



# AITKIN COUNTY PLANNING COMMISSION

## Meeting Minutes

MONDAY, JANUARY 27, 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 <input checked="" type="checkbox"/>	Dave Lange <b>Vice-chair</b> <input checked="" type="checkbox"/>	Michael Kearney <b>Chair</b> <input checked="" type="checkbox"/>	Steve Kulifaj <input checked="" type="checkbox"/>	Dennise Sonnee <input checked="" type="checkbox"/>
<b>STAFF PRESENT</b>	Assistant Zoning Administrator Kevin Turnock <input checked="" type="checkbox"/> Planning Commission Secretary Shannon Wiebusch <input checked="" type="checkbox"/> County Attorney Jim Ratz <input checked="" type="checkbox"/>				

3. APPROVE AGENDA						
MOTION TO:			APPROVE <input checked="" type="checkbox"/>		APPROVE AS AMENDED <input type="checkbox"/>	
1 <sup>ST</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"/>	
2 <sup>ND</sup>	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 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				

<b>4. ELECTION OF OFFICERS FOR 2025</b>	
<b>- CHAIR</b>	Dennise Sonnee nominated Michael Kearney for Chair. There were no other nominations. Motion made by Dennise Sonnee and seconded by Steve Kulifaj to cease nominations and cast unanimous ballot for Michael Kearney. All voted and Michael is Chair.
<b>RESULT:</b>	<b>MICHAEL KEARNEY IS CHAIR.</b>
<b>- VICE CHAIR</b>	Dennise Sonnee nominated David Lange for Vice Chair. There were no other nominations. Motion made by Dennise Sonnee and seconded by Steve Kulifaj to cease nominations and cast unanimous ballot for David Lange. All voted and David Lange is Vice Chair.
<b>RESULT:</b>	<b>DAVID LANGE IS VICE CHAIR.</b>

<b>- SECRETARY</b>	Dennise Sonnee nominated Shannon Wiebusch for Secretary. There were no other nominations. Motion made by Dennise Sonnee and seconded by Steve Kulifaj to cease nominations and cast unanimous ballot for Shannon Wiebusch. All voted and Shannon is Secretary.
<b>RESULT:</b>	<b>SHANNON WIEBUSCH IS SECRETARY.</b>

<b>OLD BUSINESS</b>					
<b>5. CONDITIONAL USE PERMIT APP# 2024-002138</b>					
<b>APPLICANT/ REPRESENTATIVE</b>	James Bright/Aitkin County Agricultural Society, 209 2nd Street NW, Room 166, Aitkin, MN 56431,				
<b>CORRESPONDENCE</b>	156 notices were sent; one letter from the DNR was received.				
<b>STAFF REPORT</b>	Inspection report by Brock Anderson, Zoning Officer.				
<b>PUBLIC COMMENT</b>	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	YES	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	YES	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	YES	YES
4. <i>The proposed use conforms to the comprehensive land use for the County.</i>	YES	YES	YES	YES	YES
5. <i>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.</i>	YES	YES	YES	YES	YES
6. <i>That other applicable requirements of this ordinance, or other ordinances of the County have been met.</i>	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
<b>MOTION TO:</b>		<b>APPROVE WITH CONDITIONS <input checked="" type="checkbox"/></b>		<b>DENY <input type="checkbox"/></b>		<b>TABLE <input type="checkbox"/></b>
<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 type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input checked="" 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 checked="" 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 2 CONDITIONS 5.0</b>				

<b>NEW BUSINESS</b>					
<b>6. CONDITIONAL USE PERMIT APP# 2024-002199</b>					
<b>APPLICANT/ REPRESENTATIVE</b>		David Emmons, PO BOX 438, Isle MN 56342			
<b>CORRESPONDENCE</b>		23 notices were sent out; No letters received.			
<b>STAFF REPORT</b>		Inspection report by Zoning Officer, Brock Anderson.			
<b>PUBLIC COMMENT</b>		<p>Applicant Mr. Emmons was present and stated all conditions are reasonable and is working with a septic designer. Food and alcohol will be catered. Plan is to come back with the items needed.</p> <p>Ken Gangle, Idun Township Supervisor- questioned who is responsible party for the township road; concerns about increased traffic.</p> <p>Kim Carlson 13708 280<sup>th</sup> Place, Isle, MN spoke in favor of the proposal. The maintenance of the road is split between Townships.</p>			
<b>MOTION TO:</b>		<b>APPROVE WITH CONDITIONS <input type="checkbox"/></b>		<b>DENY <input type="checkbox"/></b>	
<b>TABLE <input checked="" 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>		<b>YES</b> <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	<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>TABLED 5.0</b>
<b>ACTIONS:</b>	<b>1. APPLICANT TO SUBMIT A MAX OCCUPANT LOAD AND SEPTIC DESIGN TO ACCOMMODATE THE OCCUPANT LOAD.</b> <b>2. REPUBLICATION WITHOUT THE CAMPGROUND REQUEST.</b> <b>3. PLANNING &amp; ZONING TO FOLLOW UP WITH BOTH TOWNSHIPS ON WHO IS THE ROAD AUTHORITY FOR MAINTENANCE AND ANY COMMENTS.</b>

7. APPROVE MEETING MINUTES					
<b>MOTION TO APPROVE MINUTES OF DECEMBER 16, 2024</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 type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input checked="" type="checkbox"/>
<b>VOTE:</b>		<b>YES</b> <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	<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 5.0</b>			

8. ADJOURNMENT					
<b>MOTION TO ADJOURN MADE AT 4:29PM</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 type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input checked="" type="checkbox"/>	Dennise Sonnee <input 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 checked="" 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>2/24/2025</b>
Shannon Wiebusch, Planning Commission Secretary		<b>DATE APPROVED</b>
<input type="checkbox"/> DRAFT <input checked="" type="checkbox"/> FINAL		