

**ROCK CREEK PLANNING COMMISSION  
UNAPPROVED MINUTES  
June 20, 2023**

***Chair Curt Kubesh called the Public Hearing for IUP-23-001 Chris Wiorek to order at 7:00PM.***

**Ashley:** Notice of Public Hearing. NOTICE is hereby given that the City of Rock Creek Planning Commission shall hold a public hearing on Tuesday June 20, 2023 at 7PM at the City Hall to consider Chris Wiorek's request for an Interim Use Permit to have a temporary second dwelling on his future property.

On future property parcel ID R43.0203.000, described as 53.44 Acres, Section 32, Township 38, Range 20. Pine County, Minnesota.

All interested persons are invited to attend said hearing and be heard on this matter. Letters are also welcome.

The Planning Commission shall hold their regular meeting immediately following the public hearing.

The office did not receive any phone calls or emails regarding this matter.

**Curt:** Okay, is there anybody in the audience that has any testimony to this? Alright, I will close the public meeting.

***Chair Curt Kubesh closed the Public Hearing for IUP-23-001 Chris Wiorek to order at 7:01PM.***

***Chair Curt Kubesh called the Planning Commission Meeting to order at 7:01PM.***

**Members present:**

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

**Members Absent:**

**Others present:**

Ashley Rauschnot, Don Burger, Chris Wiorek, Jared Maxwell, Mark Witte, LaRayne Witte

**Pledge of Allegiance**

***Donnie Peterman III motioned seconded by Stefon Boleen to approve the May 15, 2023 minutes as sent. Motion passed with all ayes.***

**New Business:**

**Discussion on IUP-23-001 Chris Wiorek**

Curt says what he's looking to do is put up a secondary dwelling for his disabled child. Chris Wiorek came up to speak and said that after reading through the City Ordinances,

he decided on the Interim Use Permit for caretaker for his disabled daughter. He says his daughter had her first brain tumor removed at 5 years old and has had several surgeries since then which resulted in a lot of brain trauma. She is now 23 years old and will probably be living with them for the rest of her life. She's pretty functional, but can't hold a job to earn a living on her own to live somewhere else. They are currently going through the process of getting her on disability. They are hoping for some autonomy for her to be able to live a little bit away from them but on the same property, just not in the same house. To give her a little bit of responsibility as an adult, but still be close enough to be able to help out. Ashley Rauschnot mentioned that the office does have two medical letters on file supporting everything that Chris Wiorek has discussed. Chris Wiorek said that he does have a third letter if we do need it. Curt says he believes it falls into everything that is allowed. Dan Saumer asked if it was Rec district, it was confirmed it is. Chris Wiorek said they are planning to do a manufactured home so that it can be removed in the future if and when it is no longer needed.

***Stefon Boleen motioned seconded by Josh Froelich to send IUP-23-001 to the City Council to recommend for approved. Motion passes with all ayes.***

### **Jared Maxwell**

Behind the group farm on his dad's farm, there is a 96-foot easement there. They want to put 3 or four lots on the 12 acres there and are looking to see what kind of road they need to have. They don't want to go survey off the lots and spend 10 grand without knowing if it's even feasible. Jared wanted clarification on how much road frontage is needed, he thought 200 feet – Curt corrected him that it was 300 feet. Curt asks how many times the property has been split. Jared said he thinks it's been split once, but it's on an 80-acre parcel. Jared brought a map in to show to the members. Jared's dad is wondering if he has to have an actual road or an easement road. Curt says they'll have to do some homework. Jared says it looks like he could get 3 lots in if the minimum is 300 feet. The road would continue so they would still have access to the back lots. Curt says if it's going into a development then it will probably have to be a road. Dan says we have to look at it a little bit because you can only split so many times and if it goes into something beyond that it would have to go into a residential development or cluster development. The easement would have that 96 feet and then drop to 66 feet once you get to the lots. Dan says we'll put him on the agenda for next month. Curt says we'll have to do research before the next meeting. We told Jared the date of the next meeting and wrote it on his map for him. Jared says that over the next 10 years there would be three houses. He plans on building one and then living in it while he builds the next one and then selling the first one and then living in the second one while he builds the third. That way he can keep the job that he has. Jared says that's the plan right now. Oliver says after the property split it would have to be reclassified as residential. Dan asks if there are any plans to do a bigger development there. Jared said no, his dad is getting old and wants to retire without bills. This is why he's trying to buy the land from his dad so he can do that. Curt says we need to check that the easement is recorded. Jared said there is a gas line that runs through there under the road. Jared asks that they are pretty sure that it needs an actual road in there? Planning Commission members said yes. Jared asks if it has to be tar, members said no it does not have to be tar.

## **Campgrounds**

There was a situation that came into the office that corresponds to campgrounds. Ashley explains that the office received a permit for a holding tank for what appears to be hooking up to 5 or 6 campers. The planning commission would like to know why he was issued building permits for the structures? Oliver Rauschnot says that we now have a resident who has 5 lean-tos and a deck and he's proposing a bathhouse. He's proposing a campground. Josh Froelich asks if there's anything in the ordinance on campgrounds? Oliver Rauschnot said that he can park a camper in his shed, all year. Donnie Peterman III says, yes because it's inside. Carport does not count because it doesn't have sides. Donnie Peterman III asks if he can finish off the sides of the carports for storage or cabins? Oliver Rauschnot asks if Richard Drotning has done a final yet? Oliver Rauschnot asks if they passed? Oliver Rauschnot asks how we back this up? Dan Saumer asks if each camper has water? Curt Kubesh says they have one well, but they don't know if the campers are hooked up to it. Oliver Rauschnot says he's up for a site visit. Curt Kubesh says, yes, we need to go out there for a site visit. Oliver Rauschnot says he wants to know from Richard if he has been out there to final the permits yet. Oliver Rauschnot says going forward there shouldn't be permits issued if they are for campers. At minimum these permits should have had a site plan attached. Josh Froelich says that we definitely need to come up with a campground ordinance.

Donnie Peterman III mentions that Chisago County says that if there is not a primary structure on the property, you can only have a recreational vehicle on the property for 30 days maximum out of a 60-day period. If you have a primary structure, you can only have 1 recreational vehicle. So, if you buy a camper, you can park it by your house. If you have a weekend get-together, you can have multiple campers on your property for up to 48 hours.

Dan Saumer says that we do not have anything in the ordinance on campgrounds. Josh Froelich says there is a definition. Oliver Rauschnot asked if the sewer permit has been approved yet. Curt Kubesh says no. Oliver Rauschnot says that the holding tank on the design is NOT big enough for that many campers and people. After reading through the ordinance book, planning commission members agree that there is nothing stating that campgrounds are allowed in the agricultural district and that a site visit is the next step.

The plan is to have Richard, Amy, Oliver, Curt, and Sam go do a site visit. Dan Saumer says we need to consult with John Anderson and see if he can help us pinpoint a little better.

***Donnie Peterman III motioned seconded by Josh Froelich to adjourn at 8:18 PM. Motion passes with all ayes.***

Ashley Rauschnot  
Deputy Clerk