

AITKIN COUNTY PLANNING COMMISSION

Meeting Minutes

	MOND	AY, JUI	NE 16, 2025			GO	VEF	RNMENT	Γ CENTER E	BOAR	RD ROOM	
1. CAL	L TO ORDE	R										
The Chair called the meeting to order at 4:00 PM.												
2. ROL	L CALL					ı						
BOARD MEMBERS Charlie Christense			Dave Lange vice-chair		Michael Kearney Chair		arney			Dennise Sonnee		
BOARD MEMBERS ABSENT									Steve Kul	ifaj		
		Envir	onmental S	ervices	Director, A	Andrew C	Carls	strom				
STAFF I	PRESENT	Plann	ing Commi	ssion S	Secretary, S	Shannon	Wie	busch				
		Coun	ty Attorney,	ommission Secretary, Shannon Wiebusch orney, Jim Ratz								
3. APPROVE AGENDA												
MOTION TO:						PROVE D	×				ROVE ENDED	
1 ST	Charlie Christenser	n 🗵	Dave Lan	ge □	Michael	Kearney		□ Steve Kulifaj		Den	nise Sonnee	- □
2 ND	Charlie Christenser	n 🗆	Dave Lan	ge 🗆	Michael	Kearney		Steve	Kulifaj 🗆 De		Dennise Sonnee ⊠	
VOTE TO	O APPROVE A	:	YES ⊠Christer ⊠Lange ⊠Kearner □Kulifaj ⊠Sonnee	christensen ange arney ulifaj		O ⊒Christensen ⊒Lange ⊒Kearney ⊒Kulifaj ⊒Sonnee						
RESULT	:		APPROVE	D 4.0								
OLD	BUSINESS											
4. CON	IDITIONAL U	SE PE	RMIT APP#	‡ 2025-0	000187							
APPLICAI	NT/ REPRESE	NTATI	VE Steve	Blom, 4	1566 Hwy 71	NE, Suit	e 1,	Willmar	, MN 56201			
On June 10, 202 STAFF REPORT citizen's petition						red an E	٩W t					d be
PUBLIC C	OMMENT		None.		·							
MOTION	I TO:	APF	PROVE WIT	TH CON	NDITIONS I			DENY		TAI	BLE ⊠	

1 ST	Charlie Christensen	⊠ Da	ve Lange □	Michael Kearne	y □ Stev	e Kulifaj □	Dennis	se Sonnee 🗆					
2 ND	Charlie Christensen	□ Da	ve Lange □	Michael Kearne	y □ Stev	Steve Kulifaj □ Dennis		ennise Sonnee ⊠					
		YES		NO	ļ .								
		⊠Christe	nsen	□Christensen									
\/OTE		⊠Lange		□Lange									
VOTE:		⊠Kearne	у	□Kearney									
		□Kulifaj		□Kulifaj									
		⊠Sonne	•	□Sonnee									
RESULT	:	TABLED	4.0 PENDING	4.0 PENDING EAW PROCESS.									
	ADD# 0												
5. REZ	ONE APP# 2	025-0002	:07										
APPLICA	NT/ REPRESEN	NTATIVE	Township of S	Township of Shamrock, 49954 Lake Ave, McGregor, MN 55760									
CORRESP	PONDENCE		59 notices were sent out; no comments received.										
STAFF REPORT Staff report by Zoning Inspector, Brock Anderson.													
The applicant was absent. PUBLIC COMMENT													
BOARD D	ISCUSSION		There was no	ne.									
FINDINGS	OF FACT		Christensen	Lange	Kearn	ey Ku	lifaj	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.			s YES	YES	YES	ABS	ENT	YES					
The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.			YES	YES	YES	ABS	ENT	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	ABS	ENT	YES					
	posed use confor hensive land use		YES	YES	YES	ABS	ENT	YES					

people r Statutes propose	notice has been grequired under M c, Chapter 394, o d use and of the he Planning Com	innesota f the hearing	1	YES	YES	YES		ABSENT		YES	
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.				YES		YES		NT	YES		
7. The proposed use is not injurious to the public health, safety and general welfare.			YES	YES		YES AI		ENT	YES		
MOTION	то:	APPF	ROV	E 🗵			DENY 🗆		TABLE		
1 ST	1st Charlie Christensen □		Dav	e Lange ⊠	Michael Kearne	y 🗆	Steve Kul	ifaj □	Dennise Sonnee □		
2 ND	Charlie Christensen □		Dav	e Lange □	Michael Kearne	y □ Steve Kulifaj □			Dennise Sonnee ⊠		
YES ⊠ Christer ⊠ Lange ⊠ Kearney □ Kulifaj ⊠ Sonnee			ge rney faj	□Lange □Kearney □Kulifaj							
RESULT	:	APPF	ROV	ED 4.0							
0 INITE		A	, DD	# 000F 0004	^F						
	KIM USE PER IT/ REPRESEN			# 2025-0001		I D	aldon Dawle	MANI EE 4.4	10		
		NIAIIV			15 Fallgold Pkwy N						
Staff inspection report by requested the application Andrew read proposed staff.					n report by Andrew application be tabl roposed conditions	report by Andrew Carlstrom. Andrew stated the applicant has oplication be tabled until the next meeting. posed conditions into the record.					
PUBLIC COMMENT				The following neighbors spoke in opposition: Dean Sweeney Mark Buechele Rose Greninger Mike Harrison Jeff Rathmaner Benny Wheeler							
MOTION	то:	APPF	ROV	E WITH CONDITIONS □			DENY 🗆		TABL	E 🗵	
1 ST	Charlie Christensen	\boxtimes	Dav	e Lange □	Michael Kearne	у 🗆	Steve Kul	ifaj □	Denni	se Sonnee 🗆	

2 ND	Charlie Christensen		Dave Lange □	Michael Kearney □	Steve Kulifaj □	Dennise Sonnee ⊠				
YES ⊠ Christer ⊠ Lange ⊠ Kearney □ Kulifaj ⊠ Sonnee		ge rney aj	NO □Christensen □Lange □Kearney □Kulifaj □Sonnee							
RESULT	:	TABL	.ED UNTIL 7/21/2	25 MEETING PER API	PLICANT REQUES	ST				
7. INTER	RIM USE PER	MIT A	PP# 2025-000295							
APPLICANT/ REPRESENTATIVE			E Beth Lundgre	Beth Lundgren, 29058 442nd Place, Aitkin, MN 56431						
CORRESPONDENCE										

7. INTERIM USE PERMIT APP#	2025-000295									
APPLICANT/ REPRESENTATIVE	Beth Lundgren, 2	9058 442nd Pla	ace, Aitkin, MN 5	6431						
CORRESPONDENCE										
STAFF REPORT	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.									
PUBLIC COMMENT	There was 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	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					
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					

That other applicable requirements of this ordinance, or other ordinances of the County have been met.			YES	YES	YES	ABSE	NT	YES			
7. The proposed use is not injurious to the public health, safety and general welfare.			YES	YES	YES	ABSE	NT	YES			
мотюм	N TO:	APPROV	ED WITH CON	IDITIONS 🛮	DENY [TABL	E 🗆			
1 ST	Charlie Christensen	Dav	e Lange 🗆	Michael Kearne	y □ Steve Ku	lifaj □	se Sonnee 🗵				
2 ND	Charlie Christensen	□ Dav	e Lange ⊠	Michael Kearne	y □ Steve Ku	lifaj □	Dennise Sonnee □				
YES ⊠Christen ⊠Lange ⊠Kearney □Kulifaj ⊠Sonnee			,	NO □Christensen □Lange □Kearney □Kulifaj □Sonnee							
RESUL1	Γ:	APPROV	ED WITH CON	NDITIONS 4.0							
8. INTER	RIM USE PER	MIT APP#	2025-000307								
APPLICA	NT/ REPRESEN	NTATIVE	Brad Alan Jordahl, 1259 130th. Ln. N , Coon Rapids, MN 55448								
CORRESI	PONDENCE		One letter was received.								
STAFF RE	EPORT		Inspection report by Andrew Carlstrom was read. Andrew read proposed conditions into the record. 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. Conditions added: all open fires are to be monitored at all times by an adult. Install E911 address at driveway. Dave Lange clarified that the meter installed is an hour meter, not an event counter.								
PUBLIC C	OMMENT		None.								
FINDINGS	OF FACT		Christensen	Lange	Kearney	Kulii	faj	Sonnee			
to the u environ the imm propert	posed use will no ise and enjoymen ment or of other p nediate vicinity, no y values within the iding neighborhoo	t of the property in or impair e	YES	YES	YES	ABSE	NT	YES			

local or to costs	posed use will no state expenditure of servicing or n ring properties.	es in rela	ation	YES	YES		YES	ABSE	ENT	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	ABSE	NT	YES		
The proposed use conforms to the comprehensive land use for the County.			YES	YES		YES	ABSE	ENT	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	ABSE	ENT	YES		
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.				YES		YES ABSE		ENT	YES		
7. The proposed use is not injurious to the public health, safety and general welfare.			YES	YES		YES ABSE		ENT	YES		
MOTION	TO:	APPI	ROV	E WITH CONDITIONS ⊠			DENY 🗆		TABL	TABLE □	
1 ST	Charlie Christensen		Dav	e Lange ⊠	Michael Kearne	y 🗆	Steve Kulifaj □		Dennise Sonnee □		
2 ND	Charlie Christensen		Dav	e Lange □	Michael Kearne	у 🗆	Steve Kul	ifaj □	Dennis	se Sonnee □	
YES ⊠ Christensen ⊠ Lange ⊠ Kearney □ Kulifaj ⊠ Sonnee					NO □Christensen □Lange □Kearney □Kulifaj □Sonnee						
RESULT	:	APPF	ROV	ED WITH CO	NDITIONS 4.0						
9. INTER	RIM USE PER	MIT A	PP#	2025-00029)1						
APPLICAN	NT/ REPRESEN	VITATIV	Έ	Brad Busbey/Anderson Brothers Construction, 11325 Hwy 210 E, Brainerd, MN 56401							
CORRESP	ONDENCE			24 notices were sent out; no comments were received.							

STAFF REPO	PRT		Inspection report by Zoning Officer Brock Anderson and proposed conditions were read into the record.										
•		Brad Busbey v	vas present and st	ated no concerr	ıs.								
PUBLIC COM	IMENT	None.											
BOARD DISC	USSION	None.											
FINDINGS OF	FACT	Christenser	n Lange	Kearney	Kul	ifaj	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	ABSE	ENT	YES						
local or stat	ed use will not increase le expenditures in relat servicing or maintaining properties.	ion	YES	YES	ABSE	ENT	YES						
proposed us consistent v	n and character of the se are considered to be with a desirable pattern nt for the locality in		YES	YES	ABSE	ENT	YES						
	ed use conforms to the sive land use for the	YES	YES	YES	ABSE	ENT	YES						
people requ Statutes, Ci proposed us	ce has been given to th nired under Minnesota hapter 394, of the se and of the hearing Planning Commission.	yes YES	YES	YES	ABSE	ENT	YES						
this ordinan	applicable requirements ce, or other ordinances have been met.		YES	YES	ABSE	NT	YES						
	ed use is not injurious i ealth, safety and gene		YES	YES	ABSENT		YES						
MOTION TO	D: APPR	OVE WITH CON	DITIONS 🗵	DENY [TABL	.E 🗆						
1 ST	Charlie Christensen □)ave Lange ⊠	Michael Kearne	y □ Steve Kı	ulifaj □	Dennise Sonnee □							
2 ND	Charlie Christensen □	Dave Lange □	ve Lange □ Michael Kearney □		Steve Kulifaj □		Dennise Sonnee ⊠						

VOT	YES ⊠ Christe ⊠ Lange ⊠ Kearne		NO □Christens □Lange □Kearney	en							
	□Kulifaj	-	□Kulifaj								
-	⊠Sonne	9	□Sonnee								
RESU	LT: APPRO	/ED WI	TH CONDI	TIONS	6 4.0						
10. co	NDITIONAL U	SE PER	RMIT APP#	2025-0	000306						
APPLICA	NT/ REPRESE	VITATIV	E Jason K	lason Kadelbach, 48663 216th Place, McGregor, MN 55760							
CORRES	PONDENCE		There w	ere 28	notices sent; No co	omments were receive	ed.				
STAFF R	EPORT				ort by Zoning Inspec the record.	ctor Brock Anderson.	Andrew read 2 proposed				
PUBLIC (COMMENT		None.								
			The ap	plicant	was absent.						
BOARD [question the app	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 he 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.								
мотю	APPR	ROVE WITH	CON	DITIONS 🗆	DENY 🗆	TABLE ⊠					
1 ST	Charlie Christensen		Dave Lange	e 🗆	Michael Kearney	□ Steve Kulifaj □	☐ Dennise Sonnee ⊠				
2 ND	Charlie Christensen		Dave Lange	e 🗵	Michael Kearney	□ Steve Kulifaj □	☐ Dennise Sonnee ☐				
		YES		NO							
			stensen								
VOTE:		⊠Lanç ⊠Kea	_	□Lange							
		□Kulif	•		□Kearney □Kulifaj						
		⊠Son	•		□Sonnee						
RESUL	T:		.ED 4.0 UN .ICANT.	TIL 7/	21/25 FOR MORE	INFORMATION/Q	UESTIONS FOR				
11. APF	PROVE MEET	NG MI	NUTES								
	N TO APPRO\ Y 19, 2025	/E MIN	UTES		APPRO	VE 🛛	APPROVE AS AMENDED □				
1 ST	Charlie Christensen	Dav	⁄e Lange □	Mich	ael Kearney □	Steve Kulifaj □	Dennise Sonnee □				
2 ND	Charlie Christensen [Dav	⁄e Lange ⊠	Mich	ael Kearney □	Steve Kulifaj □	Dennise Sonnee □				
VOTE:		YES ⊠C	hristensen	N(O ∃Christensen						

		⊠Lange ⊠Kearney □Kulifaj ⊠Sonnee		□Lange □Kearney □Kulifaj □Sonnee							
RESUL	.T:	APPROVED 4.0	APPROVED 4.0								
12. ADJOURNMENT											
MOTION TO ADJOURN MADE AT 6:28PM											
1 ST	Charlie Christensen □	Dave Lange ⊠	Lange ⊠ Michael Kearney □				Dennise Sonnee □				
2 nd	Charlie Christensen □	Dave Lange □	Mie	chael Kearney □	Steve Kulifaj □		Dennise Sonnee ⊠				
VOTE	ΓΟ ADJOURN:	YES ⊠Christensen ⊠Lange ⊠Kearney □Kulifaj ⊠Sonnee		NO □Christensen □Lange □Kearney □Kulifaj □Sonnee							
Shan	ınon Wiebu		7/21/2025								
Shannoi	n Wiebusch, Planni	DATE APPROVED									

□DRAFT ⊠FINAL