

AITKIN COUNTY PLANNING COMMISSION

Meeting Minutes

	MOND	AY, MA	Y 19,	2025			GOVERNMENT CENTER BOARD ROOM						
1. CAL	1. CALL TO ORDER												
The Cha	The Chair called the meeting to order at 4:00 PM.												
2. ROL	2. ROLL CALL												
BOARD PRESEN	MEMBERS IT	Charli Christ			Dave L Vice-ch		Michae Chair	el Ke	Steve Ku		ılifaj	lifaj Dennise Sonnee	
BOARD ABSENT	MEMBERS												
		Enviro	onmei	ntal Se	rvices	Director,	Andrew	Carl	strom	ı		I	
STAFF F	PRESENT					ecretary,							
			_	orney, c		•							
			-										
3. APP	3. APPROVE AGENDA												
MOTION	I ТО:					АР	APPROVE ⊠			APPROVE AS AMENDED □			
1 ST	Charlie Christenser	า 🗆	Dave	e Lange	e 🛛	Michael	Kearne	earney Steve k		Kulifaj □ De		nnise Sonnee □	
2 ND	Charlie Christenser	n 🗆	Dave	e Lange	e 🗆	Michael	Kearne	y 🗆	Steve	Kulifaj □	Den	nise Sonnee 🛛	
VOTE TO	O APPROVE A		⊠La ⊠K∈ ⊠Ku	earney	sen	NO Chris Lange Kearr Kulifa	e ney j						
RESULT	•		APPI	ROVED	5.0								
NEW	/ BUSINESS												
	RIM USE P	ERMIT	APP	# 2025	5-0001 ²	16							
	NT/ REPRESE						River Bluf	fs La	ine NW,	Rochester,	MN 5	55901	
CORRESPONDENCE													
Ins rea				read int	nspection report by Zoning Officer, Connor Plagge. Proposed conditions were read into the record. Applicant Jon Alleckson was present.								

Comments in opposition: **PUBLIC COMMENT** Dan Gallo- 50377 214th PI William Smith- 34709 COUNTY ROAD 105, Aitkin FINDINGS OF FACT Kulifaj Sonnee Christensen Lange Kearney 1. The proposed use will not be injurious No, inadequate YES, based on No, inadequate No, inadequate No, inadequate to the use and enjoyment of the parking. Road is condition to park parking. Road is parking. Road is parking. Road is not very wide and in garage and turn not very wide and not very wide and not very wide and environment or of other property in the immediate vicinity, nor impair road has no lawful around in road has no lawful road has no lawful road has no lawful property values within the turnaround. driveway. turnaround. turnaround. turnaround. surrounding neighborhood. 2. The proposed use will not increase NO YES NO, there would NO NO local or state expenditures in relation be costs to the county with to costs of servicing or maintaining neighboring properties. Planning & Zoning and Sheriff's deparment 3. The location and character of the No. inadequate YES, we are NO NO NO proposed use are considered to be parking. Road is encouraging this consistent with a desirable pattern of not very wide and type of land use. road has no lawful development for the locality in turnaround. general. 4. The proposed use conforms to the YFS YES YES YES YES comprehensive land use for the County. 5. Proper notice has been given to those YES YES YES YES YES people required under Minnesota Statutes, Chapter 394, of the proposed use and of the hearing before the Planning Commission. YES YES YES YES 6. That other applicable requirements of YES this ordinance, or other ordinances of the County have been met. 7. The proposed use is not injurious to NO YES NO NO NO the public health, safety and general welfare. MOTION TO: APPROVE WITH CONDITIONS □ **DENY** 🛛 TABLE □ Charlie 1ST Dave Lange Steve Kulifaj ⊠ Dennise Sonnee □ Michael Kearney □ Christensen □ Charlie 2ND Dave Lange □ Michael Kearney □ Steve Kulifaj Dennise Sonnee □ Christensen ⊠ VOTE: YES NO

	⊠Christensen	□Christensen
	⊠Lange	□Lange
	⊠Kearney	□Kearney
	⊠Kulifaj	□Kulifaj
	⊠Sonnee	□Sonnee
RESULT:	DENIED 5.0	

5. INTERIM USE PERMIT APP								
APPLICANT/ REPRESENTATIVE	Kortus Contracting & Remodeling LLC/Wanderlustgirl LLC, 35825 Nature Ave, Aitkin, MN 56431							
CORRESPONDENCE								
STAFF REPORT	Inspection report by Zoning Officer, Connor Plagge. Proposed conditions were read into the record. Tom and Sue Kortus were present and had no concerns with staff report.							
PUBLIC COMMENT	_		ke Street, spoke i					
BOARD DISCUSSION	The board discu	-	ncerns about rente	ers crossing the I	road to lake lot.			
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			
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			

this ordi	 That other applicable requirements of this ordinance, or other ordinances of the County have been met. 			YES		YES	YES		YES			
7. The proposed use is not injurious to the public health, safety and general welfare.				YES		YES	YES		YES			
MOTION	то:	APPRO	OVE WITH CON	/E WITH CONDITIONS ⊠				TABLE □				
1 ST	Charlie Christensen		ave Lange □	Michael Kearne	Steve Kul	ifaj □	Dennise Sonnee ⊠					
2 ND	Charlie Christensen		ave Lange ⊠	Michael Kearne	y 🗆	Steve Kul	ifaj □	Denni	se Sonnee □			
VOTE:		YES ⊠Christ ⊠Lange ⊠Kearn ⊠Kulifaj ⊠Sonne	ey i	□Lange								
RESULT	:	APPRO	OVED 5.0									
6. INTE	DIM LISE DE	DMIT A	PP# 2025-00017	72								
	IT/ REPRESEN			Stephen Cook, 20397 529th Lane, McGregor, MN 55760								
		VIAIIVE	Stephen Cook,	Copriori Cook, 20007 020til Euric, Micoregor, Mily 00700								
STAFF REPORT			record. Stephen Cook	Stephen Cook was present and asked about condition related to firearm discharge. The board discussed not allowing discharge of firearms on the								
PUBLIC C	OMMENT		None.									
FINDINGS	FINDINGS OF FACT			Lange	ŀ	Kearney	Kuli	faj	Sonnee			
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			YES			
The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.			YES	YES		YES	YES	6	YES			

propose consiste	ation and characted use are considered to the considering the considering the local cons	ered to be le pattern of	YES	YES		YES	YES	S	YES	
	posed use confor hensive land use		YES	YES YES		YES	6	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 YE		8	YES	
this ord	ner applicable req inance, or other o Inty have been me	rdinances of		YES		YES	YES	6	YES	
the pub	7. The proposed use is not injurious to the public health, safety and general welfare.			YES		YES		5	YES	
MOTION	I TO:	APPROV	E WITH CONDITIONS ⊠			DENY [TABL	E 🗆	
1 ST	Charlie Christensen	Dav	⁄e Lange □	Michael Kearney □		Steve Kul	ifaj □	Dennis	se Sonnee 🗆	
2 ND	Charlie Christensen	Dav	e Lange □ Michael Kearney □		у 🗆	Steve Kulifaj □		Dennise Sonnee ⊠		
YES ⊠ Christer ⊠ Lange ⊠ Kearney ⊠ Kulifaj ⊠ Sonnee			/	NO □Christensen □Lange □Kearney □Kulifaj □Sonnee						
RESULT	Γ:	APPROV	ED WITH 5.0							
7. REZ	ONE APP# 2	025-00014	13							
APPLICAI	NT/ REPRESEN	ITATIVE	Rodney Parrot	tt PE, 1598 Imperi	al Cer	nter, Suite 2	2009, Wes	st Plains	s, MO 65755	
CORRESP	PONDENCE									
STAFF RE	EPORT		Ashley stated h	ski, Rinke Noonan now this will accon rrent aesthetics. It	nplish	the goals of	of the com	prehen	sive plan and	
PUBLIC COMMENT			Greg Hunter 3719 Viking Blvd NE, Wyoming MN; spoke in opposition.							

FINDINGS	OF FACT		Christenser	Lange	Kearney	Kuli	faj	Sonnee
to the u environ the imm property	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	3	YES
local or to costs	posed use will no state expenditur of servicing or n pring properties.	es in relation	on	YES	YES	YES	6	YES
propose consiste	ation and characted use are consident with a desirable ment for the loca	dered to be ble pattern		YES	YES	YES	3	YES
compre	The proposed use conforms to the comprehensive land use for the County. The proposed use conforms to the comprehensive land use for the county.			YES	YES	YES	3	YES
people : Statutes propose	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	3	YES
this ord	That other applicable requirements of this ordinance, or other ordinances of the County have been met.			YES	YES	YES	3	YES
	posed use is not lic health, safety			YES	YES	YES	6	YES
MOTION	I TO:	APPRO	OVE 🛛		DENY [TABL	E 🗆
1 ST	Charlie Christensen		ave Lange □	Michael Kearne	ey □ Steve K	ulifaj ⊠	Dennis	se Sonnee 🗆
2 ND	Charlie Christensen		ave Lange ⊠	Michael Kearne	ey □ Steve Kı	ılifaj □	Dennis	se Sonnee 🗆
VOTE:		YES ⊠Christ ⊠Lange ⊠Kearn ⊠Kulifa ⊠Sonne	ey j	NO □Christensen □Lange □Kearney □Kulifaj □Sonnee				

RESULT:	APPROVED 5.0
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APPLICANT/ REPRESENTATIVE Joe W Emery, 39995 355th St, Aitkin, MN 56431 There were 35 notices sent out in regard to this application. One comm									
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									
FINDINGS OF FACT	Christensen	Lange	Kearney	Kulifaj	Sonnee				
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				
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				
7. The proposed use is not injurious to the public health, safety and general welfare.	YES	YES	YES	YES	YES				

MOTION	TO:	APPF	ROVI	E WITH CONI	DITIONS 🗵	DENY 🗆	TABLE			
1 ST	Charlie Christensen		Dave	e Lange □	Michael Kearney □	ichael Kearney □ Steve Kulifaj □ Dennise Sonne				
2 ND	Charlie Christensen		Dave	e Lange □	Michael Kearney □	Steve Kulifaj ⊠	Dennise Sonnee □			
YES ☐ Christen ☐ Lange ☐ Kearney ☐ Kulifaj ☐ Sonnee					NO □Christensen □Lange □Kearney □Kulifaj □Sonnee					
RESULT	:	APPF	ROVI	ED 5.0	1					
0 00N	DITIONAL III)		A DD# 0005	000407					
				APP# 2025		MATERIA - MANA 50004				
APPLICAN	IT/ REPRESEN	ITATIV		<u> </u>	566 Hwy 71 NE, Suite 1		Civ commente were			
CORRESP	ONDENCE				notices sent out in rega citizens petition reques					
STAFF RE	PORT			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 C	OMMENT			Jake Frie, Are Comments in o 1. Brian H 2. Terry M 3. Ken Pe 4. Jim Dra 5. Dale Do 6. Brian P 7. Kris Sta 8. Tom Do 9. Chance 10. Tyler S 11. Mark R 12. Regina 13. Kay De 14. Heidi L 15. Beverly	ts by government officials: ie, Area Hydrologist MN DNR spoke. Its in opposition: Brian Hauge 36880 313 th Lane Aitkin. Ferry McCool 5241 Birchdale Ln, Baxter Ken Peckels 36886 313 th Lane, Aitkin. Im Drake- 30877 Oriole Ave, Aitkin. Dale Despard, 36882 313 th Lane Brian Puckett 36866 313 th Ln, Aitkin Kris Stevens 31701 Oriole Ave Fom Deen 30792 376 th Ave Chance Curtis 31878 Otter Pl Fyler Stevens 10515 306th Ave NW, Princeton, MN 55371 Mark Rajotte 37501 316 th Ln Regina Fisher 31761 Oriole Ave Kay Despard 36882 313 th Ln Heidi Lindgren, 31317 Oriole Ave Beverly Rajotte 37501 316 th Ln Greg Koebnick 31866 Otter Place					
BOARD DI	SCUSSION			The item will b	pe tabled pending decisi	on by County Board	on need for EAW.			
MOTION	то:	APPR	ROVE	E WITH CONI	DITIONS 🗆	DENY 🗆	TABLE ⊠			
1 ST	Charlie Christensen		Dave	e Lange □	Michael Kearney □	Steve Kulifaj ⊠	Dennise Sonnee □			

2 ND	Charlie Christensen		Dave Lange	\boxtimes	Michael Kearney		Steve Kul	ifaj □	Dennise Sonnee □
VOTE:	YES NO ⊠Christensen □Christensen □Lange □Lange □Kearney □Kulifaj □Kulifaj □Sonnee □Sonnee								
RESUL	RESULT: TABLED 5.0 PENDING DECISION BY COUNTY BOARD ON NEED FOR EAV							NEED FOR EAW	
10. API	PROVE MEETI	NG M	INUTES						
	N TO APPROV RIL 21, 2025	E MIN	IUTES		APPRO	VE D	₫		APPROVE AS AMENDED □
1 ST	Charlie Christensen	Da	ve Lange □	Mic	/lichael Kearney □ Steve Kulifaj □		□ D	ennise Sonnee ⊠	
2 ND	Charlie Christensen [Da	ve Lange ⊠	Mic	Michael Kearney □ Steve K		ve Kulifaj		ennise Sonnee 🗆
VOTE:			ES NO ⊠ Christensen □ Lange □ Lange □ Kearney □ Kulifaj □ Sonnee						
RESUL	.T:	AP	PROVED 5.0)					
11. AD.	JOURNMENT								
мотю	N TO ADJOUR	N MA	DE AT 6:34I	PM					
1 ST	Charlie Christensen	Da	ive Lange □	Mic	hael Kearney □	Ste	eve Kulifaj	⊠ D	ennise Sonnee □
2 nd	Charlie Christensen] Da	ive Lange □	Mic	hael Kearney □	Ste	eve Kulifaj		ennise Sonnee ⊠
VOTE 1	ΓΟ ADJOURN:	YES NO □ Christensen □ Lange □ Kearney □ Kulifaj □ Sonnee □ Sonnee							
								6/46/20	125
Shanner	n Wiebusch, Plar	ning C	Commission S	oroto	arv			6/16/20	APPROVED
		iiiiig C	Johnnasion St	JOI CLE	AT y			DATE	ALTROVED

⊠FINAL