

**ROCK CREEK PLANNING
COMMISSION MINUTES
February 21, 2023**

Chair Curt Kubesh called the planning commission meeting to order at 7:00PM.

Members present:

Curt Kubesh, Dan Saumer, Oliver Rauschnot, Donnie Peterman III, Dillon Barton,
Stefon Boleen

Members Absent:

Others present:

Ashley Rauschnot, Josh Froelich, Larry Volkmann, Adam Volkmann, Don Burger

Pledge of Allegiance

Oliver Rauschnot motioned seconded by Stefon Boleen to approve the January 17, 2023 minutes as sent. Motion passed with all ayes.

New Business:

Review CUP for the Diesel Shop – New Owners

Larry doesn't have any issues with any of the current CUP conditions, except the operating hours. He would like to change them to 7am instead of 8am. The PC members did not see any problems with this change. Also, the name needs to be changed to say Volkmann Unlimited Incorporated DBA DS Auto Sales Inc. and Volkmann Unlimited Incorporated DBA The Diesel Shop. Dan Saumer suggested a limit on the amount of vehicles allowed to be on the lot for sale at any given time; 25 is the number they came up with. Also, a Certificate of Insurance will be required to be submitted with the car sales renewal every year (renews in April).

Oliver Rauschnot motioned to send this new CUP to the Council for approval, Donnie Peterman III seconded.

Old Business:

Josh Froelich CUP-22-003

Josh Froelich agreed to all of our updates regarding the lodging and food serving at the lodge. The planning commission would like to add the following to the CUP.

1. By State Law, the kitchen is a food catering facility, not a preparation center.
2. Lodging is only allowed for range event attendees or Josh's family members.
3. There will be a 3-night maximum stay, with no limit for guided hunt stays.
4. There will be a 16-occupant max capacity at the lodge.

Dan Saumer motioned seconded by Stefon Boleen to approve the CUP with the above conditions to send back to the Council for approval.

Dust Control

Conditions for the dust control ordinance are as follows:

1. Must gain written permission and signatures from 80% of the people who live within 1 mile of the designated area to be applied as well as anyone who lives beyond one mile but has to directly drive through it to get to their homes.

2. Signatures must be submitted to the city.
3. Road maintenance schedule will NOT be altered just because dust control has been applied.
4. Water, Salts, and Brines are the ONLY dust control treatments allowed to be applied. Used oil, vegetable oils and starches, acrylic polymers, petroleum oils & bitumens, and lignosulfates & wood pulping liquors are NOT ALLOWED.
5. Dust control will not be allowed in shorelands, wetlands, and flood plains.

Stefon Boleen motioned seconded by Dillon Barton to approve the Dust Control Ordinance to send to City Council for review with the above conditions.

C-1 Highway Commercial

John Anderson helped the Planning Commission to write up a text amendment for the C-1 district regarding pre-existing homes. He came up with adding another letter, H, which states: "Single-family detached dwellings use shall be governed by all applicable standards of the R-1 Residential District and applicable Building and Fire Codes and shall not allow for the construction new single-family detached dwellings but will allow for the reconstruction of existing single-family detached dwellings." Oliver Rauschnot brought up the question, what if someone in that district wants to build a detached garage or shop for personal use, technically they can't do that? The members agreed that this is not something any of them thought about and that we should not be telling residents what they can and can't do with their property if they already have a home and are living on the property. Donnie Peterman III suggested wording it that if there is already a house on the property, they will be allowed to follow the residential codes. If it is bare land, they must follow the commercial district. Members agreed that this needs to be talked about more at the next meeting.

Solar Farms

The members said that they want to focus mostly on commercial solar farms, they are not concerned about residents wanting to install solar for their homes. Oliver Rauschnot and Dan Saumer really like Royalton's ordinance and believe we should focus on that one and branch off of it. Dan Saumer likes how Royalton's ordinance mentions dust from construction. Dan Saumer wants our ordinance to say something about dust from farming as well. Dan Saumer believes we can add a FEW things to Royalton's ordinance to make it work for the City of Rock Creek. All members agree that a Conditional Use Permit makes the most sense. Dan Saumer likes the Pine County ordinance table and wants to use something similar for the City of Rock Creek. Dan Saumer will come into the office to work with Ashley Rauschnot to get started with something and bring it to the next meeting.

Comp Plan

All members agreed that the finalized Comp Plan looks good.

Donnie Peterman III motioned seconded by Oliver Rauschnot to approve the Comp Plan to send to Council for approval.

Curt Kubesh motioned seconded by Stefon Boleen to adjourn at 8:08 PM. Motion passes with all ayes.

Ashley Rauschnot
Deputy Clerk