

**ROCK CREEK PLANNING COMMISSION  
UNAPPROVED MINUTES  
July 17, 2023**

***Chair Curt Kubesh called the Planning Commission Meeting to order at 7:00PM.***

**Members present:**

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

**Members Absent:**

**Others present:**

Ashley Rauschnot, Don Burger, Craig Saari

**Pledge of Allegiance**

***Stefon Boleen motioned seconded by Oliver Rauschnot to approve the June 20, 2023 minutes as sent. Motion passed with all ayes.***

**Old Business:**

**Jared Maxwell:**

Jared didn't show up. Curt Kubesh said that the office talked to John Anderson and checked with Pine County and that easements are not allowed. Also, being that Jared is not the owner of the property. All future correspondence regarding this matter must be brought to us by Neal Gay.

**Campgrounds**

Oliver explained that he was part of the group that went out to the Tou Yang property. Explained that it is indeed a campground and that he was invited to a council meeting and we will regroup afterwards. Dan Saumer says if we allow it, it has to be approved on a conditional use permit.

In general, we need to come up with an ordinance for campgrounds. Oliver Rauschnot asked, in general, where would we allow it? Curt Kubesh said that in general, our Comp Plan thing is trying to keep the rural country feel, which is what a campground is. Oliver said, we need to come up with a definition for them, more than two sentences, and where do we want them to be? Donnie Petermann III asked about minimum acreage. Josh Froelich said that primary minimum infrastructure, road systems for emergency vehicles. septic, water, all need to be discussed. Curt Kubesh asked about a storm shelter. Dillon Barton said that Pokegama has roads, storm shelter, etc. Oliver Rauschnot said that stay durations needs to be part of it. He said that the Ordinance Book currently has a short stay allowance for campers on properties. Curt Kubesh says that in order to allow a campground, they would either have to have a system to handle the number of campers there or a holding system with a pumping contract. What about caretakers, are they allowed to stay 7, 12 months a year? Curt Kubesh says that he doesn't see a problem with allowing them in the Rec district with conditions set. Josh Froelich says they would have to have a good business plan set forth. Curt Kubesh says that we need to look into campgrounds for the next meeting. Dan Saumer said that we should look into a text amendment for the Ag district to allow the campgrounds with a Conditional Use Permit.

The text amendment would apply to Ag and Rec. But campgrounds should not be allowed in the Residential districts at all. Oliver Rauschnot said that camping use is listed in different ways, worded differently in the book. Curt Kubesh says we need to work on making the book not contradict itself. Members agreed that Ashley should look into campground ordinances around us for different areas for next month's meeting.

***Dillon Barton motioned seconded by Donnie Petermann III to adjourn at 7:11 PM. Motion passes with all ayes.***

Ashley Rauschnot  
Deputy Clerk