



# AITKIN COUNTY PLANNING COMMISSION

## Meeting Minutes

MONDAY, JUNE 16, 2025	GOVERNMENT CENTER BOARD ROOM
<b>1. CALL TO ORDER</b>	
The Chair called the meeting to order at 4:00 PM.	

<b>2. ROLL CALL</b>					
<b>BOARD MEMBERS PRESENT</b>	Charlie Christensen	Dave Lange <i>Vice-chair</i>	Michael Kearney <i>Chair</i>		Dennise Sonnee
<b>BOARD MEMBERS ABSENT</b>				Steve Kulifaj	
<b>STAFF PRESENT</b>	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 <sup>ST</sup>	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 <sup>ND</sup>	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 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 4.0				

<b>OLD BUSINESS</b>			
<b>4. CONDITIONAL USE PERMIT APP# 2025-000187</b>			
<b>APPLICANT/ REPRESENTATIVE</b>	Steve Blom, 4566 Hwy 71 NE, Suite 1, Willmar, MN 56201		
<b>STAFF REPORT</b>	On June 10, 2025 the Aitkin County Board of Commissioners approved the citizen's petition and ordered an EAW to be completed. The application should be tabled until the process is complete.		
<b>PUBLIC COMMENT</b>	None.		
<b>MOTION TO:</b>	APPROVE WITH CONDITIONS <input type="checkbox"/>	DENY <input type="checkbox"/>	<b>TABLE <input checked="" type="checkbox"/></b>

1 <sup>ST</sup>	Charlie Christensen ☒	Dave Lange ☐	Michael Kearney ☐	Steve Kulifaj ☐	Dennise Sonnee ☐
2 <sup>ND</sup>	Charlie Christensen ☐	Dave Lange ☐	Michael Kearney ☐	Steve Kulifaj ☐	Dennise Sonnee ☒
VOTE:		YES	NO		
		☒Christensen			
		☒Lange	☐Christensen		
		☒Kearney	☐Lange		
		☐Kulifaj	☐Kearney		
		☒Sonnee	☐Kulifaj		
			☐Sonnee		
RESULT:		TABLED 4.0 PENDING EAW PROCESS.			

<b>5. REZONE APP# 2025-000207</b>					
<b>APPLICANT/ REPRESENTATIVE</b>	Township of Shamrock, 49954 Lake Ave, McGregor, MN 55760				
<b>CORRESPONDENCE</b>	59 notices were sent out; no comments received.				
<b>STAFF REPORT</b>	Staff report by Zoning Inspector, Brock Anderson.				
<b>PUBLIC COMMENT</b>	The applicant was absent.				
<b>BOARD DISCUSSION</b>	There was none.				
<b>FINDINGS OF FACT</b>	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	ABSENT	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	ABSENT	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	ABSENT	YES
4. <i>The proposed use conforms to the comprehensive land use for the County.</i>	YES	YES	YES	ABSENT	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	ABSENT	YES
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.		YES	YES	YES	ABSENT	YES
7. The proposed use is not injurious to the public health, safety and general welfare.		YES	YES	YES	ABSENT	YES
<b>MOTION TO:</b>		APPROVE <input checked="" type="checkbox"/>			DENY <input type="checkbox"/>	TABLE <input type="checkbox"/>
<b>1<sup>ST</sup></b>	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"/>	
<b>2<sup>ND</sup></b>	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"/>	
<b>VOTE:</b>		YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input checked="" type="checkbox"/> Kearney <input 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			
<b>RESULT:</b>		<b>APPROVED 4.0</b>				

<b>6. INTERIM USE PERMIT APP# 2025-000165</b>						
<b>APPLICANT/ REPRESENTATIVE</b>		Nalee Vue, 3915 Fallgold Pkwy N, Brooklyn Park, MN 55443				
<b>CORRESPONDENCE</b>		59 notices were sent; 3 comments were received and read into the record.				
<b>STAFF REPORT</b>		Staff inspection report by Andrew Carlstrom. Andrew stated the applicant has requested the application be tabled until the next meeting. Andrew read proposed conditions into the record.  Dennise Sonnee added a condition that adult must monitor all campfires.				
<b>PUBLIC COMMENT</b>		The following neighbors spoke in opposition: Dean Sweeney Mark Buechele Rose Greninger Mike Harrison Jeff Rathmaner Benny Wheeler				
<b>MOTION TO:</b>		APPROVE WITH CONDITIONS <input type="checkbox"/>			DENY <input type="checkbox"/>	TABLE <input checked="" type="checkbox"/>
<b>1<sup>ST</sup></b>	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 <sup>ND</sup>	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 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 UNTIL 7/21/25 MEETING PER APPLICANT REQUEST				

<b>7. INTERIM USE PERMIT APP# 2025-000295</b>					
<b>APPLICANT/ REPRESENTATIVE</b>	Beth Lundgren, 29058 442nd Place, Aitkin, MN 56431				
<b>CORRESPONDENCE</b>					
<b>STAFF REPORT</b>	Inspection report by Andrew Carlstrom was read; proposed conditions read into the record. Beth Lundgren was present and agreed to adding signs to mark the drainfield. Condition added to post signs at drainfield to prevent vehicles driving over. Condition added to post a blue E911 address sign.				
<b>PUBLIC COMMENT</b>	There was none.				
<b>FINDINGS OF FACT</b>	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	ABSENT	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	ABSENT	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	ABSENT	YES
4. The proposed use conforms to the comprehensive land use for the County.	YES	YES	YES	ABSENT	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	ABSENT	YES

6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.		YES	YES	YES	ABSENT	YES
7. The proposed use is not injurious to the public health, safety and general welfare.		YES	YES	YES	ABSENT	YES
<b>MOTION TO:</b>		APPROVED WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	TABLE <input type="checkbox"/>	
<b>1<sup>ST</sup></b>	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"/>	
<b>2<sup>ND</sup></b>	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"/>	
<b>VOTE:</b>		YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input checked="" type="checkbox"/> Kearney <input 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			
<b>RESULT:</b>		<b>APPROVED WITH CONDITIONS 4.0</b>				

8. INTERIM USE PERMIT APP# 2025-000307						
<b>APPLICANT/ REPRESENTATIVE</b>		Brad Alan Jordahl, 1259 130th. Ln. N , Coon Rapids, MN 55448				
<b>CORRESPONDENCE</b>		One letter was received.				
<b>STAFF REPORT</b>		<p>Inspection report by Andrew Carlstrom was read. Andrew read proposed conditions into the record.</p> <p>Brad Jordahl was present. There was discussion about his neighbor installing their own septic system and removing from the community system and how that would affect his IUP.</p> <p>Conditions added: all open fires are to be monitored at all times by an adult. Install E911 address at driveway.</p> <p>Dave Lange clarified that the meter installed is an hour meter, not an event counter.</p>				
<b>PUBLIC COMMENT</b>		None.				
<b>FINDINGS OF FACT</b>		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	ABSENT	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	ABSENT	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	ABSENT	YES
4. The proposed use conforms to the comprehensive land use for the County.	YES	YES	YES	ABSENT	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	ABSENT	YES
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.	YES	YES	YES	ABSENT	YES
7. The proposed use is not injurious to the public health, safety and general welfare.	YES	YES	YES	ABSENT	YES
<b>MOTION TO:</b>	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>			DENY <input type="checkbox"/>	TABLE <input type="checkbox"/>
<b>1<sup>ST</sup></b>	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"/>
<b>2<sup>ND</sup></b>	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"/>
<b>VOTE:</b>	<b>YES</b> <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input checked="" type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input checked="" type="checkbox"/> Sonnee		<b>NO</b> <input type="checkbox"/> Christensen <input type="checkbox"/> Lange <input type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input type="checkbox"/> Sonnee		
<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS 4.0</b>				

9. INTERIM USE PERMIT APP# 2025-000291	
<b>APPLICANT/ REPRESENTATIVE</b>	Brad Busbey/Anderson Brothers Construction, 11325 Hwy 210 E, Brainerd, MN 56401
<b>CORRESPONDENCE</b>	24 notices were sent out; no comments were received.

<b>STAFF REPORT</b>		Inspection report by Zoning Officer Brock Anderson and proposed conditions were read into the record.				
		Brad Busbey was present and stated no concerns.				
<b>PUBLIC COMMENT</b>		None.				
<b>BOARD DISCUSSION</b>		None.				
<b>FINDINGS OF FACT</b>		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	ABSENT	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	ABSENT	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	ABSENT	YES
4. The proposed use conforms to the comprehensive land use for the County.		YES	YES	YES	ABSENT	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	ABSENT	YES
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.		YES	YES	YES	ABSENT	YES
7. The proposed use is not injurious to the public health, safety and general welfare.		YES	YES	YES	ABSENT	YES
<b>MOTION TO:</b>		APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	TABLE <input type="checkbox"/>	
<b>1<sup>ST</sup></b>	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"/>	
<b>2<sup>ND</sup></b>	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"/>	

<b>VOTE:</b>	YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input checked="" type="checkbox"/> Kearney <input 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	
<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS 4.0</b>		

#### 10. CONDITIONAL USE PERMIT APP# 2025-000306

APPLICANT/ REPRESENTATIVE		Jason Kadelbach, 48663 216th Place, McGregor, MN 55760			
CORRESPONDENCE		There were 28 notices sent; No comments were received.			
STAFF REPORT		Inspection report by Zoning Inspector Brock Anderson. Andrew read 2 proposed conditions into the record.			
PUBLIC COMMENT		None.			
BOARD DISCUSSION		The applicant was absent.			
		Andrew discussed the applicant's proposal and future proposal. The board had questions on future plans for residential housing. Jim Ratz suggested it would be the applicant's best interest to request a rezone of the parcel if he requests future residential development. There was brief discussion on the road access.			
MOTION TO:		APPROVE WITH CONDITIONS <input type="checkbox"/>		DENY <input type="checkbox"/>	TABLE <input checked="" type="checkbox"/>
1 <sup>ST</sup>	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 <sup>ND</sup>	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 checked="" type="checkbox"/> Lange <input checked="" type="checkbox"/> Kearney <input 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:		TABLED 4.0 UNTIL 7/21/25 FOR MORE INFORMATION/QUESTIONS FOR APPLICANT.			

#### 11. APPROVE MEETING MINUTES

<b>MOTION TO APPROVE MINUTES OF MAY 19, 2025</b>			<b>APPROVE <input checked="" type="checkbox"/></b>		<b>APPROVE AS AMENDED <input type="checkbox"/></b>
<b>1<sup>ST</sup></b>	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"/>
<b>2<sup>ND</sup></b>	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"/>
<b>VOTE:</b>		YES <input checked="" type="checkbox"/> Christensen	NO <input type="checkbox"/> Christensen		



	<input checked="" type="checkbox"/> Lange <input checked="" type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input checked="" type="checkbox"/> Sonnee	<input type="checkbox"/> Lange <input type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input type="checkbox"/> Sonnee	
<b>RESULT:</b>	<b>APPROVED 4.0</b>		

## 12. ADJOURNMENT

### MOTION TO ADJOURN MADE AT 6:28PM

<b>1<sup>ST</sup></b>	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"/>
<b>2<sup>ND</sup></b>	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"/>
<b>VOTE TO ADJOURN:</b>		<b>YES</b> <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input checked="" type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input checked="" type="checkbox"/> Sonnee	<b>NO</b> <input type="checkbox"/> Christensen <input type="checkbox"/> Lange <input type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input type="checkbox"/> Sonnee		

<i>Shannon Wiebusch</i>	<b>7/21/2025</b>
Shannon Wiebusch, Planning Commission Secretary	<b>DATE APPROVED</b>

☐ DRAFT  
☒ FINAL