

AITKIN COUNTY PLANNING COMMISSION

Meeting Minutes

MONDAY, SEPTEMBER 15, 2025						GOVERNMENT CENTER BOARD ROOM					
1. CALL TO ORDER											
The Cha	The Chair called the meeting to order at 4:00 PM.										
2. ROL	L CALL										
BOARD PRESEN	MEMBERS IT	1	Charlie ristensen			Michael Kearney Chair		Steve Kulifaj		Dennise Sonnee	
BOARD ABSEN	MEMBERS T										
		Enviro	onmental Se	ervices	Director	Andrew	Carl	strom			
STAFF I	PRESENT	Plann	ing Commis	ssion S	ecretary,	Shannor	ı Wie	ebusch			
		Count	ty Attorney,	Jim Ra	atz						
3. APP	ROVE AGEN	IDA									
MOTION		APPROVE ⊠				APPROVE AS AMENDED □					
1 ST	Charlie Christenser	n 🗵	Dave Lang	је 🗆	Michae	I Kearney □ Steve		Kulifaj □ De		Dennise Sonnee □	
2 ND	Charlie Christenser	า 🗆	Dave Lang	e Lange ⊠ Mich		el Kearney Steve		e Kulifaj □ Der		Dennise Sonnee □	
YES VOTE TO APPROVE AGENDA XES □ C □ L □ K				Christensen □Ch .ange □Lai Kearney □Ke Kulifaj □Ku							
RESULT	:		APPROVE	D 5.0	'						
NEW	BUSINESS										
4. CON	DITIONAL U	ISE PE	RMIT APP#	2025-0	000613						
APPLICAI	NT/ REPRESE	ENTATI	VE Terry 8	erry & Corrine Drahosh, 43716 Conifer St, Aitkin, MN 56431							
CORRESP		There were 23 notices sent out in regard to this application. No comments were received.									
STAFF RE	EPORT		Terry a	Inspection reporst by Zoning Officers Brock Anderson and Henry Egland. Terry and Corrine Drahosh were present; Terry stated that he has not yet decided how he will proceed with the building site and compliance with the MN DOT Right-of-way.							

			Wetland Spec inspections.	Wetland Specialist Henry Egland spoke regarding the staff report and timing of inspections.							
PUBLIC C	OMMENT		None.	None.							
MOTION TO:		APPRO	VED WITH CC	NDITIONS	DENY 🗆	TABLE 🗵					
1 ST	Charlie Christensen	_ Da	ave Lange 🗆	Michael Kearney □	Steve Kulifaj ⊠	Dennise Sonnee □					
2 ND	Charlie Christensen	□ D:	ave Lange ⊠	Michael Kearney □	Steve Kulifaj □	Dennise Sonnee □					
		YES		NO							
		⊠Christe	ensen	□Christensen							
VOTE:		⊠Lange		□Lange							
VOIE.		⊠Kearn	ey	□Kearney							
		⊠Kulifaj		□Kulifaj							
		⊠Sonne	е	□Sonnee							
RESULT:				5.0 FOR APPLICANT TO SUBMIT PLANS OR VARIANCE TO MEET DW SETBACK.							

5. INTERIM USE PERMIT APP	# 2025-000632								
APPLICANT/ REPRESENTATIVE	Craig McNeil of McNeil Excavating, 35040 696th St, Hill City, MN 55748								
CORRESPONDENCE	There were 65 notices sent regarding this application. No comments were received.								
STAFF REPORT	Inspection report by Zoning Officer Brock Anderson. Craig McNeil was present. Dave Lange questioned condition #8; he stated it was too restrictive when few trucks are hauling. Mr. McNeil said there is a good sight line on this stretch of road. The board discussed and agreed to strike condition #8.								
PUBLIC COMMENT	None.								
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				
 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				

PUBLIC COMMENT		,	Jim Benson 43424 Conifer Street, immediate neighbor to northeast, s favor.								
STAFF REPORT			Inspection report by Andrew Carlstrom. Brian Bittner, one of the partners of LLC was present; he stated no concerns.								
CORRESPONDENCE			There were 38 notices sent out in regard to this application. No comments were received.								
APPLICANT/ REPRESEN	ITATIVE		55804	dgren of E@BS, I			•				
6. INTERIM USE PER	RMIT A	PP#									
RESULT.	AFFR	UVI	LD WITH 0 CC	0.6 CMOLLIGN							
RESULT:	ΔPPR	OVI	FD WITH 8 CC	ONDITIONS 5.0							
	⊠Sonn	-									
	⊠ Kulifa	-		□Kulifaj							
VOTE:	⊠Lange ⊠Kearney			□Lange □Kearney							
		stensen		□ Christensen							
	YES			NO							
2 ND Christensen		Dave	e Lange ⊠ I	Michael Kearney	y 🗆	Steve Kul	ifaj □ ———	Dennis	se Sonnee 🗆		
Charlia	Charlie		-	•		-					
1 ST Charlie Dav		Dave	e Lange □ I	Michael Kearney □		Steve Kulifaj ⊠		Dennise Sonnee □			
MOTION TO:	APPR	OVE	ED WITH CONDITIONS ⊠			DENY 🗆		TABLE			
7. The proposed use is not injurious to the public health, safety and general welfare.			YES	YES		YES	YES		YES		
That other applicable requirements of this ordinance, or other ordinances of the County have been met.			YES	YES	YES		YES		YES		
5. Proper notice has been good people required under Minimum Statutes, Chapter 394, of proposed use and of the before the Planning Communication.	nnesota the hearing	YES	YES	YES		YES		YES			
4. The proposed use conformation comprehensive land use a County.			YES	YES			.25		YES		
4. The proposed use contori	ms to the	,	YES	YES		YES	YES	i	YES		

Christensen

Lange

FINDINGS OF FACT

Sonnee

Kulifaj

Kearney

1.	to the us environn the imme property	osed use will no e and enjoymen nent or of other p ediate vicinity, no values within the ling neighborhoo	t of the property or impail	in	YES	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.			be	YES	YES		YES	YES		YES		
4. The proposed use conforms to the comprehensive land use for the County.			ie	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.				9	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	YE	6	YES		
M	OTION	то:	APPF	ROVI	E WITH COND	DITIONS 🗵		DENY 🗆		TABLE		
	1 ST	Charlie Christensen		Dav	e Lange □	Michael Kearney	Michael Kearney □ Steve I		teve Kulifaj □ □		Dennise Sonnee ⊠	
	2 ND	Charlie Christensen		Dav	e Lange □	Michael Kearney	/ 🗆	Steve Kulifaj ⊠ Denr			se Sonnee 🗆	
YES ⊠ Christer ⊠ Lange ⊠ Kearney ⊠ Kulifaj ⊠ Sonnee			ge rney faj		NO □Christensen □Lange □Kearney □Kulifaj □Sonnee							
R	ESULT	:	APPR	OVE	D WITH 15 C	ONDITIONS 5.0						

7. PRI	ELIMINARY &	FINAL P	LAT APP#	‡ 202	5-000674 & 2025-	000	738			
APPLICA	ANT/ REPRESEN	NTATIVE		Scott Spaeth of Directed Investments of Minnesota, 50261 197th Ave, McGregor, MN 55760						
CORRES	PONDENCE		There we received	There were 35 notices sent out in regard to this application. One comment was eceived.						
STAFF R	EPORT				ort by Zoning Officer as present and stat			e cond	ditions.	
PUBLIC	COMMENT		None.							
BOARD	DISCUSSION		None.							
мотю	N TO:	APPRO	VE WITH	CON	DITIONS ⊠		DENY □	7	TABLE 🗆	
1 ST	Charlie Christensen	□ Da	ave Lange	\boxtimes	Michael Kearney		Steve Kulifaj □	D	Dennise Sonnee □	
2 ND	Charlie Christensen	□ Da	ave Lange		Michael Kearney		Steve Kulifaj □	D	ennise Sonnee 🗵	
VOTE:	YES ⊠Christo ⊠Lange ⊠Kearno ⊠Kulifaj ⊠Sonne	ey i	NO □Christensen □Lange □Kearney □Kulifaj □Sonnee							
RESUL	т:	APPRO BOARD,		1 3 C	ONDITIONS TO M	IOV	E FORWARD T	O TH	HE COUNTY	
8. API	PROVE MEETI	NG MINI	IITEQ							
	N TO APPROV GUST 18, 2025		TES	APPROVE ⊠				APPROVE AS AMENDED □		
1 ST	Charlie Christensen	Dave	Lange □	Mich	ael Kearney 🗆	Ste	eve Kulifaj □ D		Dennise Sonnee □	
2 ND	Charlie Christensen	Dave	Lange □	Mich	ael Kearney 🗆	Ste	eve Kulifaj ⊠	Den	nnise Sonnee 🗆	
VOTE:		YES ⊠ Chr ⊠ Lan ⊠ Kea ⊠ Kuli ⊠ Sor	arney ifaj		O ∃Christensen ∃Lange ∃Kearney ∃Kulifaj ∃Sonnee					
RESUL	RESULT: APPROVED 5.0									
9. ADJOURNMENT										
MOTIO	N TO ADJOUR	RN MADE	E AT 4:44	PM		I	ı			
1 ST	Charlie Christensen	Dave	Dave Lange □ Michael Kearney □ Steve Kulifa						nise Sonnee ⊠	

2 nd	Charlie Christensen ⊠	Dave Lange □ Micha		chael Kearney □	Steve Kulifaj □		Dennise Sonnee □		
VOTE 1	YES ⊠ Christensen ⊠ Lange ⊠ Kearney ⊠ Kulifaj ⊠ Sonnee			NO □Christensen □Lange □Kearney □Kulifaj □Sonnee					
560	ennon Wisk			10/2	0/2025				
Mannon Williach						10/2	U/2U23		
Shannor	n Wiebusch, Planni	DATE APPROVED							

□DRAFT