



# AITKIN COUNTY PLANNING COMMISSION

## Meeting Minutes

MONDAY, JULY 21, 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>		Steve Kulifaj	Dennise Sonnee
<b>BOARD MEMBERS ABSENT</b>			Michael Kearney <i>Chair</i>		
<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 checked="" type="checkbox"/>	Dennise Sonnee <input type="checkbox"/>	
2 <sup>ND</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"/>	
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				

<b>OLD BUSINESS</b>	
<b>4. INTERIM USE PERMIT APP# 2025-000165</b>	
<b>APPLICANT/ REPRESENTATIVE</b>	Nalee Vue, 3915 Fallgold Pkwy N, Brooklyn Park, MN 55443
<b>CORRESPONDENCE</b>	One new public comment was received since the last meeting.
<b>STAFF REPORT</b>	17 proposed conditions were read into the record.  Johnny Lee and Nalee Vue, husband and wife were present and addressed concerns stated in the public comments.

	<p>There was discussion about condition #17 for stairways and landings on the bluff to be brought into compliance with the ordinance. They would like to keep the construction done by previous owner.</p> <p>Ratz stated options that a variance would be needed to keep the structure as-is, reduce the size, or have property rezoned to commercial for increased commercial landing size.</p>				
<b>PUBLIC COMMENT</b>	<p>Mark Buechele, 49559 358<sup>th</sup> Pl, asked that they install a fence between the properties.</p> <p>Dean Sweeney spoke in opposition.</p> <p>Mike Harrison spoke in opposition.</p>				
<b>BOARD DISCUSSION</b>	<p>There was discussion between the board and Mark Buechele about a fence; the board decided it was not necessary.</p> <p>There was discussion about a zoning violation on the existing stairways and landings to the lake and options to bring them into compliance either by a variance granted or reducing the size to meet requirements. Nalee stated they plan to apply for a variance.</p> <p>Dennise questioned who will be the caretaker/contact person. Nalee stated the temporary contact person would be the cleaner, and a permanent contact would be forthcoming.</p> <p>Condition #18 and 19 added.</p>				
<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	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	ABSENT	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. 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.		YES	YES	ABSENT	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 type="checkbox"/>	Michael Kearney <input type="checkbox"/>	Steve Kulifaj <input checked="" 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 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 19 CONDITIONS 4.0</b>				

5. CONDITIONAL USE PERMIT APP# 2025-000306					
<b>APPLICANT/ REPRESENTATIVE</b>	Jason Kadelbach, 48663 216th Place, McGregor, MN 55760				
<b>CORRESPONDENCE</b>	No comments were received.				
<b>STAFF REPORT</b>	Jason Kadelbach was present and presented his proposal and survey to the board.				
<b>PUBLIC COMMENT</b>	There was none.				
<b>FINDINGS OF FACT</b>	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

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
4. 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
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.	YES	YES	ABSENT	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 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 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>	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		
<b>RESULT:</b>	<b>APPROVED WITH 2 CONDITIONS 4.0</b>				

<b>NEW BUSINESS:</b>	
<b>6. INTERIM USE PERMIT APP# 2025-000359</b>	
<b>APPLICANT/ REPRESENTATIVE</b>	Township of Shamrock 49954 Lake Ave, McGregor MN 55760
<b>CORRESPONDENCE</b>	35 notices were sent out; No comments were received.
<b>STAFF REPORT</b>	Staff report by Zoning Inspector Brock Anderson. 13 proposed conditions were presented.
<b>PUBLIC COMMENT</b>	There were 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
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
4. 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
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.		YES	YES	ABSENT	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 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>		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 13 CONDITIONS 4.0				
7. INTERIM USE PERMIT APP# 2025-000425					
APPLICANT/ REPRESENTATIVE	Ramon Abraham Estrada-Marroquin, 9405 Harkness Ave S, Cottage Grove MN 55016				
CORRESPONDENCE	33 notices were sent out and two public comments were received.				
STAFF REPORT	Inspection report by Andrew Carlstrom. 16 proposed conditions were presented.  Ramon was present- They have a cleaner and property management as the immediate contact person.				
PUBLIC COMMENT	There were none.				
BOAR DISCUSSION	Condition #17 added.				
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
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
4. 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
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.	YES	YES	ABSENT	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>		<b>YES</b> <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Lange <input 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 17 CONDITIONS 4.0</b>			

8. INTERIM USE PERMIT APP# 2025-000458					
<b>APPLICANT/ REPRESENTATIVE</b>	Daleso Yadetta, 912 104 <sup>th</sup> Lane NE, Blaine, MN 55434				
<b>CORRESPONDENCE</b>	There were 50 notices sent out; One comment was received.				
<b>STAFF REPORT</b>	Inspection report by Andrew Carlstrom. 17 proposed conditions were presented. Dalesso was present and stated no comments.				
<b>PUBLIC COMMENT</b>	There was 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	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	ABSENT	YES	YES
4. <i>The proposed use conforms to the comprehensive land use for the County.</i>	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
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.		YES	YES	ABSENT	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 type="checkbox"/>	Dennise Sonnee <input checked="" type="checkbox"/>	
<b>VOTE:</b>	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				
<b>RESULT:</b>		APPROVED WITH 17 CONDITIONS				

9. APPROVE MEETING MINUTES					
MOTION TO APPROVE MINUTES OF JUNE 16, 2025			APPROVE <input checked="" type="checkbox"/>		APPROVE AS AMENDED <input 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 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>	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			
<b>RESULT:</b>		APPROVED 4.0			

<b>10. ADJOURNMENT</b>
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MOTION TO ADJOURN MADE AT 5:58 PM					
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 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 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>	8/18/2025
Shannon Wiebusch, Planning Commission Secretary	DATE APPROVED

☐ DRAFT  
☒ FINAL