, September 10, 2018 at 5:00 p.m. in the City Hall Council Chambers. Chairperson G. Oie, J. Petrangelo, A. Campbell, P. Green and M. Galli were present. Commissioner D. Hendrickson and G. Smith notified staff they could not attend.

APPROVAL OF MINUTES

Commissioner J. Petrangelo made a motion to approve the Hibbing Planning Commission Minutes of August 27, 2018. Commissioner A. Campbell seconded the motion. The motion carried unanimously.

ACCEPTANCE OF AGENDA

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

NEW BUSINESS

At this time Chairperson G. Oie convened the public hearing scheduled for this time to consider the request of Greg and Shari Brock, 3649 South Pintar Road, Hibbing, MN 55746 for an IUP to operate a kennel for boarding cats and dogs in accordance to the requirements of the R-R, Rural Residential District, on the subject property, (part of the SE ¼ of the NE ¼ of Section 34, Township 57N, Range 21, City of Hibbing). P. Green presented the staff report. Greg Brock, 3649 South Pintar Road was present. Commissioner J. Petrangelo inquired if the applicant was going to include grooming in the business. Mr. Brock stated that he will not have grooming at this time, but might at a later date. Mr. Brock noted that it would be a 30 by 50 detached building with a heated slab. He is requesting a maximum of 20 animals at a time, with 12 kennels. The kennel would be operating seven days a week with drop off and pick up times M-F 8 a m – 5 pm or by appointment. Joe Gillitzer, 3583 Maple Hill Road, was present and noted that he owns the property directly W of the proposed property and is concerned about noise and barking. Mr. Brock stated that he does not feel the kennel would affect any neighboring properties. There was no one else in the audience. Commissioner G. Oie closed the public hearing. Commissioner J. Petrangelo made a motion to approve the request with staff conditions and the condition of grooming. Commissioner A. Campbell seconded the motion. The Commission went through finding of fact statements and agreed with them all. The motion carried unanimously and will go to the City Council for final approval on September 19, 2018.

ADJOURNMENT

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

Gary Oie, Chairman
Hibbing Planning Commission

ATTEST:

Mandy Galli, Secretary

Staff Report by Pat Green for the Planning Commission
September 24th 2018

Re: Todd and Suzanne Clark 3227 7th Avenue East Hibbing MN
Plat Exemption Request for 208 51st Street East

The applicant is proposing to subdivide their property on 51st Street East into 2 parcels;

Under Section: 12.40 a plat exemption for 4 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.

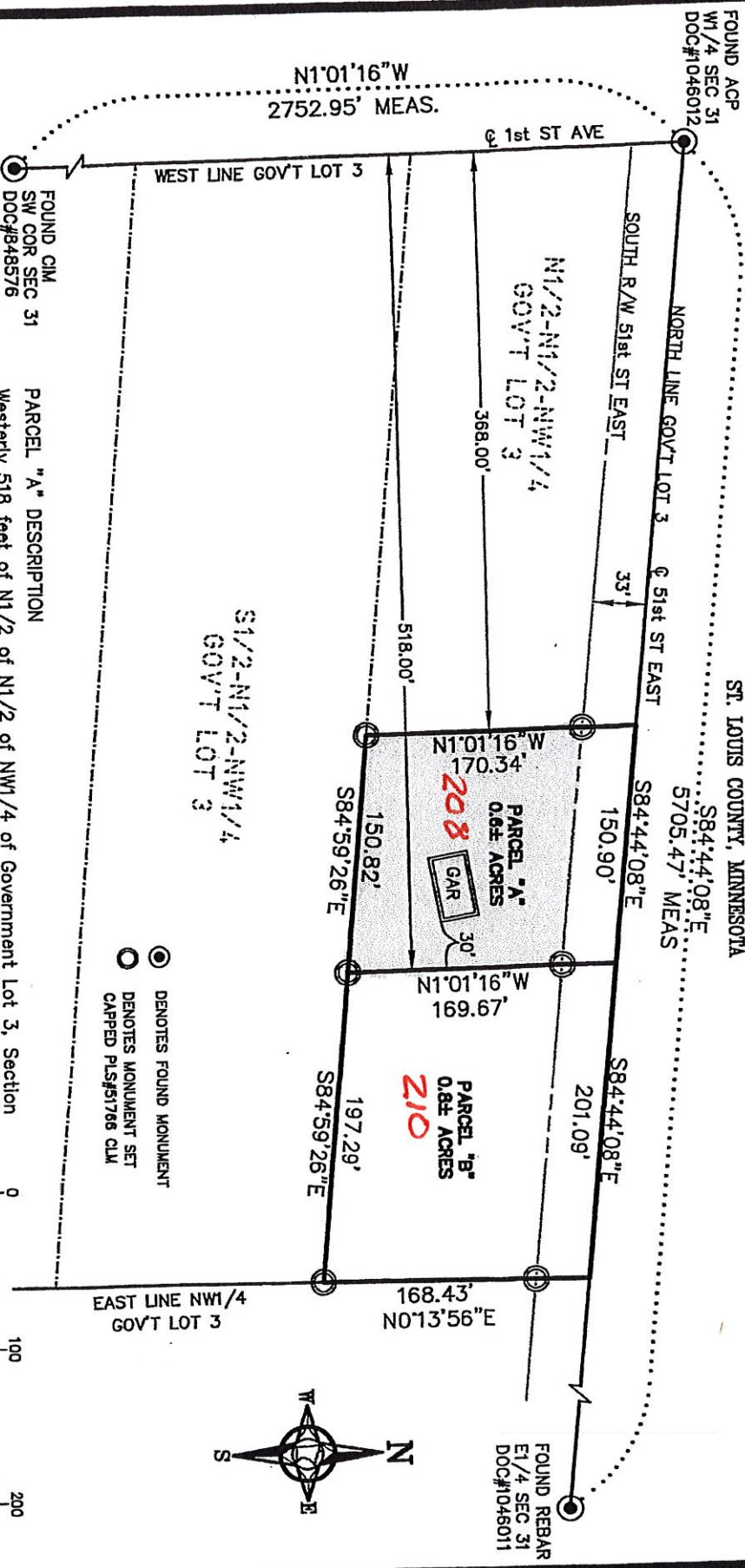
The subject property consists of one existing lot and located in the S-R Zoning District. The plat would make 2 parcels A and B. Parcel A would include the ownership of the existing garage.

Parcel A and Parcel B will meet the minimum requirements for lot size in the S-R Zoning District. The parcels would not require extension of municipal utilities.

Condition recommended: None

PARCEL DESCRIPTION EXHIBIT

FOR
TODD CLARK
 PART OF GOVERNMENT LOT 3, SECTION 31
 IN TOWNSHIP 57 NORTH, RANGE 21 WEST
 ST. LOUIS COUNTY, MINNESOTA



BENCHMARK ENGINEERING, INC.
 5875 Main Street, First Floor, Suite 301
 Minneapolis, MN 55412
 Phone: 763-551-1114
 Fax: 763-551-1115
 Website: www.benchmark-engineering.com

PARCEL "A" DESCRIPTION
 Westerly 518 feet of N1/2 of N1/2 of NW1/4 of Government Lot 3, Section 31, Township 57 North, Range 20 West of the Fourth Principal Meridian EXCEPT the Westerly 368 feet thereof.
 Subject to reservations and easements of record.
 Parcel contains 0.6 acres more or less.

PARCEL "B" DESCRIPTION
 N1/2 of N1/2 of NW1/4 of Government Lot 3, Section 31, Township 57 North, Range 20 West of the Fourth Principal Meridian EXCEPT the Westerly 518 feet thereof.
 Subject to reservations and easements of record.
 Parcel contains 0.8 acres more or less.

- ⊙ DENOTES FOUND MONUMENT
- ⊙ DENOTES MONUMENT SET CAPPED PLUS#51766 CIM



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 Melillo Lic. No. 51766
 Date: 8-18-18