



AITKIN COUNTY PLANNING COMMISSION

Meeting Minutes

MONDAY, NOVEMBER 17, 2025	GOVERNMENT CENTER BOARD ROOM
1. CALL TO ORDER	
The Chair called the meeting to order at 4:00 PM.	

2. ROLL CALL					
BOARD MEMBERS PRESENT	Charlie Christensen	Dave Lange <i>Vice-chair</i>	Michael Kearney <i>Chair</i>	Steve Kulifaj	Dennise Sonnee
BOARD MEMBERS ABSENT					
STAFF PRESENT	Environmental Services Director, Andrew Carlstrom Planning Commission Secretary, Shannon Wiebusch County Attorney, Jim Ratz				

3. APPROVE AGENDA						
MOTION TO:			APPROVE <input checked="" type="checkbox"/>		APPROVE AS AMENDED <input type="checkbox"/>	
1 ST	Charlie Christensen <input type="checkbox"/>	Dave Lange <input checked="" type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>	
2 ND	Charlie Christensen <input type="checkbox"/>	Dave Lange <input type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input checked="" type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>	
VOTE TO APPROVE AGENDA		YES	NO			
		<input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input checked="" type="checkbox"/> Kearney <input checked="" type="checkbox"/> Kulifaj <input checked="" type="checkbox"/> Sonnee	<input type="checkbox"/> Christensen <input type="checkbox"/> Lange <input type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input type="checkbox"/> Sonnee			
RESULT:		APPROVED 5.0				

NEW BUSINESS	
4. INTERIM USE PERMIT APP# 2025-000877	
APPLICANT/ REPRESENTATIVE	Fong Lor, 1608 Margaret St, St. Paul, MN 55106
CORRESPONDENCE	34 Notices were sent out. One letter was received and read into the record.
STAFF REPORT & DISCUSSION	Andrew Carlstrom presented a memorandum, staff inspection report, and proposed conditions. Fong Lor was present. Discussed occupancy of the home. He stated his family members will be living at the property full-time. Condition #2 amended; operation area to include the outdoor grow area.

		Discussed the size of the outdoor grow area and fencing per OCM state requirements. Discussion that OCM does a thorough background check during the licensing process.				
PUBLIC COMMENT		Ronald Powell, neighbor, spoke in opposition asking if there will be sales on site.				
FINDINGS OF FACT		Christensen	Lange	Kearney	Kulifaj	Sonnee
1. <i>The proposed use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity, nor impair property values within the surrounding neighborhood.</i>		YES	YES	YES	YES	YES
2. <i>The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.</i>		YES	YES	YES	YES	YES
3. <i>The location and character of the proposed use are considered to be consistent with a desirable pattern of development for the locality in general.</i>		YES	YES	YES	YES	YES
4. <i>The proposed use conforms to the comprehensive land use for the County.</i>		YES	YES	YES	YES	YES
5. <i>Proper notice has been given to those people required under Minnesota Statutes, Chapter 394, of the proposed use and of the hearing before the Planning Commission.</i>		YES	YES	YES	YES	YES
6. <i>That other applicable requirements of this ordinance, or other ordinances of the County have been met.</i>		YES	YES	YES	YES	YES
7. <i>The proposed use is not injurious to the public health, safety and general welfare.</i>		YES	YES	YES	YES	YES
MOTION TO:		APPROVED WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>		TABLE <input type="checkbox"/>
1ST	Charlie Christensen <input type="checkbox"/>	Dave Lange <input checked="" type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>	
2ND	Charlie Christensen <input type="checkbox"/>	Dave Lange <input type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input checked="" type="checkbox"/>	

VOTE:	YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input checked="" type="checkbox"/> Kearney <input checked="" type="checkbox"/> Kulifaj <input checked="" type="checkbox"/> Sonnee	NO <input type="checkbox"/> Christensen <input type="checkbox"/> Lange <input type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input type="checkbox"/> Sonnee
RESULT:	APPROVED WITH 11 CONDITIONS, 5.0	

5. INTERIM USE PERMIT APP# 2025-000962					
APPLICANT/ REPRESENTATIVE	Madelyn Sundberg, 4209 22nd Ave S, Minneapolis, MN 55407				
CORRESPONDENCE	55 notices were sent; No comments were received.				
STAFF REPORT & DISCUSSION	<p>Andrew presented the staff inspection report by Andy Bober. Proposed conditions were read.</p> <p>Madelyn Sundberg was present and had no comments.</p> <p>Discussed pet policy. Condition #14 amended to allow pets with approval by the owner.</p>				
PUBLIC COMMENT	<p>Morris Oslin, 30808 Oak Ave, spoke in favor/neutral. Discussed concern about pets and suggested they be leashed. Discussed concerns about E.Coli and contamination in Ripple Lake.</p> <p>Roxy Linn, 30591 392nd Pl, spoke in favor/neutral to the application. Discussion about who would enforce the rules.</p>				
FINDINGS OF FACT	Christensen	Lange	Kearney	Kulifaj	Sonnee
1. <i>The proposed use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity, nor impair property values within the surrounding neighborhood.</i>	YES	YES	YES	YES	YES
2. <i>The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.</i>	YES	YES	YES	YES	YES
3. <i>The location and character of the proposed use are considered to be consistent with a desirable pattern of development for the locality in general.</i>	YES	YES	YES	YES	YES
4. <i>The proposed use conforms to the comprehensive land use for the County.</i>	YES	YES	YES	YES	YES

5. Proper notice has been given to those people required under Minnesota Statutes, Chapter 394, of the proposed use and of the hearing before the Planning Commission.		YES	YES	YES	YES	YES
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.		YES	YES	YES	YES	YES
7. The proposed use is not injurious to the public health, safety and general welfare.		YES	YES	YES	YES	YES
MOTION TO:		APPROVED WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	TABLE <input type="checkbox"/>	
1ST	Charlie Christensen <input type="checkbox"/>	Dave Lange <input type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input checked="" type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>	
2ND	Charlie Christensen <input type="checkbox"/>	Dave Lange <input checked="" type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>	
VOTE:	YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input checked="" type="checkbox"/> Kearney <input checked="" type="checkbox"/> Kulifaj <input checked="" type="checkbox"/> Sonnee		NO <input type="checkbox"/> Christensen <input type="checkbox"/> Lange <input type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input type="checkbox"/> Sonnee			
RESULT:		APPROVED WITH 16 CONDITIONS, 5.0				

6. PROPOSED AMENDMENTS TO SHORELAND MANAGEMENT ORDINANCE					
STAFF REPORT		Carlstrom read the written public comments and memorandum, and discussed the administrative change to the top and toe of bluff definitions according to MN DNR comments.			
PUBLIC COMMENTS		None.			
BOARD DISCUSSION					
MOTION:		FORWARD TO COUNTY BOARD AS PROPOSED <input checked="" type="checkbox"/>			
1ST:	Charlie Christensen <input type="checkbox"/>	Dave Lange <input type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input checked="" type="checkbox"/>
2ND:	Charlie Christensen <input checked="" type="checkbox"/>	Dave Lange <input type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>

VOTE:	YES	NO
	<input checked="" type="checkbox"/> Christensen	<input type="checkbox"/> Christensen
	<input checked="" type="checkbox"/> Lange	<input type="checkbox"/> Lange
	<input checked="" type="checkbox"/> Kearney	<input type="checkbox"/> Kearney
	<input checked="" type="checkbox"/> Kulifaj	<input type="checkbox"/> Kulifaj
	<input checked="" type="checkbox"/> Sonnee	<input type="checkbox"/> Sonnee
RESULT:	CARRIED 5.0 TO FORWARD TO COUNTY BOARD.	

7. APPROVE MEETING MINUTES					
MOTION TO APPROVE MINUTES OF OCTOBER 20, 2025			APPROVE <input checked="" type="checkbox"/>		APPROVE AS AMENDED <input type="checkbox"/>
1 ST	Charlie Christensen <input checked="" type="checkbox"/>	Dave Lange <input type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>
2 ND	Charlie Christensen <input type="checkbox"/>	Dave Lange <input checked="" type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>
VOTE:	YES	NO			
	<input checked="" type="checkbox"/> Christensen	<input type="checkbox"/> Christensen			
	<input checked="" type="checkbox"/> Lange	<input type="checkbox"/> Lange			
	<input checked="" type="checkbox"/> Kearney	<input type="checkbox"/> Kearney			
	<input checked="" type="checkbox"/> Kulifaj	<input type="checkbox"/> Kulifaj			
	<input checked="" type="checkbox"/> Sonnee	<input type="checkbox"/> Sonnee			
RESULT:	APPROVED 5.0				

8. ADJOURNMENT					
MOTION TO ADJOURN MADE AT 5:10 PM					
1 ST	Charlie Christensen <input type="checkbox"/>	Dave Lange <input type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input checked="" type="checkbox"/>
2 ND	Charlie Christensen <input type="checkbox"/>	Dave Lange <input type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input checked="" type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>
VOTE TO ADJOURN:	YES	NO			
	<input checked="" type="checkbox"/> Christensen	<input type="checkbox"/> Christensen			
	<input checked="" type="checkbox"/> Lange	<input type="checkbox"/> Lange			
	<input checked="" type="checkbox"/> Kearney	<input type="checkbox"/> Kearney			
	<input checked="" type="checkbox"/> Kulifaj	<input type="checkbox"/> Kulifaj			
	<input checked="" type="checkbox"/> Sonnee	<input type="checkbox"/> Sonnee			

<i>Shannon Wiebusch</i>	12/15/2025
Shannon Wiebusch, Planning Commission Secretary	DATE APPROVED
<input type="checkbox"/> DRAFT <input checked="" type="checkbox"/> FINAL	