



# AITKIN COUNTY PLANNING COMMISSION

## Meeting Minutes

MONDAY, OCTOBER 20, 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>	Steve Kulifaj	Dennise Sonnee
<b>BOARD MEMBERS ABSENT</b>					
<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 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 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>OLD BUSINESS</b>	
<b>4. CONDITIONAL USE PERMIT APP# 2025-000613</b>	
<b>APPLICANT/ REPRESENTATIVE</b>	Terry & Corrine Drahosh, 43716 Conifer St, Aitkin, MN 56431
<b>CORRESPONDENCE</b>	There were no comments received.
<b>STAFF REPORT</b>	Terry Drahosh was present and stated he plans to request a variance to encroach on the site line right-of-way to the Board of Adjustment in December. Mr. Drahosh signed a 60-day extension form until the December 15 Planning Commission meeting.
<b>PUBLIC COMMENT</b>	None.

<b>MOTION TO:</b>		APPROVED WITH CONDITIONS <input type="checkbox"/>		DENY <input type="checkbox"/>	<b>TABLE</b> <input checked="" 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 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 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 UNTIL THE DECEMBER 15, 2025 PC MEETING, 5.0.</b>				
<b>ACTIONS:</b>	<b>APPLICANT TO OBTAIN A VARIANCE FROM THE ROW SETBACK AT THE DECEMBER BOA MEETING, OR PROVIDE AMENDED PLANS MEETING THE REQUIRED ROW SETBACK BY THE DECEMBER 15, 2025 PC MEETING.</b>				

<b>NEW BUSINESS:</b>					
<b>5. INTERIM USE PERMIT APP# 2025-000803</b>					
<b>APPLICANT/ REPRESENTATIVE</b>	Andrea Nelson, 7707 Oakridge Trail, Shakopee MN 55379				
<b>CORRESPONDENCE</b>	There were 56 notices sent; No comments were received.				
<b>STAFF REPORT</b>	Inspection report by Andy Bober. Proposed conditions were read into record.  John Nelson was present and stated the E911 address sign is ordered. The board discussed the use of a fire pit near the lake due to its proximity to the lake. Mr. Nelson stated the fire pit has been removed and is currently a sitting area. Condition #17 added.				
<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. 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
<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 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 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			
<b>RESULT:</b>		<b>APPROVED WITH 17 CONDITIONS 5.0</b>				

6. CONDITIONAL USE PERMIT APP# 2025-000832	
<b>APPLICANT/ REPRESENTATIVE</b>	Aitkin County Land Department, 502 Minnesota Ave N, Aitkin MN 56431
<b>CORRESPONDENCE</b>	There were 43 notices sent; Two comments were received and read into the record.
<b>STAFF REPORT</b>	Inspection report by Brock Anderson. Proposed conditions were read into the record.
<b>PUBLIC COMMENT</b>	Comments in opposition from:  Ellen Olmscheid 44077 378 <sup>th</sup> Ln Jamie Erickson 43628 374 <sup>th</sup> Ln Patrica Erickson 43628 374 <sup>th</sup> Ln Tom Bohm 44197 378 <sup>th</sup> Ln
<b>BOARD DISCUSSION</b>	Land Commissioner Dennis Thompson was present to address comments concerning trash, screening, and road maintenance. The ramps will be for canoe access only, no boat ramps. An engineered No-Rise Certificate has been

		submitted for the project and is supported by the DNR, MHB, and Aitkin Township; funded by the State Legislature for added public water accesses.				
		The board discussed that ATV traffic is regulated by the Sherriff's office.				
		8 conditions were added to address concerns.				
<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. <i>The proposed use is not injurious to the public health, safety and general welfare.</i>		YES	YES	YES	YES	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 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:</b>		YES <input checked="" type="checkbox"/> Christensen		NO <input 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"/> Lange <input type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input type="checkbox"/> Sonnee
<b>RESULT:</b>	<b>APPROVED WITH CONDITIONS 5.0</b>	

## 7. APPROVE MEETING MINUTES

MOTION TO APPROVE MINUTES OF SEPTEMBER 15, 2025			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:		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			

## 8. ADJOURNMENT

MOTION TO ADJOURN MADE AT 5:15 PM					
1 <sup>ST</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"/>
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"/>
<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>11/17/2025</b>
Shannon Wiebusch, Planning Commission Secretary	<b>DATE APPROVED</b>

☐ DRAFT  
☒ FINAL