



AITKIN COUNTY PLANNING COMMISSION

Meeting Minutes

MONDAY, FEBRUARY 23, 2026	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 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"/>	
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 TO APPROVE AGENDA		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 4.0			

NEW BUSINESS	
4. INTERIM USE PERMIT #2025-001051	
APPLICANT/ REPRESENTATIVE	CHANG YANG
CORRESPONDENCE	41 notices were sent; no comments were received.
STAFF REPORT	Carlstrom read the inspection report by Zoning Officer Andy Bober. The proposed conditions were read into the record.
PUBLIC COMMENT	Terry Betley of the Aitkin Township Board spoke in support of the renewal.

BOARD DISCUSSION		Condition #16 added; when the fire pit is used, have adult supervision.				
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	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. <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:		APPROVED 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 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 <input checked="" type="checkbox"/> Lange <input type="checkbox"/> Kearney		NO <input type="checkbox"/> Christensen <input type="checkbox"/> Lange <input type="checkbox"/> Kearney		

	<input checked="" type="checkbox"/> Kulifaj <input checked="" type="checkbox"/> Sonnee	<input type="checkbox"/> Kulifaj <input type="checkbox"/> Sonnee
RESULT:	APPROVED WITH CONDITIONS 4.0	

5. INTERIM USE PERMIT APP# 2025-001072

APPLICANT/ REPRESENTATIVE	MATTHEW NOBLE				
CORRESPONDENCE	41 Notices were sent; no comments were received.				
STAFF REPORT	Carlstrom read the inspection report by Zoning Officer Andy Bober. Proposed conditions were read into the record.				
BOARD DISCUSSION	Condition #15 added for fire pit occupied by adult.				
PUBLIC COMMENT	None.				
MOTION TO:	APPROVE WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	TABLE <input type="checkbox"/>	
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	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. <i>That other applicable requirements of this ordinance, or other ordinances of the County have been met.</i>	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
1 ST	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 ND	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 <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. INTERIM USE PERMIT APP# 2026-000009					
APPLICANT/ REPRESENTATIVE	DEBORAH RUDNITSKI OF DC INVESTMENTS MINNESOTA LLC				
CORRESPONDENCE	53 Notices were sent; One comment in favor was received.				
STAFF REPORT	Carlstrom read the inspection report by Zoning Officer Andy Bober. Proposed conditions were read into the record.				
PUBLIC COMMENT	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
MOTION TO:		APPROVED WITH CONDITIONS <input checked="" type="checkbox"/>		DENY <input 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 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 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					

7. APPROVE MEETING MINUTES						
MOTION TO APPROVE MINUTES OF JANUARY 26, 2026			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 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 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 3.0					

8. ADJOURNMENT

MOTION TO ADJOURN MADE AT PM

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 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>	4/20/2026
Shannon Wiebusch, Planning Commission Secretary	DATE APPROVED

- DRAFT
- FINAL