

**ROCK CREEK PLANNING COMMISSION
UNAPPROVED MINUTES
May 15, 2023**

Chair Curt Kubesh called the Public Hearing for Solar to order at 7:00PM.

Curt Kubesh: Anybody have any stipulations on solar? Nope, Close that one.

Chair Curt Kubesh closed the Public Hearing for Solar at 7:00PM

Chair Curt Kubesh called the Public Hearing for Comp Plan to order at 7:00PM.

Curt Kubesh: Second Public Hearing, Comp Plan. Yes, Don Burger

Don Burger: Um, I, I just hope that you will use it in your decision making throughout the City.

Curt Kubesh: All right. Anything else on the Comp Plan? Close that one.

Chair Curt Kubesh closed the Public Hearing for Comp Plan at 7:00PM

Chair Curt Kubesh called the Public Hearing for The Pink Peony to order at 7:01PM.

Curt Kubesh: Open up The Pink Peony. I think everyone had that emailed out to you. It's a flower shop. I guess, if you want to kind of explain it to the Planning Commission.

Kari Johnson: So, we're a studio flower shop. Mostly online sales. So, people order online and then we do mostly deliveries. Probably 90% of what we do is deliveries. We arrange flowers for different events and customers in the City of Rush City Area and Surrounding Area. We grow a lot of our own flowers in the summer. Probably, we are able to use our own agriculturally grown flowers on the site maybe 6 months out of the year and that's pretty much what we do. We don't have a sign or a storefront or anything. It's ...

Oliver Rauschnot: It's all online stuff?

Dan Saumer: So, you don't really need any big parking area or anything like that

Kari Johnson: Nope

Curt Kubesh: No security service?

Kari Johnson: No, we're just making the world beautiful. Yeah, that's pretty much what we do.

Curt Kubesh: Anybody else have any questions?

Oliver Rauschnot: Where are you located; sorry I wasn't paying attention.

Kari Johnson: Oh, we are located on 550th St.

Donnie Peterman III: On the other side of freeway

Curt Kubesh: You know where Ronnie Berdan lives?

Kari Johnson: Yeah, right there

Curt Kubesh: Right on that corner lot, um

Kari Johnson: Yeah

Dan Saumer: West Side

Curt Kubesh: West Side

Oliver Rauschnot: K

Kari Johnson: We don't have a sign or anything,

Oliver Rauschnot: Sure

Kari Johnson: So, if someone did want to Curt Kubesh something up. They would have to have an appointment.

Oliver Rauschnot: Got it. Seems pretty easy.

Curt Kubesh: K, no further questions? We'll close the public hearing.

Chair Curt Kubesh closed the Public Hearing for The Pink Peony at 7:02PM.

Chair Curt Kubesh called the Planning Commission Meeting to order at 7:03PM.

Members present:

Curt Kubesh, Oliver Rauschnot, Donnie Peterman III, Dillon Barton, Dan Saumer, Josh Froelich

Members Absent:

Stefon Boleen,

Others present:

Ashley Rauschnot, Don Burger, Todd and Kari Johnson

Pledge of Allegiance

Oath of Office was given to new member: Josh Froelich

Oliver Rauschnot motioned seconded by Donnie Peterman III to approve the April 17, 2023 minutes as sent. Motion passed with all ayes.

New Business:

Discussion on Public Hearing for Solar

Curt asked if anyone had any thoughts, concerns, or questions. There were none.

Dan Saumer motioned seconded by Oliver Rauschnot to recommend to council for approval.

Discussion on Public Hearing for Comp Plan

Donnie Peterman III motioned seconded by Dillon Barton to recommend to council for approval.

Discussion on The Pink Peony

Curt said they are going above and beyond what they should be to cover all bases. That way no one can come back and say anything. Donnie mentioned that they could have almost gone with the Low Impact Business Permit. Oliver asked if we are concerned about hours of operation? Members agreed they are not concerned. Dan asked if they know the difference between the Interim Use/Conditional Use and Low Impact Business permits? They asked for clarification. Curt and Dan clarified that Conditional Use goes with the property. Interim Use goes with person. Dan told them that with no customers coming and no parking needed they could have gone with Low Impact Business. Curt said he suggested they do Conditional Use because of the deliveries to the business.

Dillon Barton motioned seconded by Oliver Rauschnot to recommend to council for approval.

Minor Subdivisions

We've had several phone calls in the office regarding land splits and minor subdivisions. We thought we would use this opportunity to give a refresher to the Planning

Commission Meeting Members. There is a property on River Rd. that we've had several phone calls on regarding splitting a 150-acre parcel into three parcels. Oliver and Donnie said that needing the soil borings is about protecting the purchaser from buying a non-buildable piece of property.

Old Business:

Short Term Rentals

Curt asked if anyone has thoughts or concerns. Josh Froelich asked about how much data collecting we really want homeowners to do. We should let the sites (Airbnb or VRBO) do that for them instead of making them collect data. Curt's biggest concern is the sewer and making sure that is compliant. Dan wanted to make sure that there will be smoke detectors and carbon monoxide detectors.

Dillon Barton motioned seconded by Donnie Peterman III to remove the data collecting from the ordinance and recommend to Council for recommendations before the Planning Commission holds a public hearing. Motion passes with all ayes.

THC

Dan Saumer's biggest concern is making sure people can't just be selling out of their garages or houses. Donnie Peterman III says that he's concerned that we're going to start making rules before the State Government even sets their own rules now that the marijuana is legal. Donnie doesn't want us to go through the trouble of coming up with an ordinance that might be trumped by State laws soon anyway. Ashley Rauschnot read an email regarding the City of Rush City's THC policy to inform the Planning Commission of what they did. Curt agrees with Donnie to see what the State does. Donnie says a moratorium at this point would be pointless because if the State says they can sell it, we can't stop them. Members agreed to put a hold on this to see what the State does.

Donnie Peterman III motioned seconded by Dillon Barton to adjourn at 7:30 PM. Motion passes with all ayes.

Ashley Rauschnot
Deputy Clerk