



Board of Adjustment Meeting Minutes Wednesday, March 4, 2026 at 4:00 PM

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| 1. CALL PUBLIC HEARING TO ORDER | The meeting was called to order at 4:00 PM. |
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| 2. ROLL CALL | | | | |
| BOARD MEMBERS PRESENT | Charlie Christensen <input checked="" type="checkbox"/> | Tom Veenker <input checked="" type="checkbox"/> | Terry Betley <input checked="" type="checkbox"/> | Jane Bristow <input checked="" type="checkbox"/> |
| | Greg Neumann <input checked="" type="checkbox"/> | | | |
| STAFF PRESENT | Assistant Zoning Administrator: Kevin Turnock <input checked="" type="checkbox"/> , Secretary: Kimberly Burton <input checked="" type="checkbox"/> , County Attorney; James Ratz <input checked="" type="checkbox"/> | | | |

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| 3. APPROVE AGENDA | | | | |
| MOTION TO APPROVE AGENDA FOR MARCH 4, 2026 | | APPROVE <input checked="" type="checkbox"/> | | APPROVE AS AMENDED <input type="checkbox"/> |
| 1ST | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker <input checked="" type="checkbox"/> Vice Chair | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |
| 2ND | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker <input type="checkbox"/> Vice Chair | Terry Betley <input type="checkbox"/> | Jane Bristow <input checked="" type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |
| VOTE TO APPROVE AGENDA | | YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Veenker <input checked="" type="checkbox"/> Betley <input checked="" type="checkbox"/> Bristow <input checked="" type="checkbox"/> Neumann | NO <input type="checkbox"/> Christensen <input type="checkbox"/> Veenker <input type="checkbox"/> Betley <input type="checkbox"/> Bristow <input type="checkbox"/> Neumann | |

NEW BUSINESS

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| 4. | App# 2025-000769 Thomas J & Susan M Green |
| APPLICANT/ REPRESENTATIVE | Name: Brady Green, Authorized Agent Address: 12178 Yancy St NE Unit B Blaine, MN 55449 |
| PUBLIC COMMENT | None |
| CORRESPONDENCE | Name: Brock Anderson, Zoning Inspector Address: 307 2 nd St NW Aitkin, MN 56431 |

| MOTION TO APPROVE VARIANCE | | APPROVE WITH CONDITIONS <input checked="" type="checkbox"/> | DENY <input type="checkbox"/> | TABLE <input type="checkbox"/> |
|---|--|--|--|---------------------------------------|
| 1ST | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input checked="" type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |
| 2ND | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input checked="" type="checkbox"/> | | | |
| VOTE TO APPROVE VARIANCE WITH CONDITIONS | | YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Veenker <input checked="" type="checkbox"/> Betley <input checked="" type="checkbox"/> Bristow <input checked="" type="checkbox"/> Neumann | NO <input type="checkbox"/> Christensen <input type="checkbox"/> Veenker <input type="checkbox"/> Betley <input type="checkbox"/> Bristow <input type="checkbox"/> Neumann | |

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| 5. | App# 2026-000016 Terence C Tilford |
| APPLICANT/ REPRESENTATIVE | Name: Dale Grandt, Authorized Agent Address: 27324 443 rd Place Aitkin, MN 56431 |
| PUBLIC COMMENT | None |
| CORRESPONDENCE | None |

| MOTION TO APPROVE VARIANCE | | APPROVE WITH CONDITIONS <input checked="" type="checkbox"/> | DENY <input type="checkbox"/> | TABLE <input type="checkbox"/> |
|-----------------------------------|--|--|--|---------------------------------------|
| 1ST | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input type="checkbox"/> | Terry Betley <input checked="" type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |
| 2ND | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input checked="" type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |

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| VOTE TO APPROVE VARIANCE WITH CONDITIONS | YES | NO |
| | <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Veenker <input checked="" type="checkbox"/> Betley <input checked="" type="checkbox"/> Bristow <input checked="" type="checkbox"/> Neumann | <input type="checkbox"/> Christensen <input type="checkbox"/> Veenker <input type="checkbox"/> Betley <input type="checkbox"/> Bristow <input type="checkbox"/> Neumann |

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| 6. | App# 2026-000018 John C & Claudia C Meehan Trustees |
| APPLICANT/ REPRESENTATIVE | Name: Dale Grandt, Authorized Agent Address: 27324 443 rd Place Aitkin, MN 56431 |
| PUBLIC COMMENT | None |
| CORRESPONDENCE | None |

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| MOTION TO APPROVE VARIANCE | | APPROVE WITH CONDITIONS <input checked="" type="checkbox"/> | DENY <input type="checkbox"/> | TABLE <input type="checkbox"/> |
| 1ST | Charlie Christensen <input checked="" type="checkbox"/> Chair | Tom Veenker Vice Chair <input type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |
| 2ND | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input checked="" type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |
| VOTE TO APPROVE VARIANCE WITH CONDITIONS | | YES | NO | |
| | | <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Veenker <input checked="" type="checkbox"/> Betley <input checked="" type="checkbox"/> Bristow <input checked="" type="checkbox"/> Neumann | <input type="checkbox"/> Christensen <input type="checkbox"/> Veenker <input type="checkbox"/> Betley <input type="checkbox"/> Bristow <input type="checkbox"/> Neumann | |

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| 7. | App# 2026-000027 Kevin & Carmen Bock |
| APPLICANT/ REPRESENTATIVE | Name: Dale Grandt, Authorized Agent Address: 27324 443 rd Place Aitkin, MN 56431 |
| PUBLIC COMMENT | Name: William Smith Address: 50394 214 th Place McGregor, MN 55760 Name: Michael Evans Address: 20866 Jamestown Ave Lakeville, MN 55044 |
| CORRESPONDENCE | Name: Cheryl & Bruce Mason Address: 50444 214 th Place McGregor, MN 55760 |

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| MOTION TO APPROVE VARIANCE | | APPROVE WITH CONDITIONS <input checked="" type="checkbox"/> | DENY <input type="checkbox"/> | TABLE <input type="checkbox"/> |
| 1ST | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input checked="" type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |

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| | Greg Neumann <input checked="" type="checkbox"/> | | | |
| VOTE TO APPROVE VARIANCE WITH CONDITIONS | | YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Veenker <input checked="" type="checkbox"/> Betley <input checked="" type="checkbox"/> Bristow <input checked="" type="checkbox"/> Neumann | NO <input type="checkbox"/> Christensen <input type="checkbox"/> Veenker <input type="checkbox"/> Betley <input type="checkbox"/> Bristow <input type="checkbox"/> Neumann | |

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| 8. | App# 2026-000012 David & Patricia Warwick Trustees |
| APPLICANT/ REPRESENTATIVE | Name: David Warwick Address: 5081 Edgewood Dr Mounds View, MN 55112 |
| PUBLIC COMMENT | None |
| CORRESPONDENCE | Name: Brock Anderson, Zoning Inspector Address: 307 2 nd St NW Aitkin, MN 56431 Name: Wade & Karen Borg Address: 18614 483 rd St McGregor, MN 55760 Name: Barbara Dahlgren Address: 18661 483 rd St McGregor, MN 55760 |

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|---|--|--|--|--|
| MOTION TO APPROVE VARIANCE | | APPROVE WITH CONDITIONS <input checked="" type="checkbox"/> | DENY <input type="checkbox"/> | TABLE <input type="checkbox"/> |
| 1ST | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input checked="" type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |
| 2ND | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input checked="" type="checkbox"/> | | | |
| VOTE TO APPROVE VARIANCE WITH CONDITIONS | | YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Veenker <input checked="" type="checkbox"/> Betley <input checked="" type="checkbox"/> Bristow <input checked="" type="checkbox"/> Neumann | NO <input type="checkbox"/> Christensen <input type="checkbox"/> Veenker <input type="checkbox"/> Betley <input type="checkbox"/> Bristow <input type="checkbox"/> Neumann | |

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| 9. | App# 2026-000028 Craig R & Diane M Smythe |
| APPLICANT/ REPRESENTATIVE | Name: Craig Smythe Address: 44373 Conifer St Aitkin, MN 56431 |
| PUBLIC COMMENT | None |
| CORRESPONDENCE | Name: Peter Ryan Address: 202 East 11 th St Winona, MN 55987 |

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|---|--|---|---|---------------------------------------|
| MOTION TO APPROVE VARIANCE | | APPROVE WITH CONDITIONS <input checked="" type="checkbox"/> | DENY <input type="checkbox"/> | TABLE <input type="checkbox"/> |
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| | Greg Neumann <input type="checkbox"/> | | | |
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| | Greg Neumann <input type="checkbox"/> | | | |
| VOTE TO APPROVE VARIANCE WITH CONDITIONS | | YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Veenker <input checked="" type="checkbox"/> Betley <input checked="" type="checkbox"/> Bristow <input checked="" type="checkbox"/> Neumann | NO <input type="checkbox"/> Christensen <input type="checkbox"/> Veenker <input type="checkbox"/> Betley <input type="checkbox"/> Bristow <input type="checkbox"/> Neumann | |

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| 10. APPROVE MEETING MINUTES | | | | |
| MOTION TO APPROVE MINUTES OF FEBRUARY 4, 2026 | | APPROVE <input checked="" type="checkbox"/> | | APPROVE AS AMENDED <input type="checkbox"/> |
| 1ST | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input checked="" type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |
| 2ND | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input checked="" type="checkbox"/> |
| | Greg Neumann <input type="checkbox"/> | | | |
| VOTE TO APPROVE MINUTES | | YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Veenker <input checked="" type="checkbox"/> Betley <input checked="" type="checkbox"/> Bristow <input checked="" type="checkbox"/> Neumann | NO <input type="checkbox"/> Christensen <input type="checkbox"/> Veenker <input type="checkbox"/> Betley <input type="checkbox"/> Bristow <input type="checkbox"/> Neumann | |

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| 11. ADJOURNMENT | | | | |
| 5:50 p.m. | | | | |
| MOTION TO ADJOURN | | APPROVE <input checked="" type="checkbox"/> | | DENY <input type="checkbox"/> |
| 1ST | Charlie Christensen <input type="checkbox"/> Chair | Tom Veenker Vice Chair <input type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |
| | Greg Neumann <input checked="" type="checkbox"/> | | | |
| 2ND | Charlie Christensen <input checked="" type="checkbox"/> Chair | Tom Veenker Vice Chair <input type="checkbox"/> | Terry Betley <input type="checkbox"/> | Jane Bristow <input type="checkbox"/> |

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|------------------------|---------------------------------------|--|--|--|
| | Greg Neumann <input type="checkbox"/> | | | |
| VOTE TO ADJOURN | | YES <input checked="" type="checkbox"/> Christensen <input checked="" type="checkbox"/> Veenker <input checked="" type="checkbox"/> Betley <input checked="" type="checkbox"/> Bristow <input checked="" type="checkbox"/> Neumann | NO <input type="checkbox"/> Christensen <input type="checkbox"/> Veenker <input type="checkbox"/> Betley <input type="checkbox"/> Bristow <input type="checkbox"/> Neumann | |

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| SUBMITTED BY KIMBERLY BURTON | APPROVED | DATE | 04/01/2026 |
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- DRAFT
- FINAL