

<b>1. CALL TO ORDER</b>	The meeting was called to order at 7:01 PM.
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<b>2. ROLL CALL</b>			
<b>BOARD MEMBERS PRESENT</b>	Clayton Kauppila <input checked="" type="checkbox"/>	Dan Belden <input checked="" type="checkbox"/>	Mike Abrahamson <input checked="" type="checkbox"/>
Lorrie Laurin <input checked="" type="checkbox"/>	Steve Schulstrom <input checked="" type="checkbox"/>	Keith Depre <input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>STAFF PRESENT</b>	Zoning and Environmental Services Administrator Chris Berg <input checked="" type="checkbox"/>		
	Carlton County Commissioner Dan Reed: <input checked="" type="checkbox"/>		

<b>3. ELECTION OF CHAIRPERSON</b>	Kauppila nominated Depre for Chairperson. There were no other nominations. Election of Depre as Chairperson supported by all yea votes. Berg turned the chair over to Depre.
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<b>4. ELECTION OF OFFICERS</b>	<p>a) Abrahamson nominated Belden for Vice-Chairperson. There were no other nominations. Election of Belden as Vice-Chairperson supported by all yea votes.</p> <p>b) Depre nominated Abrahamson for Secretary. There were no other nominations. Election of Abrahamson as Secretary supported by all yea votes.</p>
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<b>5. APPROVE MEETING MINUTES</b>							
<b>MOTION TO APPROVE MINUTES OF NOVEMBER 5, 2025</b>			APPROVE <input checked="" type="checkbox"/>		APPROVE AS AMENDED <input type="checkbox"/>		
<b>1<sup>ST</sup></b>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input checked="" type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>2<sup>ND</sup></b>	Clayton Kauppila <input checked="" type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>VOTE TO APPROVE MINUTES</b>			<b>YES</b> <input checked="" type="checkbox"/> Kauppila <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Lauren <input checked="" type="checkbox"/> Schulstrom <input checked="" type="checkbox"/> Depre <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/> Kauppila <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Laurin <input type="checkbox"/> Schulstrom <input type="checkbox"/> Depre <input type="checkbox"/>			

<b>6. APPROVE AGENDA</b>							
<b>MOTION TO APPROVE AGENDA</b>				<b>APPROVE <input checked="" type="checkbox"/></b>		<b>APPROVE AS AMENDED <input type="checkbox"/></b>	
<b>1<sup>ST</sup></b>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input checked="" type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>2<sup>ND</sup></b>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input checked="" type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>VOTE TO APPROVE AGENDA</b>			<b>YES</b> <input checked="" type="checkbox"/> Kauppila <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Laurin <input checked="" type="checkbox"/> Schulstrom <input checked="" type="checkbox"/> Depre <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/> Kauppila <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Laurin <input type="checkbox"/> Schulstrom <input type="checkbox"/> Depre <input type="checkbox"/>			

<b>1. CALL PUBLIC HEARING TO ORDER</b>	The public hearing was called to order at 7:05 PM.
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<b>2. LEGAL AD STATEMENT</b>	Public Notice was sent on January 15, 2026, and published in the Star Gazette on January 22, 2026. Public Notice was sent on January 15, 2026, and published in the Pine Knot News on January 22, 2026.
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<b>3. FINALITY OF DECISIONS</b>	Chairperson Depre read a statement regarding finality of decisions and findings of fact, and both were placed on the overhead screen.
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<b>4. PUBLIC HEARING</b>	
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<b>A.</b>	Rezoning Request REZ-2026-001 Peter and Kim Laveau
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<b>APPLICANT/ REPRESENTATIVE</b>	Name: Steven Schmidt Address: PO Box 115, Wrenshall, MN 55797
<b>PUBLIC COMMENT</b>	Name: Al Hansen Address: 2598 Jeans Way, Wrenshall, MN 55797 <ul style="list-style-type: none"> <li>Attended meeting for information only.</li> </ul>
<b>CORRESPONDENCE</b>	None

<b>B.</b>	Rezoning Request REZ-2026-002 Robert Warder
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<b>APPLICANT/ REPRESENTATIVE</b>	Name: Robert Warder Address: 15403 West Lee Road, Hayward, WI 54843
<b>PUBLIC COMMENT</b>	<p>Name: Laurie Carlson Address: 1939 Soper Lake Lane, Holyoke, MN 55749</p> <ul style="list-style-type: none"> <li>Concerned about environmental impact of future development.</li> </ul> <p>Name: Tom Eull Address: 1631 County Road 146, Holyoke, MN 55749</p> <ul style="list-style-type: none"> <li>Opposed due to density change.</li> </ul> <p>Name: Bryan Erickson Address: 1615 County Road 146, Holyoke, MN 55749</p> <ul style="list-style-type: none"> <li>Opposed due to density change.</li> </ul> <p>Name: Dale VanGuilder Address: 1927 County Road 146, Holyoke, MN 55749</p> <ul style="list-style-type: none"> <li>Concerned about property taxes.</li> </ul> <p>Name: Mike Dahl Address: 1660 County Road 146, Holyoke, MN 55749</p> <ul style="list-style-type: none"> <li>Concerned about increased fire risk, trout stream, and maintaining rural setting.</li> </ul> <p>Name: Sharon Carlson Address: 1746 County Road 146, Holyoke, MN 55749</p> <ul style="list-style-type: none"> <li>Concerned about the change in character of the area.</li> </ul> <p>Name: Charles Carlson Address: 1746 County Road 146, Holyoke, MN 55749</p> <ul style="list-style-type: none"> <li>Opposed to change.</li> </ul> <p>Name: Kevin Koecher Address: 1552 Net Lake Road, Holyoke, MN 55749</p> <ul style="list-style-type: none"> <li>His questions were answered, so no concerns.</li> </ul> <p>Name: Christine Carlson Address: 94424 Net Lake Road S, Holyoke, MN 55749</p> <ul style="list-style-type: none"> <li>Concerned about increased population density.</li> </ul> <p>Name: Troy Westendorf Address: 4797 State Highway 23, Holyoke, MN 55749</p> <ul style="list-style-type: none"> <li>Questioned whether CUP standards apply to rezoning.</li> </ul>
<b>CORRESPONDENCE</b> (attached)	<p>Email from Assessor Kyle Holmes Email from Tom Eull Email from Eric Saetre Email from Marcia Ward Email from Randy Lenz Email from Mike and Nancy Huddleston</p>

<b>C.</b>	Conditional /Interim Use CUP-2026-001 John and Caroline Minkkinen
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<b>APPLICANT/ REPRESENTATIVE</b>	Name: Melissa Minkkinen Address: 5580 Minkkinen Road, Kettle River, MN 55757
<b>PUBLIC COMMENT</b>	None
<b>CORRESPONDENCE</b>	None

**5. CLOSE THE PUBLIC HEARING AND RE -OPEN PLANNING COMMISSION**

The public hearing was closed at 8:29 PM. The Planning Commission meeting was re-opened at 9:05 PM.

**A.** Rezoning Request REZ-2026-001 Peter and Kim Laveau

<b>MOTION TO APPROVE REZONING PIN 69-020-2780</b>				APPROVE <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	
<b>1<sup>ST</sup></b>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input checked="" type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>2<sup>ND</sup></b>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input checked="" type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>VOTE TO APPROVE REZONING</b>			<b>YES</b> <input checked="" type="checkbox"/> Kauppila <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Laurin <input checked="" type="checkbox"/> Schulstrom <input checked="" type="checkbox"/> Depre <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/> Kauppila <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Laurin <input type="checkbox"/> Schulstrom <input type="checkbox"/> Depre <input type="checkbox"/>			

**B.** Rezoning Request REZ-2026-002 Robert Warder

<b>MOTION TO APPROVE REZONING PINS 86-030-5080 AND 86-030-5090</b>				APPROVE <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>	
<b>1<sup>ST</sup></b>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input checked="" type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>2<sup>ND</sup></b>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input checked="" type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>VOTE TO APPROVE REZONING</b>			<b>YES</b> <input checked="" type="checkbox"/> Kauppila <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Laurin <input checked="" type="checkbox"/> Schulstrom <input checked="" type="checkbox"/> Depre <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/> Kauppila <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Laurin <input type="checkbox"/> Schulstrom <input type="checkbox"/> Depre <input type="checkbox"/>			

<b>c.</b>	Conditional /Interim Use CUP-2026-001 John and Caroline Minkkinen
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<b>MOTION TO APPROVE FINDINGS OF FACT</b>			<b>APPROVE <input checked="" type="checkbox"/></b>			<b>DENY <input type="checkbox"/></b>	
<b>1<sup>ST</sup></b>	Clayton Kauppila <input checked="" type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>2<sup>ND</sup></b>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input checked="" type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>VOTE TO APPROVE FINDINGS OF FACT</b>			<b>YES</b> <input checked="" type="checkbox"/> Kauppila <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Laurin <input checked="" type="checkbox"/> Schulstrom <input checked="" type="checkbox"/> Depre <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/> Kauppila <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Laurin <input type="checkbox"/> Schulstrom <input type="checkbox"/> Depre <input type="checkbox"/>			

<b>MOTION TO APPROVE IUP</b>			<b>APPROVE <input type="checkbox"/></b>		<b>APPROVE AS AMENDED <input checked="" type="checkbox"/></b>		<b>DENY <input type="checkbox"/></b>
<b>1<sup>ST</sup></b>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input checked="" type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>2<sup>ND</sup></b>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input checked="" type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>VOTE TO APPROVE IUP</b>			<b>YES</b> <input checked="" type="checkbox"/> Kauppila <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Laurin <input checked="" type="checkbox"/> Schulstrom <input checked="" type="checkbox"/> Depre <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/> Kauppila <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Laurin <input type="checkbox"/> Schulstrom <input type="checkbox"/> Depre <input type="checkbox"/>			

<b>6. NEW BUSINESS</b>	None
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**7. OTHER BUSINESS**

Discussed holding public hearing regarding Ordinance #41.

<b>MOTION TO SCHEDULE PUBLIC HEARING FOR THE NEXT PLANNING COMMISSION MEETING (DATE TO BE DETERMINED BY ZONING ADMINISTRATOR)</b>			APPROVE <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>		
1 <sup>ST</sup>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input checked="" type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
2 <sup>nd</sup>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input checked="" type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>VOTE TO SCHEDULE PUBLIC HEARING</b>			<b>YES</b> <input checked="" type="checkbox"/> Kauppila <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Laurin <input checked="" type="checkbox"/> Schulstrom <input checked="" type="checkbox"/> Depre <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/> Kauppila <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Laurin <input type="checkbox"/> Schulstrom <input type="checkbox"/> Depre <input type="checkbox"/>			

**8. ADJOURNMENT**

The meeting was adjourned at 9:22 PM.

<b>MOTION TO ADJOURN</b>			APPROVE <input checked="" type="checkbox"/>		DENY <input type="checkbox"/>		
1 <sup>ST</sup>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input checked="" type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
2 <sup>nd</sup>	Clayton Kauppila <input type="checkbox"/>	Dan Belden <input type="checkbox"/>	Mike Abrahamson <input checked="" type="checkbox"/>	Lorrie Laurin <input type="checkbox"/>	Steve Schulstrom <input type="checkbox"/>	Keith Depre <input type="checkbox"/>	<input type="checkbox"/>
<b>VOTE TO APPROVE</b>			<b>YES</b> <input checked="" type="checkbox"/> Kauppila <input checked="" type="checkbox"/> Belden <input checked="" type="checkbox"/> Abrahamson <input checked="" type="checkbox"/> Lauren <input checked="" type="checkbox"/> Schulstrom <input checked="" type="checkbox"/> Depre <input type="checkbox"/>	<b>NO</b> <input type="checkbox"/> Kauppila <input type="checkbox"/> Belden <input type="checkbox"/> Abrahamson <input type="checkbox"/> Laurin <input type="checkbox"/> Schulstrom <input type="checkbox"/> Depre <input type="checkbox"/>			

**CHRIS BERG, ZONING AND ENVIRONMENTAL SERVICES ADMINISTRATOR**



**DATE**

2/4/2026

- DRAFT
- FINAL

## Chris Berg

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**From:** Kyle Holmes  
**Sent:** Tuesday, February 3, 2026 11:34 AM  
**To:** Sheila Butterfield; fowlhunter8@hotmail.com  
**Cc:** Chris Berg  
**Subject:** Re: Robert Warders prperties

Sheila,

Mr. Sahr is correct that the cost per acre of a 2.5 acre lot would be higher than that of a 100+ acre lot, but there are also other things that come into play, such as total contiguous holdings, wetlands, frontage, etc., etc.

While I cannot say that values won't change overall, as we know land values are continuing to climb everywhere in the current market.....what I can say is that Mr. Warders re-zoning will not affect how we look at, and value and classify, the surrounding neighbors. Mr. Sahr's property is currently look at, valued, and classified as a 100+ acre parcel and not its developable potential. This wouldn't change based upon whatever may happen with the Warder's property. Warder's property would likely change, but no one else would be directly affected by it.

I hope that helps.

Kyle W. Holmes, S.A.M.A  
Carlton County, County Assessor  
P.O. BOX 440  
Carlton, MN 55718  
218-384-9148  
[kyle.holmes@carltoncountymn.gov](mailto:kyle.holmes@carltoncountymn.gov)

**\*Please note my email address has changed.\***

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**From:** Sheila Butterfield <[Sheila.Butterfield@carltoncountymn.gov](mailto:Sheila.Butterfield@carltoncountymn.gov)>  
**Sent:** Tuesday, February 3, 2026 10:17 AM  
**To:** Donna House <[Donna.House@carltoncountymn.gov](mailto:Donna.House@carltoncountymn.gov)>  
**Cc:** Chris Berg <[Chris.Berg@carltoncountymn.gov](mailto:Chris.Berg@carltoncountymn.gov)>  
**Subject:** Sahr - 86-034-6550

Donna,

Randy Sahr called earlier about taxes on the rezoning of Robert Warder properties. See below request about his property – his PIN # 86-034-6550.

## Sheila Butterfield

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**From:** TOM EULL <teull@comcast.net>  
**Sent:** Tuesday, February 3, 2026 12:38 PM  
**To:** Sheila Butterfield  
**Subject:** Rezoning Rez-2026-002

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Sheila, recently I received notice of a request to rezone land that is adjacent to property I own.

I will not be able to attend the public hearing that is scheduled for 2/4/26, so I would like to submit my comments via this email.

I object to rezoning from A1 to A2.

I feel that 2.5 acre building lots are too small for this area and I am concerned that the potential increased population density will adversely impact the environment and quality of life in the area.

I also feel that the current infrastructure such as roads, fire support, police and emergency services are not adequate to handle the potential increase in population.

If possible I would like my comments to remain anonymous however if that is not possible I would rather they be considered.

If you have any questions, please email or call me at 612-246-5863

Sincerely,  
Tom Eull  
1631 County Road 146  
Holyoke, MN 55749

## Jason Walsh

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**From:** Eric Saetre <eric.saetre@gmail.com>  
**Sent:** Wednesday, February 4, 2026 11:04 AM  
**To:** Jason Walsh  
**Subject:** Opposing Rezoning Rez 2026-002

Good morning,

I will be unable to attend the rezoning meeting tonight, but I would like to voice my concern over this planned rezoning from A-1 to A-2.

The majority of the residential lots in this area are a minimum of 20 acres and those of us that live in the area do so for just that reason. Allowing all of these 2.5 acre lots would drastically change the area and have a negative impact on the area as a whole.

So I would officially ask the board to decline this rezoning

Thank you,  
Eric Saetre  
1694 County Road 146

## Sheila Butterfield

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**From:** Marcia Ward <wardmarcial@yahoo.com>  
**Sent:** Wednesday, February 4, 2026 1:09 PM  
**To:** Sheila Butterfield  
**Subject:** Rezoning request meeting comment.

Thank you for hearing my concerns,as I live very close to the area under consideration,apparently not close enough to be notified.Rezoning a large area residential could result in multiple wells,which could greatly affect my well.I am wondering why this request is made,as I've heard much land is being sold to the Chinese and other outside the US groups.I am surprised that the procedure doesnt require a reason,or much else it seems?Can a nuclear reactor/and or waste place suddenly appear next door?I vote no to protect my well,and request to get on email notification list of Zoning Requests/Meetings please!Thank you!

## Chris Berg

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**From:** Lenz, Randy D <Randy.Lenz@fhr.com>  
**Sent:** Tuesday, February 3, 2026 3:32 PM  
**To:** Chris Berg  
**Cc:** Jackie Lenz; Randy Lenz  
**Subject:** Re: Rezoning

Mr. Berg,

I appreciate the return phone call and your offering to express my thoughts and concerns at the Public Hearing on Wednesday evening, 2/4/2026, as I am unable to attend in person.

I oppose, and strongly encourage denial of, the proposal to rezone the land described in the notice "REZONING REZ-2026-002" from A-1 Agriculture/Forest Management District to A-2 Agriculture/Rural Residential Zoning District for the following reasons:

- Agricultural/Forest zoning is not a holding category or placeholder—it is an intentional land-use designation designed to preserve productive soils, viable farm and forestry operations, and the critical mass of land needed for them to function. Numerous studies document that once forested land is fragmented by low-density residential development, agricultural/forestry viability declines irreversibly.
- Agricultural and forest lands provide natural stormwater infiltration, groundwater recharge, and pollutant filtration. Low-density residential development introduces impervious surfaces and numerous septic systems that significantly increase risks to surface and groundwater quality, particularly in rural watersheds.
- Forests sequester carbon, mitigate heat, and provide wildlife habitat. Conversion to dispersed residential development diminishes these ecosystem services and potentially increases long-term climate adaptation costs.
- Agriculture/Forest zoning maintains open landscapes, scenic views, and the cultural heritage that residents in the surrounding area consistently cite as reasons for living in rural communities. Once subdivided, these qualities are effectively irreversible.
- Maintaining Agriculture/Forest zoning supports eligibility for forest protection, conservation easements, forestry programs, and watershed funding that are often lost once land is rezoned for residential use.
- Agriculture/Forest zoning establishes clear expectations about noise, odors, dust, timber harvest, and farm practices. Rural residential zoning introduces incompatible uses that commonly result in complaints, litigation, and pressure to restrict lawful agricultural/forestry operations. These conflicts are not hypothetical; they are well documented and are one of the primary reasons agricultural/forest zoning exists in the first place.
- Low-density rural residential development consistently costs more in public services than it returns in property tax revenue. Roads, emergency response, school transportation, and utilities must be extended and maintained over large areas to serve relatively few households. By contrast, agricultural and forest lands typically generate more revenue than they consume in public services.
- Agriculture/Forest Management zoning preserves contiguous blocks of forestland that are necessary for economically viable forestry, and related supply chains. Fragmentation from rural residential subdivision undermines forest diversity and overall health and accelerates permanent land conversion.
- As I understood from our conversation, tax assessments do not take zoning classification into account when determining land value. Land in this area sold as rural residential (w/ lot sizes as small as 2.5

acres) will drive property values up for larger block forested land placing further pressure on affordability of owning forested land.

- Lastly, Minnesota law is clear that **rezoning is not an entitlement**. A landowner is not owed a rezoning simply because the land could be developed differently or more profitably. The courts distinguish rezoning from quasi-judicial approvals like variances or conditional use permits. Rezoning is a policy decision.

For these reasons, I respectfully urge you to deny the rezoning request and reaffirm the preservation of the county's forest lands.

Randy Lenz  
Carlton County Land Owner

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**From:** Chris Berg <Chris.Berg@carltoncountymn.gov>  
**Sent:** Friday, January 30, 2026 11:13 AM  
**To:** Lenz, Randy D <randy.lenz@fhr.com>  
**Subject:** Rezoning

Sent by an external sender

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Mr. Lenz,  
Thank you for the call. Please let me know of any questions or concerns you or your neighbors have regarding the proposed rezoning of property along County Road 153. Feel free to share my contact information. Please send your comments before 4pm on Wednesday February 4<sup>th</sup>.  
Thank you!

**Chris Berg**  
Zoning & Environmental Services Administrator  
Carlton County  
PO Box 220  
301 Walnut Avenue – Room 103  
Carlton, MN 55718  
Office: 218-384-9174  
Cell: 218-499-1466



## Chris Berg

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**From:** mikenancyhuddleston@gmail.com  
**Sent:** Tuesday, February 3, 2026 6:43 PM  
**To:** Chris Berg  
**Subject:** REZONING REZ-2026-002

Mr. Berg,

We own land on CR 155 in Carlton County, just down the road from Randy Lenz. Randy has shared with us the information on REZONING REZ-2026-002, and his subsequent conversations with you. We are unable to attend the upcoming Public Hearing this Wednesday, Feb. 4, as we are currently in Florida visiting family.

Therefore, we'd like to also ask that our concerns about the rezoning request be included in your presentation at the public hearing so that our collective concerns can be included in the public record.

Our thoughts mirror Mr. Lenz's, and since he shared his email to you, we are including all of his points, which are outlined below:

We oppose, and strongly encourage denial of the proposal to rezone the land described in the notice "REZONING REZ-2026-002" from A-1 Agriculture/Forest Management District to A-2 Agriculture/Rural Residential Zoning District for the following reasons:

- Agricultural/Forest zoning is not a holding category or placeholder—it is an intentional landuse designation designed to preserve productive soils, viable farm and forestry operations, and the critical mass of land needed for them to function. Numerous studies document that once forested land is fragmented by low-density residential development, agricultural/forestry viability declines irreversibly.
- Agricultural and forest lands provide natural stormwater infiltration, groundwater recharge, and pollutant filtration. Lowdensity residential development introduces impervious surfaces and numerous septic systems that significantly increase risks to surface and groundwater quality, particularly in rural watersheds.
- Forests sequester carbon, mitigate heat, and provide wildlife habitat. Conversion to dispersed residential development diminishes these ecosystem services and potentially increases longterm climate adaptation costs.
- Agriculture/Forest zoning maintains open landscapes, scenic views, and the cultural heritage that residents in the surrounding area consistently cite as reasons for living in rural communities. Once subdivided, these qualities are effectively irreversible.
- Maintaining Agriculture/Forest zoning supports eligibility for forest protection, conservation easements, forestry programs, and watershed funding that are often lost once land is rezoned for residential use.
- Agriculture/Forest zoning establishes clear expectations about noise, odors, dust, timber harvest, and farm practices. Rural residential zoning introduces incompatible uses that commonly result in complaints, litigation, and pressure to restrict lawful agricultural/forestry operations. These conflicts are not hypothetical; they are well documented and are one of the primary reasons agricultural/forest zoning exists in the first place.
- Lowdensity rural residential development consistently costs more in public services than it returns in property tax revenue. Roads, emergency response, school transportation, and utilities must be extended and

maintained over large areas to serve relatively few households. By contrast, agricultural and forest lands typically generate more revenue than they consume in public services.

- Agriculture/Forest Management zoning preserves contiguous blocks of forestland that are necessary for economically viable forestry, and related supply chains. Fragmentation from rural residential subdivision undermines forest diversity and overall health and accelerates permanent land conversion.
- As we understand from your conversations with Mr. Lenz, tax assessments do not take zoning classification into account when determining land value. Land in this area sold as rural residential (w/ lot sizes as small as 2.5 acres) will drive property values up for larger block forested land placing further pressure on affordability of owning forested land.
- Lastly, Minnesota law is clear that **rezoning is not an entitlement**. A landowner is not owed a rezoning simply because the land could be developed differently or more profitably. The courts distinguish rezoning from quasijudicial approvals like variances or conditional use permits. Rezoning is a policy decision.

For these reasons, we respectfully urge Carlton County to deny the rezoning request and reaffirm the preservation of the county's forest lands.

Mike and Nancy Huddleston

4451 CR 155

Holyoke, MN

Carlton County Land Owner

**+CARLTON COUNTY FINDINGS OF FACT  
CRITERIA SUPPORTING/DENYING A CONDITIONAL OR INTERIM USE PERMIT**

Name of Applicant: John and Caroline Minkkinen

Date: February 4, 2026

Conditional/Interim Use Permit Number: CUP-2026-001

Tax Parcel Number: 51-056-4750

IS THE USE REQUESTED TEMPORARY?

Yes. The applicant has requested that the use is considered temporary.

IS THE USE OWNER SPECIFIC?

Yes. The applicant has requested that the use is owner specific.

ARE NEW STRUCTURES PROPOSED WITH THIS USE?

No. The applicant will use the existing building.

IF YOU ANSWER ANY OF THE ABOVE QUESTIONS YES, CONSIDER PROCESSING AS IUP. PLEASE DESCRIBE WHY THE USE SHOULD BE CONSIDERED AN IUP OR CUP: The request should be processed as an Interim Use Permit.

**FINDINGS OF FACT:**

1. IS THE CONDITIONAL OR INTERIM USE SPECIFICALLY LISTED IN THE ZONING DISTRICT IN WHICH THE PROPERTY LIES? No. The use is not specifically listed in the zoning district in which the property lies.

*If the answer to 1 is yes or if A – D are all yes, proceed to question 2. If not, the request should not be approved.*

*If the answer is no, you must make the following findings:*

A.) THE USE IS SIMILAR IN NATURE TO OTHER USES LISTED IN THE SAME ZONING DISTRICT. WHY OR WHY NOT? Yes. The use is specifically listed as a permitted use if conducted as a home-based business.

B.) THE PROPOSED USE DOES NOT CREATE A GREATER POTENTIAL FOR IMPACTS THAN OTHER USES LISTED THAT CANNOT BE MITIGATED WITH APPROPRIATE CONDITIONS. WHY OR WHY NOT? Yes. The use does not create a greater potential for impacts than other uses listed. Other permitted uses include agricultural activities, home-based businesses, animal feedlots, schools, and hospitals.

C.) IS THE PROPOSED USE COMPATIBLE WITH ADJACENT LAND USES? WHY OR WHY NOT? Yes. The use is not incompatible with adjacent land uses. Adjacent land uses are residential, agricultural, or specifically allowed in the A-2 Zoning District.

D.) THE PROPOSED USE IS CONSISTENT WITH THE CARLTON COUNTY COMPREHENSIVE PLAN OR THE INTENT OF THE ORDINANCE. WHY OR WHY NOT? Yes. The use is consistent with the Carlton County Comprehensive Plan and the intent of Zoning Ordinance #27. The Carlton County Comprehensive Plan states: "Economic development could begin to occur in the western part of the County. If economic development does occur in the western part of the County, increased residential development may follow in areas near the new employment centers. This will create demand for public facilities and infrastructure."

*If the answer to 1 is yes or if A – D are all yes, proceed to question 2. If not, the request should not be approved.*

2. THE USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES. Yes. The use should not be injurious to the use and enjoyment of property or diminish property values. Area uses include residential and agriculture.
3. THE ESTABLISHMENT OF THIS USE WILL NOT IMPEDE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING VACANT PROPERTY FOR USES PREDOMINANT IN THE AREA. Yes. The use should not impede normal and orderly development of the surrounding vacant property. The use should have minimal impact to the surrounding area as it is served by a County Road and no new structures are proposed.
4. ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE AND OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED. Yes. The property is served by a County Road and has an existing septic system.
5. ADEQUATE OFF STREET PARKING IS OR WILL BE PROVIDED. Yes. Adequate off-street parking is proposed.
6. ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PREVENT OR CONTROL OFFENSIVE ODOR, FUMES, DUST, NOISE AND VIBRATION SO THAT NONE OF THESE CONSTITUTE A NUISANCE. Yes. Offensive odor, fumes, dust and vibration should not be a nuisance. Dust control for gravel surfaces may be needed. Odor and vibration should not be any different than permitted agricultural uses.
7. ADEQUATE CONTROL OF LIGHTED SIGNS AND OTHER LIGHTS IS PROVIDED SO THAT A DISTURBANCE TO NEIGHBORING PROPERTIES WILL NOT RESULT. Yes. Lights and lighted signs will be required to follow ordinance requirements.

**DECISION:**

If ALL answers are YES by a majority of the Planning Commission, the criteria for granting of the (circle one) Conditional or Interim Use Permit have been met. The (circle one) Conditional or Interim Use Permit will maintain the goals of health, safety and general welfare of the public. Please confirm with the applicant that they accept their application will be processed as an (circle one) IUP or CUP. Please confirm with the applicant that the conditions are acceptable.

*Granted: Operate an agriculture-related business, a veterinary clinic, in the A-2 Agriculture/Rural Residential Zoning District.*

*Denied: NA*

**CONDITIONS:**

1. The applicant must undertake the project according to the plans and specifications submitted to the County with the application or as modified by conditions. This application shall be processed as a Interim Use Permit.

2. The permit is invalid, or expires, if the holder has not substantially completed the business development within one year of the granting of the permit.
3. The permit will be periodically reviewed by the County to ensure compliance with the permit and permit conditions. The permit may be modified or revoked if the permittee violates one or more of the conditions of the permit.
4. The County may enter onto the premises at reasonable times and in a reasonable manner to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinance.
5. The applicant must comply with the provisions of the Minnesota Board of Veterinary Medicine, Minnesota Department of Labor and Industry, and other applicable federal, state and local agencies.
6. Any sign advertising the business shall conform to Article 5, Section 16 of Carlton County Zoning Ordinance #27. A zoning permit is required for an on-site sign.
7. Lighting shall be directed away from neighboring properties.
8. No street parking shall be allowed by customers or delivery vehicles.
9. No animals shall be boarded or kept overnight at the property.
10. The permit shall expire upon issuance of a Conditional Use Permit to the applicant for a permanent veterinary clinic, the transfer of property to another owner, ~~or five years from the date of issuance~~, whichever comes first.

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Motion By Kaupila Seconded By Belden  
 TO: APPROVE the above FINDINGS OF FACT  
 Action on Motion: 6 AYE 0 NO \_\_\_\_\_ ABSTAIN  
 Motion: Carried  Defeated

Motion By Abrahamson Seconded By Laurin  
 TO: Approve the IUP  
 Action on Motion: 6 AYE 0 NO \_\_\_\_\_ ABSTAIN  
 Motion: Carried  Defeated

2/4/26  
 Date \_\_\_\_\_ Planning Commission Chairman \_\_\_\_\_

Planning Commission Chair: If changes are made to the decisional standards or conditions, please mark with ink and initial.