

AITKIN COUNTY PLANNING COMMISSION

Meeting Minutes

MOND	AY, JUI	LY 21,	2025			G	OVE	RNMEN	CENTER	BOAF	RD ROOM
1. CALL TO ORDER											
The Chair called the meeting to order at 4:00 PM.											
2. ROLL CALL											
		Charli risten			e Lange e-chair				Steve Kulifaj		Dennise Sonnee
BOARD MEMBERS ABSENT						Micha	ael Kearney <i>Chair</i>				
	Envir	onme	ntal Serv	ices	Director,	Andrew	Carl	strom	1		
STAFF PRESENT					ecretary,						
	Coun	ty Atto	orney, Jii	m Ra	tz						
3. APPROVE AGEN	NDA										
MOTION TO:					AP	PROVE	⊠				PROVE
		1			1				AS	AIVI	ENDED
1 st Charlie Christenser	n 🗆	Dave	e Lange		Michae	l Kearne	у 🗆	Steve	Kulifaj ⊠	Dei	nnise Sonnee 🗆
2 ND Charlie Christenser	n 🖂	Dave	e Lange	☐ Michael		l Kearne	y 🗆	Steve	Kulifaj □	Den	nise Sonnee 🛚
Gilliotorioo		YES	NO		NO						
			nristense	'n	□ Chris	toncon					
VOTE TO APPROVE	.	⊠La		;11	Lang						
AGENDA		1	earney		□Kearı						
		⊠Kı	•			□Kulifaj					
		⊠Sc	nnee		□Sonn	ee					
RESULT:		APP	ROVED 4	4.0							
OLD BUSINESS											
4. INTERIM USE PERMIT APP# 2025-000165											
APPLICANT/ REPRESE	ENTATI	VE	Nalee Vu	ie, 39	15 Fallgol	d Pkwy N	, Bro	oklyn Pa	rk, MN 554	43	
CORRESPONDENCE			One new	public	c commer	nent was received since the last meeting.					
			17 propo	sed co	onditions	were read	into	the reco	rd.		
STAFF REPORT					d Nalee V d in the p				were prese	nt and	d addressed

		o compliance wi	dition #17 for stail th the ordinance. wner.		
			ice would be need y rezoned to comr		
	Mark Buechele, properties.	49559 358 th PI,	asked that they in	stall a fence bet	ween the
PUBLIC COMMENT	Dean Sweeney s	spoke in opposit	ion.		
	Mike Harrison sp	ooke in opposition	on.		
	There was discu board decided it		he board and Mar ary.	k Buechele abou	ut a fence; the
BOARD DISCUSSION	landings to the la granted or reduc for a variance.	ake and options ing the size to n	oning violation on to bring them into neet requirements	compliance eith . Nalee stated th	eer by a variance ney plan to apply
	temporary contact be forthcoming.	ct person would	the caretaker/con be the cleaner, a		
	Condition #18 ar	nd 19 added.			I
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	ABSENT	YES	YES
The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.	YES	YES	ABSENT	YES	YES
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	ABSENT	YES	YES
The proposed use conforms to the comprehensive land use for the County.	YES	YES	ABSENT	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	ABSENT	YES	YES

That other applicable req this ordinance, or other o			YES	YES	A	BSENT	YES	3	YES	
the County have been me										
7. The proposed use is not the public health, safety a			YES	YES	Α	BSENT	YES	3	YES	
welfare.	and gene	ciai								
MOTION TO:	A DDG	00//	ED WITH CONDITIONS ⊠			DENN/ D		TABLE		
MOTION TO:	APPR	KOVE	- WITH CON	DENY 🗆						
1 ST Charlie		Dave	e Lange □	Michael Kearney	, _□	Steve Kul	ifai ⊠	Dennis	nise Sonnee 🗆	
' Christensen		Dave	, Lange - Whonder Rearriey -		у	Otovo Ital				
2ND Charlie Christensen		Dave	e Lange 🗆	Michael Kearney	rney □ Steve Kulifaj [□ Dennise Sonnee ⊠		
	YES			NO						
	⊠Chris	stens	sen	□Christensen						
VOTE:	⊠Lang	ge		□Lange						
VOIL.	□Keaı	rney		□Kearney						
⊠Kulif				□Kulifaj						
	⊠Sonı	nee		□Sonnee						
RESULT:	APPR	ROVE	ED WITH 19 (CONDITIONS 4.0	0					

5. CONDITIONAL USE PERMIT APP# 2025-000306											
APPLICANT/ REPRESENTATIVE	Jason Kadelbac	h, 48663 216th F	Place, McGregor,	MN 55760							
CORRESPONDENCE	RRESPONDENCE No comments were received.										
STAFF REPORT	Jason Kadelbach was present and presented his proposal and survey to the board.										
PUBLIC COMMENT There was 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	ABSENT	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	ABSENT	YES	YES						

propose consiste	ation and charact od use are consid ent with a desirab ment for the loca	ered to be le pattern of	YES	YES	ABSENT		YES		YES		
The proposed use conforms to the comprehensive land use for the County.			YES	YES	ABSENT		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.			e YES	YES	A	ABSENT	YES		YES		
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.				YES	P	ABSENT	YES		YES		
7. The proposed use is not injurious to the public health, safety and general welfare.			YES	YES	A	ABSENT		S	YES		
MOTION	TO:	APPROV	/ED WITH CO		DENY 🗆		TABL	.E 🗆			
1 ST	Charlie Christensen	Dav	ve Lange □	Michael Kearne	ey □ Steve Kuli		ifaj □ Denni		nise Sonnee ⊠		
2 ND	Charlie Christensen	Dav	ve Lange □	Michael Kearne	у 🗆	Steve Kulifaj □ Dennise Sonnee			se Sonnee □		
VOTE:	YES ⊠Christen ⊠Lange			□Lange							
RESULT	:	APPRO\	/ED WITH 2 C	ONDITIONS 4.0							
NEW	BUSINESS:										
6. INTE	6. INTERIM USE PERMIT APP# 2025-000359										
APPLICAN	NT/ REPRESEN	NTATIVE	Township of S	Shamrock 49954 La	ake A	ve, McGreg	or MN 55	760			
CORRESP	ONDENCE		35 notices wer	re sent out; No com	nment	ts were rece	eived.				
STAFF RE	PORT		Staff report by presented.	Zoning Inspector I	Brock	Anderson.	13 propos	sed con	ditions were		
PUBLIC C	OMMENT		There were none.								

FINDINGS	OF FACT		Christensen	Lange	ŀ	Kearney	Kuli	ifaj	Sonnee
to the u environ the imn propert	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	A	BSENT	YE	S	YES
local or to costs	posed use will no state expenditure s of servicing or no oring properties.	es in relation	YES	YES	A	ABSENT YE		S	YES
propose consist	ation and charact ed use are consident with a desirab oment for the local	lered to be ble pattern of	YES	YES	A	ABSENT YES		S	YES
	posed use confor hensive land use		YES	YES	A	ABSENT YES		S	YES
people Statute propose	notice has been grequired under M s, Chapter 394, o ed use and of the the Planning Com	linnesota f the hearing	YES	YES	A	ABSENT	YE	S	YES
this ord	her applicable req inance, or other o unty have been m	ordinances of	YES	YES	A	ABSENT		S	YES
	posed use is not lic health, safety		YES	YES	A	BSENT	YES		YES
мотюм	N TO:	APPROV	E WITH CONI	DITIONS 🗵		DENY 🗆		TABL	E 🗆
1 ST	Charlie Christensen	□ Dav	e Lange □	Michael Kearne	у 🗆	Steve Kuli	faj □	Dennis	se Sonnee 🗵
2 ND	Charlie Christensen	Dav	e Lange □	Michael Kearne	у 🗆	Steve Kuli	faj ⊠	Dennis	se Sonnee 🗆
YES ⊠ Christens ⊠ Lange □ Kearney ⊠ Kulifaj ⊠ Sonnee			,	NO □Christensen □Lange □Kearney □Kulifaj □Sonnee					

RESULT:	APPROV	ED WITH 13 CC	ONDITIONS 4.	0							
7. INTERIM USE	PERMIT APP	# 2025-000425									
APPLICANT/ REPRE	SENTATIVE	Ramon Abraham 55016	n Estrada-Marro	quin, 9405 Harkne	ess Ave S, Cotta	ge Grove MN					
CORRESPONDENCE	<u> </u>	33 notices were	sent out and two	public comments	were received.						
		Inspection report by Andrew Carlstrom. 16 proposed conditions were presented.									
STAFF REPORT		Ramon was pres immediate contac		a cleaner and pro	perty manageme	ent as the					
PUBLIC COMMENT		There were none.									
BOAR DISCUSSION		Condition #17 ad	ded.								
FINDINGS OF FACT		Christensen	Lange	Kearney	Kulifaj	Sonnee					
The proposed use we to the use and enjoy environment or of other the immediate vicinit property values within surrounding neighbor.	ment of the her property in ty, nor impair in the	YES	YES	ABSENT	YES	YES					
The proposed use will local or state expend to costs of servicing neighboring properties	ditures in relation or maintaining	YES	YES	ABSENT	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	ABSENT	YES	YES					
The proposed use co comprehensive land County.		YES	YES	ABSENT	YES	YES					
Proper notice has be people required under Statutes, Chapter 39 proposed use and of before the Planning	er Minnesota 94, of the f the hearing	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 the public health, sai welfare.		YES	YES	ABSENT	YES	YES					

MOTION TO: APPROV			OVE WITH CON	DITIONS ⊠	DENY	DENY 🗆		TABLE				
1 ST	Charlie Christensen		Dave Lange □	Michael Kearne	y □ Steve K	ulifaj □	Dennis	se Sonnee 🗆				
2 ND	Charlie Christensen		Dave Lange □	Michael Kearne	y □ Steve K	ulifaj ⊠	Dennis	se Sonnee 🗆				
VOTE:		YES ⊠Chris ⊠Lang □Kear ⊠Kulifa ⊠Sonn	e ney aj	NO □Christensen □Lange □Kearney □Kulifaj □Sonnee								
RESULT	:	APPR	OVED WITH 17 (D WITH 17 CONDITIONS 4.0								
o INTE	DIM LICE DEF	NAIT A	PP# 2025-0004	E 0								
					NE Disina MN	FF424						
	IT/ REPRESEN	IIAIIVE		a, 912 104 th Lane I								
CORRESP	ONDENCE			notices sent out;								
STAFF RE	PORT			ort by Andrew Carl resent and stated		osed condit	ions we	ere presented.				
PUBLIC C	OMMENT		There was non	There was none.								
FINDINGS	OF FACT		Christensen	Lange	Kearney	Kearney Kul		Sonnee				
to the us environn the imme property	posed use will no se and enjoyment ment or of other p ediate vicinity, no values within the ding neighborhoo	t of the property in or impair e		YES	ABSENT	YE	S	YES				
The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.			ion	YES	YES ABSENT		S	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 ABSENT		YE	S	YES				
	posed use confor nensive land use		YES	YES	ABSENT	YE	S	YES				

people Statute propos	e requi es, Ch sed us	e has been g red under Mi apter 394, of e and of the lanning Com	nnesota the hearing	a I	YES		YES	F	ABSENT	YES		YES	
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.						YES	F	ABSENT		S	YES		
	blic he	d use is not i ealth, safety a			YES		YES	A	ABSENT		S	YES	
мотю	N TO):	APPI	ROVI	E WITH	CON	DITIONS ⊠		DENY 🗆		TABL	.E 🗆	
1 ^{S1}	г	Charlie Christens	en ⊠	Dav	e Lange		Michael Kearney	<i>/</i> 🗆	Steve Kul	ifaj □] Dennise Sonnee □		
2 ^{NE}	D	Charlie Christense	l)ave Lange				Michael Kearney	<i>,</i> 🗆	Steve Kul	ifaj □	Denni	se Sonnee ⊠	
vот	VOTE: ⊠Lange □La □ Kearney □Ko ⊠ Kulifaj □Ko			□Ch □La □Ke	arney	en							
RESU	ILT:	APPROV	ED W	ITH ·	17 CON	DITIC	ONS						
9. API	PRO\	/E MEETI	NG M	INIIT	FS								
		APPROV									ΔF	PPROVE	
OF JUN							APPRO	VE				MENDED	
1 ST	Cha Chr	rrlie istensen D	Da	ve La	ange 🗆	Mich	nael Kearney 🗆	Ste	eve Kulifaj		ennise	Sonnee ⊠	
2 ND	Cha Chr	ırlie istensen E	Da	ve La	ange 🗆	Mich	nael Kearney 🗆	Ste	eve Kulifaj	□ D	ennise	Sonnee □	
YES		e ney j		O □ Christensen □ Lange □ Kearney □ Kulifaj □ Sonnee									
RESUL	.T:		AP	PRO	VED 4.0)							
10. AD.	JOUF	RNMENT											

MOTION TO ADJOURN MADE AT 5:58 PM											
1 ST	Charlie Christensen □	Dave Lange □	Michael Kearney □		Steve Kulifaj		Dennise Sonnee ⊠				
2 nd	Charlie Christensen ⊠	Dave Lange □	М	ichael Kearney □	Steve Kulifaj		Dennise Sonnee □				
VOTE TO ADJOURN:		YES ⊠ Christensen ⊠ Lange □ Kearney ⊠ Kulifaj ⊠ Sonnee		NO □Christensen □Lange □Kearney □Kulifaj □Sonnee							
Sh	iannon Wie	8/18/2025									
Shanno	n Wiebusch, Planni	DATE APPROVED									

□DRAFT

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