

**ROCK CREEK PLANNING COMMISSION
APPROVED MINUTES
October 16, 2023**

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

Members present:

Oliver Rauschnot, Dillon Barton, Dan Saumer, Curt Kubesh, Josh Froelich

Members Absent:

Donnie Peterman III, Stefon Boleen

Others present:

Ashley Rauschnot, Don Burger, Dan Rydberg

Pledge of Allegiance

Public Forum

No comments

Oliver Rauschnot motioned seconded by Dillon Barton to approve the September 18, 2023 minutes as sent. Motion passed with all ayes.

New Business

Dan Rydberg

Dan Rydberg came in to discuss wanting to build storage units on his parcel located on Hwy 70 just north of the Rolling Meadows development. This parcel is currently listed as R-1 and he would like it rezone to C-1 or C-2. Members agreed that we had already talked about this section of the zoning map at the last meeting. This parcel happens to fall within that same section. Members saw no issues with changing the zoning from R-1 to C-2 since that section of road is right on the corner of a busy highway and C-2 would still allow single family dwellings, along with the storage units presented.

Josh Froelich motioned seconded by Dillon Barton to recommend for approval to the City Council, to change the residential section just north of Highway 70 from the railroad tracks to the development to C-2.

Oliver Rauschnot motioned seconded by Josh Froelich to recommend for approval to the City Council to build storage units on Parcel ID R43.0262.000.

Proposed Zoning Map Revision

Many parcels on the current zoning map are split into two separate zones. The Planning Commission members are looking to decide if it makes sense to revise the current map to make all split parcels into one zone or the other. Dan Saumer would like the map blown up onto two sheets for the next meeting so that we can dissect each parcel more closely. Oliver Rauschnot would like to see what each parcel is used for? Are there

ROCK CREEK PLANNING COMMISSION
UNAPPROVED MINUTES
October 16, 2023

houses/businesses/farming currently on the property and will changing anything on the zoning map affect any parcel involved?

Demo Permit Revision

The City Council wanted the Planning Commission to look at revising the current Demo Permit to mention asbestos and lead abatement. Ashley Rauschnot brought in a potential revised demo permit for the Planning Commission members to review and discuss. All members liked the new wording on the revised permit.

Oliver Rauschnot motioned seconded by Josh Froelich to recommend to the City Council for approval the revised demo permit application.

Earnest Money

Dan Saumer submitted a possible definition for Earnest Money. Members all liked what it said. Members agreed that the amount of earnest money collected should be variable, based on the project size – maybe a percentage. Dan Saumer believes adding Earnest Money to our applications would reinforce the 21 day notice for minor subdivisions and also weed out people that aren't serious about projects. Ashley Rauschnot will email John Anderson to get his opinion on Earnest Money and to see what others are charging (if he knows) and what he would charge us for consults in the future. Members came to a preliminary agreement of \$1,000 minimum or 0.5% of the project value. Whichever is great.

Office Updates

Ashley Rauschnot presented the new/updated Interim Use Application, specifically for Short Term Rentals, to the Planning Commission. They all said it looked good.

Old Business

Campgrounds

One of the main concerns is that there is nobody at the City to go out and inspect and enforce anything like this. Dan Saumer said that if we do the IUP/CUP correctly that we can revoke if not properly maintained. Dan Saumer says we have to have an ordinance in place to prevent future issues from occurring. Oliver Rauschnot says that we should write the rules up and only allow it in Rec-1 to start. Members agreed to follow Aitkins campground policy and to add wording for Flood Plains. They also agreed that we should maybe require a site survey. Curt Kubesh suggested we also add something about maintaining roads and dust control. Members agreed to revisit this discussion next month.

**ROCK CREEK PLANNING COMMISSION
UNAPPROVED MINUTES
October 16, 2023**

City Council Notes

The City Council approved a moratorium for cannabis at the October 2023 meeting. They would like the Planning Commission to determine what parameters they would like to see set for where it can be sold. Members agreed that only C-1/C-2 makes sense.

The City Council would like us to look at revising the Septic Permit Application to say that a septic will NOT be considered final and in compliance until it has been seeded AND mulched.

The City Council would like us to clarify the wording on the minor subdivision applications in regards to soil borings. Don Ramberg will be invited to the November Planning Commission Meeting to discuss this further.

Oliver Rauschnot motioned seconded by Josh Froelich to adjourn at 8:49PM. Motion passes with all ayes.

Ashley Rauschnot
Deputy Clerk

