



AITKIN COUNTY PLANNING COMMISSION

Meeting Minutes

MONDAY, APRIL 21, 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>		Steve Kulifaj	Dennise Sonnee
BOARD MEMBERS ABSENT			Michael Kearney <i>Chair</i>		
STAFF PRESENT	Environmental Services Director, Andrew Carlstrom <input checked="" type="checkbox"/> Planning Commission Secretary, Shannon Wiebusch <input checked="" type="checkbox"/> Assistant County Attorney, Mark Lageson <input checked="" type="checkbox"/>				

3. APPROVE AGENDA						
MOTION TO:			APPROVE <input checked="" type="checkbox"/>		APPROVE AS AMENDED <input type="checkbox"/>	
1 ST	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 ND	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 APPROVE AGENDA		YES	NO			
		<input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input 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 4.0				

OLD BUSINESS	
4. INTERIM USE PERMIT APP# 2024-000047	
APPLICANT/ REPRESENTATIVE	Richard Pexa/Tom Meixell, 7097 Upper 139th Street W, Apple Valley, MN 55124
CORRESPONDENCE	94 Notices were sent out; one comment was received from Shamrock Township.
STAFF REPORT	Inspection report and memo by Zoning Officer, Connor Plagge. Proposed conditions were read into the record.
PUBLIC COMMENT	Mr. Pexa was present on conference call.

		<p>The board discussed Shamrock Townships lodging tax and decided the Township would need to address this concern- it will not be up to the Planning Commission to administer.</p> <p>The board discussed condition on hours and days of operation to monthly.</p>				
FINDINGS OF FACT		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	ABSENT	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	ABSENT	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	ABSENT	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	ABSENT	YES	YES
6. <i>That other applicable requirements of this ordinance, or other ordinances of the County have been met.</i>		YES	YES	ABSENT	YES	YES
7. <i>The proposed use is not injurious to the public health, safety and general welfare.</i>		YES	YES	ABSENT	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		NO <input type="checkbox"/> Christensen		

	<input checked="" type="checkbox"/> Lange <input 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
RESULT:	APPROVED WITH 14 CONDITIONS 4.0	

NEW BUSINESS					
5. CONDITIONAL USE PERMIT APP# 2025-000093					
APPLICANT/ REPRESENTATIVE	Margit M Ryan, 5266 Northwest Ave, White Bear Lake, MN 55110				
CORRESPONDENCE	70 Notices were sent out; Three letters were received.				
STAFF REPORT	Inspection report and updated memo by Zoning Officer, Brock Anderson. Proposed conditions were read into the record.				
PUBLIC COMMENT	<p>Margit Ryan was present. Carrie Renner was present (property owner and daughter to Margit).</p> <p>Richard Rye and Lynda Rye 45557 289th Lane, spoke in opposition. Concerns about road maintenance and safety.</p> <p>Kyle Kieselhorst 28771 Patridge Ave, spoke in opposition. Concerns about road condition and maintenance.</p> <p>Chris Scholl 45656 289th Lane, spoke in opposition. Concerns about road condition and maintenance.</p>				
FINDINGS OF FACT	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>	No, it is a residential area on a private road and a safety concern.	YES, the operation will have restrictions with conditions.	ABSENT	YES, the operation will have restrictions with conditions.	No, it is a residential area on a private road and a safety concern.
2. <i>The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.</i>	No, it is a residential area on a private road and a safety concern.	YES	ABSENT	No, due to maintenance of the road.	YES, it is a private road.
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>	No, it is a residential shoreland zoning area.	YES, it will not affect the lake in location and it's allowed in the Zoning ordinance.	ABSENT	YES, allowed in the zoning ordinance.	No, it is a residential area.
4. <i>The proposed use conforms to the comprehensive land use for the County.</i>	No, it is a residential shoreland zoning area.	YES	ABSENT	YES, there are many small businesses in residential areas in the County.	YES, there are many small businesses in residential areas in the County.

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	ABSENT	YES	YES
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.		YES	YES	ABSENT	YES	YES
7. The proposed use is not injurious to the public health, safety and general welfare.		No, due to safety issues.	YES, it won't create more hazard than what exists now.	ABSENT	No, due to safety concerns.	No, due to safety concerns.
MOTION TO:		APPROVE WITH CONDITIONS <input type="checkbox"/>		DENY <input checked="" type="checkbox"/>	TABLE <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 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 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 CONDITIONS 4.0					

6. PROPOSED AMENDMENTS TO SSTS ORDINANCE	
STAFF REPORT	Andrew Carlstrom, Brock Anderson, and Jody Grund presented the proposed changes to Sections 4, 5.65, 6.4, 6.6, 6.77, 8.9, 10.14.
PUBLIC COMMENTS	The proposed changes were reviewed with Aaron Patrick from MPCA. There were no public comments.

7. APPROVE MEETING MINUTES					
MOTION TO APPROVE MINUTES OF MARCH 17, 2025			APPROVE <input checked="" type="checkbox"/>		APPROVE AS AMENDED <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 checked="" type="checkbox"/>	Dave Lange <input type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>
VOTE:	YES <input checked="" type="checkbox"/> Christensen		NO <input type="checkbox"/> Christensen		

	<input checked="" type="checkbox"/> Lange <input type="checkbox"/> Kearney <input checked="" type="checkbox"/> Kulifaj <input type="checkbox"/> Sonnee	<input type="checkbox"/> Lange <input type="checkbox"/> Kearney <input type="checkbox"/> Kulifaj <input type="checkbox"/> Sonnee	
RESULT:	APPROVED 3.0		

8. ADJOURNMENT					
MOTION TO ADJOURN MADE AT 5:40PM					
1 ST	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 ND	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	NO		
		<input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input 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		

<i>Shannon Wiebusch</i>	5/19/2025
Shannon Wiebusch, Planning Commission Secretary	DATE APPROVED

☐ DRAFT
☒ FINAL