



AITKIN COUNTY PLANNING COMMISSION

Meeting Minutes

MONDAY, SEPTEMBER 15, 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 checked="" type="checkbox"/>	Dave Lange <input 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 checked="" type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input 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. CONDITIONAL USE PERMIT APP# 2025-000613	
APPLICANT/ REPRESENTATIVE	Terry & Corrine Drahosh, 43716 Conifer St, Aitkin, MN 56431
CORRESPONDENCE	There were 23 notices sent out in regard to this application. No comments were received.
STAFF REPORT	Inspection report 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 Specialist Henry Egland spoke regarding the staff report and timing of inspections.			
PUBLIC COMMENT		None.			
MOTION TO:		APPROVED 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 FOR APPLICANT TO SUBMIT PLANS OR VARIANCE TO MEET ROAD ROW 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
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:		APPROVED 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 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 WITH 8 CONDITIONS 5.0				

6. INTERIM USE PERMIT APP# 2025-000625						
APPLICANT/ REPRESENTATIVE		Ellen Miller-Lindgren of E@BS, LLC, 5107 East Superior Street, Duluth, MN 55804				
CORRESPONDENCE		There were 38 notices sent out in regard to this application. No comments were received.				
STAFF REPORT		Inspection report by Andrew Carlstrom. Brian Bittner, one of the partners of LLC was present; he stated no concerns.				
PUBLIC COMMENT		Jim Benson 43424 Conifer Street, immediate neighbor to northeast, spoke in favor.				
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 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 WITH 15 CONDITIONS 5.0				

7. PRELIMINARY & FINAL PLAT APP# 2025-000674 & 2025-000738					
APPLICANT/ REPRESENTATIVE		Scott Spaeth of Directed Investments of Minnesota, 50261 197th Ave, McGregor, MN 55760			
CORRESPONDENCE		There were 35 notices sent out in regard to this application. One comment was received.			
STAFF REPORT		Inspection report by Zoning Officer Brock Anderson. Scott Speath was present and stated no concerns to the conditions.			
PUBLIC COMMENT		None.			
BOARD DISCUSSION		None.			
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 checked="" 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 3 CONDITIONS TO MOVE FORWARD TO THE COUNTY BOARD, 5.0			

8. APPROVE MEETING MINUTES					
MOTION TO APPROVE MINUTES OF AUGUST 18, 2025			APPROVE <input checked="" type="checkbox"/>		APPROVE AS AMENDED <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 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. ADJOURNMENT					
MOTION TO ADJOURN MADE AT 4:44 PM					
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 checked="" type="checkbox"/>	Dave Lange <input type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input 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		

<i>Shannon Wiebusch</i>	10/20/2025
Shannon Wiebusch, Planning Commission Secretary	DATE APPROVED

☐ DRAFT

☒ FINAL