



AITKIN COUNTY PLANNING COMMISSION

Meeting Minutes

MONDAY, MAY 19, 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 type="checkbox"/>	Dennise Sonnee <input checked="" 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# 2025-000116	
APPLICANT/ REPRESENTATIVE	Sandy Moose LLC, 172 River Bluffs Lane NW, Rochester, MN 55901
CORRESPONDENCE	
STAFF REPORT	Inspection report by Zoning Officer, Connor Plagge. Proposed conditions were read into the record. Applicant Jon Alleckson was present.

PUBLIC COMMENT		Comments in opposition: Dan Gallo- 50377 214 th PI William Smith- 34709 COUNTY ROAD 105, Aitkin				
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>		No, inadequate parking. Road is not very wide and road has no lawful turnaround.	YES, based on condition to park in garage and turn around in driveway.	No, inadequate parking. Road is not very wide and road has no lawful turnaround.	No, inadequate parking. Road is not very wide and road has no lawful turnaround.	No, inadequate parking. Road is not very wide and road has no lawful turnaround.
2. <i>The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.</i>		NO	YES	NO, there would be costs to the county with Planning & Zoning and Sheriff's department	NO	NO
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>		No, inadequate parking. Road is not very wide and road has no lawful turnaround.	YES, we are encouraging this type of land use.	NO	NO	NO
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>		NO	YES	NO	NO	NO
MOTION TO:		APPROVE WITH CONDITIONS <input type="checkbox"/>		DENY <input checked="" 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 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 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:	DENIED 5.0	

5. INTERIM USE PERMIT APP# 2025-000126

APPLICANT/ REPRESENTATIVE	Kortus Contracting & Remodeling LLC/Wanderlustgirl LLC, 35825 Nature Ave, Aitkin, MN 56431				
CORRESPONDENCE					
STAFF REPORT	<p>Inspection report by Zoning Officer, Connor Plagge. Proposed conditions were read into the record.</p> <p>Tom and Sue Kortus were present and had no concerns with staff report.</p>				
PUBLIC COMMENT	<p>Mary Jo Newman 30159 Dam Lake Street, spoke in opposition.</p> <p>Curt Benson- 32198 Nuthatch Ave spoke in opposition.</p>				
BOARD DISCUSSION	<p>The board discussed safety concerns about renters crossing the road to lake lot.</p> <p>Blue E911 sign added as condition #15.</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. <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. 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:		APPROVE 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 type="checkbox"/>	Dennise Sonnee <input checked="" 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 5.0				

6. INTERIM USE PERMIT APP# 2025-000172						
APPLICANT/ REPRESENTATIVE		Stephen Cook, 20397 529th Lane, McGregor, MN 55760				
CORRESPONDENCE						
STAFF REPORT		Staff report by Zoning officer Connor Plagge. Proposed conditions read into the record. Stephen Cook was present and asked about condition related to firearm discharge. The board discussed not allowing discharge of firearms on the property.				
PUBLIC COMMENT		None.				
FINDINGS OF FACT		Christensen	Lange	Kearney	Kulifaj	Sonnee
1. 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.		YES	YES	YES	YES	YES
2. The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.		YES	YES	YES	YES	YES

3. The location and character of the proposed use are considered to be consistent with a desirable pattern of development for the locality in general.		YES	YES	YES	YES	YES
4. The proposed use conforms to the comprehensive land use for the County.		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:		APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>		TABLE <input type="checkbox"/>
1ST	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"/>	
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 5.0				

7. REZONE APP# 2025-000143	
APPLICANT/ REPRESENTATIVE	Rodney Parrott PE, 1598 Imperial Center, Suite 2009, West Plains, MO 65755
CORRESPONDENCE	
STAFF REPORT	Ashley Bukowski, Rinke Noonan LLC was present on behalf of the applicant. Ashley stated how this will accomplish the goals of the comprehensive plan and improve the current aesthetics. It is currently an abandoned shopping center.
PUBLIC COMMENT	Greg Hunter 3719 Viking Blvd NE, Wyoming MN; spoke in opposition.

FINDINGS OF FACT		Christensen	Lange	Kearney	Kulifaj	Sonnee
1. 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.		YES	YES	YES	YES	YES
2. The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.		YES	YES	YES	YES	YES
3. The location and character of the proposed use are considered to be consistent with a desirable pattern of development for the locality in general.		YES	YES	YES	YES	YES
4. The proposed use conforms to the comprehensive land use for the County.		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:		APPROVE <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 5.0
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8. CONDITIONAL USE PERMIT APP# 2025-000142					
APPLICANT/ REPRESENTATIVE	Joe W Emery, 39995 355th St, Aitkin, MN 56431				
CORRESPONDENCE	There were 35 notices sent out in regard to this application. One comment was received from MN DOT.				
STAFF REPORT	Inspection report by Zoning Inspector Brock Anderson was read. Proposed conditions were read into the record. The applicant Joe Emery was present and stated no questions or concerns.				
PUBLIC COMMENT	None.				
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:		APPROVE 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 type="checkbox"/>	Dennise Sonnee <input checked="" type="checkbox"/>
2ND	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:		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 5.0			

9. CONDITIONAL USE PERMIT APP# 2025-000187					
APPLICANT/ REPRESENTATIVE		Steve Blom, 4566 Hwy 71 NE, Suite 1, Willmar, MN 56201			
CORRESPONDENCE		There were 68 notices sent out in regard to this application. Six comments were received and a citizens petition requesting an EAW was submitted to the EQB.			
STAFF REPORT		The following were read into the record: Memo by Andrew Carlstrom, Environmental Services Director; Memo by Wetland Specialist Henry Egland; Report by Zoning Inspector Brock Anderson; Proposed conditions. David Rose, project manager was present.			
PUBLIC COMMENT		Comments by government officials: Jake Frie, Area Hydrologist MN DNR spoke. Comments in opposition: <ol style="list-style-type: none"> 1. Brian Hauge 36880 313th Lane Aitkin. 2. Terry McCool 5241 Birchdale Ln, Baxter 3. Ken Peckels 36886 313th Lane, Aitkin. 4. Jim Drake- 30877 Oriole Ave, Aitkin. 5. Dale Despard, 36882 313th Lane 6. Brian Puckett 36866 313th Ln, Aitkin 7. Kris Stevens 31701 Oriole Ave 8. Tom Deen 30792 376th Ave 9. Chance Curtis 31878 Otter Pl 10. Tyler Stevens 10515 306th Ave NW, Princeton, MN 55371 11. Mark Rajotte 37501 316th Ln 12. Regina Fisher 31761 Oriole Ave 13. Kay Despard 36882 313th Ln 14. Heidi Lindgren, 31317 Oriole Ave 15. Beverly Rajotte 37501 316th Ln 16. Greg Koebnick 31866 Otter Place 			
BOARD DISCUSSION		The item will be tabled pending decision by County Board on need for EAW.			
MOTION TO:		APPROVE WITH CONDITIONS <input type="checkbox"/>		DENY <input type="checkbox"/>	TABLE <input checked="" 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:	TABLED 5.0 PENDING DECISION BY COUNTY BOARD ON NEED FOR EAW				

10. APPROVE MEETING MINUTES					
MOTION TO APPROVE MINUTES OF APRIL 21, 2025			APPROVE <input checked="" type="checkbox"/>		APPROVE AS AMENDED <input 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 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 5.0				

11. ADJOURNMENT					
MOTION TO ADJOURN MADE AT 6:34PM					
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 type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input checked="" type="checkbox"/>
VOTE TO ADJOURN:	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		

	6/16/2025
Shannon Wiebusch, Planning Commission Secretary	DATE APPROVED

☐ DRAFT
☒ FINAL