

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

Vice Chair Oliver Rauschnot called the Public Hearing for Rezoning R-1/Text Amendment for Storage Units in C-2 to order at 7:00pm.

Ashley Rauschnot:

“So I got several, well this is for the rezoning only part, correct? Rezoning and text amendment? Not for the actual CUP of the Storage Units? So, I think the only one that had anything on this would be Don Burger, do you want to read? Where’d he go?”

Dan Saumer: “Do you want to read off the...”

Ashley Rauschnot:

“Oh Yes, good call, I do, I do. Alright so. CITY OF ROCK CREEK Notice is hereby given that the Rock Creek Planning Commission will conduct f., it says three public hearings but I think it’s supposed to say four public hearings Monday November 20, 2023 at 7 p.m. at the Rock Creek City Center. The purpose of the first public hearing is to rezone a portion of the City Zoning Map from R-1 Residential to C-2 Commercial. This will apply to the portion on the North Side of Hwy 70 from the Railroad Tracks East up to the Western Border of Country View Estates. The purpose of the second public hearing is to review a Text Amendment to allow Storage Units in the C-2 Commercial district. The purpose of the third public hearing is to take comments on Dan Rydberg building storage units on property described as R43.0262.000, 30.64 acres, do I have to read the whole section? Sect-15 Twp-038 Range-021 30.64 AC West 1/2 of Southwest 1/4 of Southeast 1/4 & East 1/2 of East 1/2 of Southwest 1/4 Less East 150 ft of South 410 ft of W 1/2 of SW 1/4 of SE 1/4 & Less That Part Of South 425 ft of E 1/2 of E 1/2 of SW 1/4 Lying West of East 300 ft & Less North 600 ft of South 1025 ft of E 1/2 of E 1/2 of SW 1/4 & Less North 685.95 ft of South 2010.95 ft of E 1/2 of E 1/2 of SW 1/4 & Less North 299 ft of South 709 ft of East 324 ft of W 1/2 of SW 1/4 of SE 1/4 & Less West 174 ft of East 324 ft of South 410 ft of W 1/2 of SW 1/4 of SE 1/4. Less Parcel 6 As Shown on MN Dept Of Transportation r/o/w Plat #58- 14 Micro #323205,518478,573754, Pine County, MN The purpose of the fourth public hearing is to take comments on April Anderson having horses on property described as R43.5087.000, Sect-23 Twp-038 Range-021 Rock Creek Est A Div Of G Farm Lot-002 Block-001 Micro #514687, Pine County, MN The purpose of the fifth public hearing is to take comments on Josh Froelich running a Short Term Rental on property described as R43.0113.001, 40 acres Sect-23 Twp-038 Range-020 40.00 AC Southeast 1/4 OF Southwest 1/4 Micro #378446-447,554791 and R43.0113.005, 10 acres, Sect-23 Twp-038 Range-020 10.00 AC That Part Of Northeast 1/4 of Southwest 1/4 Lying South Of North 990 ft Thereof. Subj To Public Rd Along West Line

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Micro #363871- 872,556307 Pine County, MN Interested persons are encouraged to offer testimony by: Email at: arauschnot@cityofrockcreek.org Mail at: City of Rock Creek, 7000 State Hwy 70, Pine City, MN 55063

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

Ashley Rauschnot
Deputy Clerk
City of Rock Creek

Published in the Pine City Pioneer Nov. 2, 2023”

Josh Froelich: “That was a lot of southwest and southeast”

Ashley Rauschnot: “I was like do I need to read all of this.”

Dan Saumer: “Let’s just do one at a time”

Ashley Rauschnot: “Ok”

Dan Saumer: “So the first one is...”

Ashley Rauschnot: “The rezoning that was Don Burger, do you want to read that?”

Don Burger: “Can I do it from here?”

Ashley Rauschnot: “Yeah”

Oliver Rauschnot: “Sure”

Don Burger:

“Ok Great! It is in the interest of Rock Creek to be welcoming towards compatible businesses. Deliberate and detailed consideration of competing interests is important. This location along Hwy. 70 has traffic volume and safety issues that may be complicated by some of the C-2 permitted uses. Neighboring R-1 uses may be negatively impacted by other C-2 permitted non-storage business uses. To allow this storage business location, please consider rezoning this proposed R-1 area, excuse me, C-2 area back to Agricultural and adding this business as a conditional use. What I mean to say is, currently instead of doing C-2 rezone to agricultural and add this business as a conditional use to agricultural district. (Other existing uses could continue and a second disconnected C-2 district is avoided.) Please include review Zoning Ordinance Amendments Section 1000-28 p.145 and ongoing as part of your deliberations. Thank you”

Oliver Rauschnot: “Anybody else on that one?”

Ron Teeman:

“I have something to say, uh Ron Teeman, uh, I feel like it should not be rezoned

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commercial or C-2 Scenic Byway, your ordinance is not set up. We don't have a C-2 district, we have a C-2 Scenic Byway and by making that C-2 commercial byway or just C-2 it opens up now to the potential, not saying that homeowners are, but that's allowing off premise signs along that short stretch. To which do we want that within that because it's an allowable approved 32 square feet is allowable by the C-2 district under signage uh that's not what we want. Don's saying go with Ag. The problem is if you do that in Ag. Anywhere in Ag, which is a large community can be zone for the text amendment. To keep control of it, leave it residential and add it to residential. Where you can have the storage units in the residential district and you'll have more control over it. Which in ag there is a very large portion of Rock Creek and if you do that text amendment there, you're saying everybody else I ag is allowed to do it also and we can have them popping up down by 560th street which is an ideal place, a major road through Rock Creek. More on 70 and just for the safety aspect along that stretch of road. In the last two weeks there has been 2 accidents just on the other side of that hill. Uh I watched a car on Saturday pass another car right in front of Schultz's and I was further back and saw the roof of a pickup coming the other way. That car darted back in a hurry. The traffic is just not safe there for adding more commercial in that area. They come around the corner and everybody wants to pass everybody. Ther's a lot of truck traffic and trucks take a lot of time to get up to speed. And they don't care if it's passing or no passing. They'll get around you because they need to be in front. And adding a commercial business along there with that would just create more of a nightmare for everybody. Thank you."

Oliver Rauschnot: "Yep, Anybody else, yep"

Nancy Rys:

"Nancy Rys, for 17 years I was a member of the Rock Creek Planning Commission making ordinances that are in the ordinance book today are a result of years of research, discussions, and much What you're proposing is clearly spot zoning. And I don't think the city wants to get involved in spot zoning. It's really not about changing for one application um the city would be in a position that anybody can come into the city and asked to have their property rezoned and you're gonna set precedence that way. Um I agree that if you would allow a conditional use, we have a lot more control over it. Um, I would urge caution as you make that decision, um, C-2 was in Rock Creek before and is probably....

Oliver Rauschnot: "Anyone else"

Elizabeth Halvorson:

"Hi everyone, I'm new. This is my town meeting here. I just wanna ,um one introduce myself. I'm Elizabeth Halvorson. I'm on HWY 70 so I just wanna see that where is this zone C-2 currently at?"

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Oliver Rauschnot:

“Well the area that’s up for discussion is the area from the north part of 70, basically right off 61 going towards the east to what was the name of the road again,

Ashley Rauschnot: “Um, the Country View Estates”

Oliver Rauschnot: “We’re talking about changing the zoning on that strip of road.

Elizabeth Halvorson: “Thank you”

Oliver Rauschnot: “Yep”

Oliver Rauschnot: “Anybody else?”

Vice Chair Oliver Rauschnot closed the Public Hearing for Rezoning R-1/Text Amendment for Storage Units in C-2 at 7:10pm.

Vice Chair Oliver Rauschnot called the Public Hearing CUP-23-005 - Storage Units on Hwy 70 (Dan Rydberg) to order at 7:10pm.

Ashley Rauschnot: “Don, do you want to read yours first?”

Don Burger:

“Sure, um low impact businesses are good for Rock Creek in appropriate zoning locations. Please consider: Traffic impact onto Hwy. 70? Whether a new paved surface might impact the water run-off in area? And masking security like um glare onto adjacent properties? Please include and review of CUP Section 1000-25 p.137 and ongoing as part of your deliberations.”

Ashley Rauschnot:

“Alright, so I have several emails to read on this one. Um, the first one is a lengthy email that I got from somebody, this is the email. Um, it’s got some diagrams and references. Um, I’ll just start at the beginning.

Ron Teeman:

“If you’d like a break from reading, I would like to comment too. So you can start reading and when you want to take a break, you just let me know.”

Ashley Rauschnot:

“Perfect, after this, you’re on., Alright, this is from Timothy Gearn, it looks like he works for MNDot. Um,

Dear City of Rock Creek Planning Commission,

On behalf of MnDOT, I have the following comments for the attached notice.

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1. MnDOT recommends that a private survey be conducted to ensure that any improvements to the land, including but existing and future improvements, do not encroach upon MnDOT RW.
2. MnDOT does not have any input to any setbacks from the Right of Way (RW) line for this type property use and setbacks if any are at the discretion of local jurisdictions.
3. MnDOT does not have access control along that property on TH 70 so the property owner will need to apply for an entrance permit online at: <https://www.dot.state.mn.us/utility/forms.html>. An application does not guarantee an entrance is granted.
4. It does appear on the West side of Glendale Ave that there is a natural wet area or drainage feature (see blue highlight in image #2 below) on a portion of the property. I would recommend that some coordination be made with MnDOT Hydraulics (Mr. David Mohar, in the CC Line) with regards to potential site plan and runoff control. Especially because a property on the South-East side of the Glendale AVE intersection has raised drainage and flooding concerns with MnDOT prior.

Additionally, I have included several MnDOT D1 personnel who may have further involvement in the CC line.

Um, so then we got another email from him that says,

Rock Creek Planning Commission,

It is not apparent based on the information that I received where the access will be to the proposed storage unit facility. Any direct access from Highway 70 will require an access permit. As noted below this does not guarantee that the access will be approved at this location. Any MnDOT requirements for this access would be the responsibility of the permit applicant. A private citizen noted a concern about sight distance to the east at Glendale Ave and Highway 70. MnDOT has not had an opportunity to verify this concern in the field. A high level review using Google Streetview was not able to confirm or deny this concern. MnDOT does not have any plans for Highway 70 in this location to address sight deficiencies if that is the case at this location. It is recommended that you request the anticipated traffic numbers generated by this facility as you are considering it. Typically building storage units do not generate much traffic and will have minimal impacts to Highway 70. Feel free to contact me if you would like to follow up on any of my comments.

Sincerely,

Jim Miles

Oh that was a different gentleman I guess. Jim Miles. So I did reply...Just so you are aware. There will be no access to the Storage Units from Hwy 70. He plans to put the entrance on Glendale. Do you plan to be at the meeting?

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And he said,

Thank you Ashley for the clarification. I am not planning on attending the meeting. I mainly wanted to pass on the information that MnDOT was contacted about an individual's concern about the sight distance at Glendale Avenue. As noted MnDOT has not had the opportunity to verify this concern. The storage units will add additional traffic to this intersection. My brief research suggests that the added traffic will be minimal but it would be good to get information from the proposer. Feel free to reach out if you have additional questions.

You're up Ron."

Ron Teeman:

"Um, Ron Teeman, um, I had a chance to talk to Dan this morning we happened to be at the same gas station so I told him about what my concerns were with it. Yes there, it is a good thing for the area but the biggest concern for one and what mndot was referencing was the safety for that intersection and two I kind of talked to Dan about the, depending on how big of an area I just took rough dimensions on what he was doing for uh, uh kind of a site plan setting in, roughly about 4.7 acres that would make it gravel and runoff and I told him what my concerns were with the water runoff of that now being that's not going to be able to absorb into the soil. The runoff, that affects me down there where I have flooding when we get heavy rain and it floods out my fields. And then it will actually raise it up high enough where the ditch can't handle it and it will cross the field. With that extra runoff it will be looking at adding a retention pond area to slow his water going off into the swamp. I think that wasn't on the pics but when I talked with Dan he said that's more preliminary and that's what we're working on. So I would just like you to consider that for the excess runoff that's going to be going on in that area. Thank you.

Oliver Rauschnot: "Anybody else, or you have more to read?"

Ashley Rauschnot: "Oh I've got more to read"

Don Schultz:

"I used to own that property and in reference to the MnDOT guy, ever since they redid 70, that property is way wetter. And that ditch that cuts across, that never had water in it before. Now it has standing water, so it's really MnDOT's issue with the drainage that will go into Mr. Teeman's property. But it all backs up on my property, the ditches north side of 70 that's always wet, never used to be wet before. So I would like to see someone contact MnDOT and try to minimize that whole drainage thing.

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Ashley Rauschnot: “Alright, another email.

Here are my comments regarding the letter sent to me about the possible build of storage units. Thank you! Hello, my name is Ashley Mead and I live at property 57265 Glendale Ave. Pine City, MN 55063 adjacent to the storage units. I have a few concerns about the possible build of the storage units. This property is 30.64 divided between two different properties on Glendale Rd.. Are they building the storage units by hwy 70 on the east side of Glendale Ave? Do they plan on building more storage units on the west side of Glendale Ave.? Will the whole property be zoned commercial? My concern is that they will survey it and sell the other portion as a commercial lot. I didn't move out to the country to live on a commercial street and have my taxes rise. I am concerned with the amount of extra traffic that will be on our road. We live on a dirt road which is hardly, already hard to maintain with the amount of traffic we have. Also, I am worried about the extra people/traffic lingering down our road. We all have nice properties and I don't want to be a target. What about the surveillance and possible extra lights surrounding the business? If the surveillance leads to the road, I don't need to be tracked when I come and leave my property, own property. People can be very good with technology and hacking into things. This being said I would like to suggest putting the driveway to the business off of hwy 70 if it passes. This would relieve the maintenance of the road and decrease people from traveling down our road. Lastly, I am worried because I have several farm livestock. When people start complaining of the possible smell, I know what they will want next. I'm not willing to give up my animals when I live in the country and we were established before the storage units. I am not against people starting businesses, maybe I would feel different if it wasn't a business that attracted so many different people and uncertainties. Thank you for your time. I look forward to seeing you at the meeting tonight. “

Ashley Rauschnot:

“Let's see, anybody else want to talk in between? Alright I think this is the last one on storage units.

A person moves into the country to embrace a more quiet life, away from many people and the hustle and bustle they bring. You may also do it to enjoy beautiful scenery and wildlife, to watch birds of all species, alighting on trees and following the various migratory seasons. Spotting deer and rabbits grazing in the meadow. Whatever your reasons to live in the countryside, the addition of a mini storage immediately adjacent to your house, in every way, detracts from those positive qualities. I do not look forward to looking out my window, and where I used to see tranquil nature, seeing a flat lot dotted with loud tin sheds. I do not look forward to the significant increase in traffic on the roads and people in general. I do not embrace the addition of a commercial tract of land on two sides of my property. I do

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not welcome the reduction of my property value. With a history of working for someone who owned mini storages, I know first hand the type of people they bring and increase target for crime, mini storages can be. I am not in favor of this addition to our neighborhood. - Paul Mead”

Dan Saumer: “That the last one?”

Oliver Rauschnot: “Ok, is there any other comments?”

Vice Chair Oliver Rauschnot closed the Public Hearing CUP-23-005 - Storage Units on Hwy 70 (Dan Rydberg) at 7:22pm.

Vice Chair Oliver Rauschnot called the Public Hearing for IUP-23-002 – Short Term Rental (Josh Froelich) to order at 7:22pm.

Ashley Rauschnot: “Don?”

Don Burger:

“The Froelich enterprise has been uniquely pro-active in it's business expansion in Rock Creek. It is suited to the Recreational zoning district. Assuming that this is connected to the existing Conditional Uses that are part of various parcels involved, their typical organizational style seems likely. Please clarify whether this application is at the single "lodge" location? Please include review of Ordinance 75 as part of your deliberations. Thank you”

Oliver Rauschnot: “Do you have anything on this one? Anybody?”

Vice Chair Oliver Rauschnot closed the Public Hearing for IUP-23-002 – Short Term Rental (Josh Froelich) at 7:23pm.

Vice Chair Oliver Rauschnot called the Public Hearing for IUP-23-003 - Horses in R-1 (April Anderson) to order at 7:23pm.

Ashley Rauschnot: “Don?”

Don Burger:

“Please consider adding horses, chickens, bees, etc. as Interim Uses with appropriate conditions in all zoning districts including R-1 and R-2. Thank you”

Ashley Rauschnot: “We did have one email, ope sorry.”

Ron Teeman:

“I have one. Uh, I happen to live next door to where they are proposing this change and in the R-1 district which is smaller lots, 2.5 acres or bigger when they were built which is not just not enough and I didn't see anything in the application where they are looking at addressing, with animals you have waste and I already, I can't verify that's

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what it is, but currently with the chickens and ducks when they clean out the pen, it goes on the other side of the mound system which goes right along my driveway and that is something I don't need to see. And I don't know what they plan on doing with the waste that generates when you have a horse. And there is just no room for it. I seen where there's one over there in I believe it's chengwatana township down in Eagle Ridge housing development that has two horses in a small area. All it is is a beat up flat piece of ground a haybale in a ring and it's just not fair to the animal to be cooped up in that small of a space. I don't know what a horse is considered for an animal unit, I know the state regulates so many area per animal unit, I don't know what a horse is considered and I just don't see where you're going to have the space for the animal to be in there. Thank you."

Oliver Rauschnot: "Did you say you have another email?"

Ashley Rauschnot: "Yeah,

Hello- We would like the following statement read at the meeting regarding our neighbors requesting to have horses. We have lived at our home for 13 years. We moved here because we wanted to live in a rural HOUSING development. We have not said anything about the animals our neighbors currently have, even though it has caused us problems. However, we are ABSOLUTELY against them having horses. They already have three dogs that constantly bark, ducks that feel like our yard is their home, and chickens. If our neighbors wanted to live on a farm they should have purchased a farm and not a home in a HOUSING development. We do not want the smell that comes with horses, the flies that will be everywhere, and the mess. Also, if we wanted to sell our home it would be difficult to sell because of their horses. Thank you for letting us voice our opinion. - Tally Jo & Chad Staber

Oliver Rauschnot: "That's it?"

Vice Chair Oliver Rauschnot closed the Public Hearing for IUP-23-003 - Horses in R-1 (April Anderson) at 7:26pm.

Vice Chair Oliver Rauschnot called the Planning Commission Meeting to order at 7:26PM.

Members present:

Oliver Rauschnot, Dillon Barton, Dan Saumer, Josh Froelich, Stefon Boleen

Members Absent:

Donnie Petermann III, Curt Kubesh

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Others present:

Ashley Rauschnot, Don Burger, Cary & Penney Johnson, April Anderson, Dan Schultz, Bobbi Schultz, Dan & Jenny Rydberg, Paul & Ashley Mead, Ron Teeman, Jason Teeman, Nancy Rys, Elizabeth & Allen Halverson

Pledge of Allegiance

Public Forum

Cary Johnson would like to get on the agenda next month to discuss the letter he received in regards to his short term rental and coming into compliance with the City.

Stefon Boleen motioned seconded by Dillon Barton to approve the October 16, 2023 minutes as sent. Motion passed with all ayes.

Old Business

CUP-23-005 – Dan Rydberg – Storage Units

Dan Rydberg would like to build storage units on Highway 70. Planning Commission members, since the last meeting, have found some wording on Page 26 of the Zoning Ordinance for the City of Rock Creek.

That states “Where a district boundary line divides a lot, which was in single ownership at the time of passage of this Ordinance, the extension of the regulations for either portion of the lot beyond the district line into the remaining portion of the lot may be interpreted by the City office upon request of the owner.”

With this discovery, the Planning Commission agrees that rezoning that area to C-2 is not necessary.

Instead they can decide whether they will allow storage units in R-1 or the Ag District with a CUP. Concerns were made that if we allow storage units in Ag, that it is such a vast area and storage units could pop up everywhere and be hard to manage.

Planning Commission members also agreed that we don’t want them everywhere in R-1. Local resident, Nancy Rys, was called upon when she raised her hand to offer a suggestion. She suggested allowing the storage units in R-1 with a minimum acreage requirement. Planning Commission members all agreed that this was a great idea.

Dan Rydberg addressed many of the concerns that were raised by residents at the public hearings. These are the items that he addressed:

1. He is willing to do a traffic study to determine the impact the storage units will have on Hwy 70 traffic.
2. He will have a civil engineer draw up site plans to determine water runoff and drainage.

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3. He said that most of the trees that are on the outskirts of the property will remain there to block the views of the storage units. He is also willing to do a slatted fence along the backyard of the neighbor's property if requested.
4. He will be conscious of lighting levels and directions as to not impose on any nearby houses.
5. He will make sure all security cameras are only covering the storage unit property and not catching cars coming and going on the road.

Dan Rydberg will return to December's meeting with a new text amendment application for approval and the Planning Commission members will bring all conditions set forth at that time for the storage units to review before sending to council.

IUP-23-002 – Josh Froelich – Short Term Rental

Josh Froelich would like to rent out his lodge as a Short-Term Rental. He presented a full, detailed application along with all required documentation (minus the well water samples and health license, which are pending) to the Planning Commission.

Questions were raised as to whether his sewer system can handle the amount of people coming through. Oliver Rauschnot and Donnie Ramberg said that it can. Josh also mentioned that he does not have a washer and dryer, nor does he have a prep kitchen, and that he has also limited water using appliances, as to reduce the amount of water going into the septic system. He said guests will not be staying long as the rooms are not set up to be a comfortable long term stay.

Dan Saumer motioned, seconded by Dillon Barton to recommend to Council for approval the Short Term IUP-23-002 for Josh Froelich pending the receipt of the documents required. Motion passed with all ayes.

IUP-23-003 – April Anderson – Horse in R-1

April Anderson has submitted an IUP to have a horse on her property on Stephanie Lane in R-1. Josh Froelich asked April about shelter for the horses. She said she is currently working on shelter. The Planning Commission reminded April that she will need to come in for permits for the shelter. April said that the fencing is all done with 4 wire electric fence and they have signs posted says "hot wire". The plan is to have 1 horse to start with the possibility of getting another horse down the road. Josh mentioned the majority of feedback heard from the public in regards to April having horses was in regards to the smell and the manure management. April says that she and her husband work at a stable down in Stacy where they can bring the manure. She also plans to use it as compost in their garden. Planning commission Members said that we have two other IUP's

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within the City for Horses in R-1/C-1, which both have almost identical conditions. Dan Saumer said he doesn't see a problem with any of it, but would like to see a condition added about the storage of hay bales on the property.

Josh Froelich motioned seconded by Stefon Boleen to recommend for approval the IUP-23-003 with the following conditions:

- 1. Interim Use Permit # IUP-23-003 is limited to two horses maximum.*
- 2. Shall provide suitable fencing and shelter.*
- 3. Must maintain effective method of manure management.*
- 4. No more than 5 round bales allowed to be stored on the property at any given time.*
- 5. Interim Use Permit is review on an annual basis.*
- 6. On or before October 31, 2028, it is the application's responsibility to submit to the City a letter of intent for renewal of continued use or termination of this permit. If renewing permit, the letter of intent must include a request for a five-year extension.*
- 7. Renewal of this Interim Use permit is contingent upon the City receiving no complaints which violate any conditions of this permit.*
- 8. Failure to submit a letter of intent will result in this Interim Use Permit becoming null and void.*

Motion passed with all ayes.

Campgrounds

Planning Commission members agreed to table this topic until December's meeting.

Earnest Money

Planning Commission members agreed to table this topic until December's meeting.

New Business

Shooting Range on Stephanie Lane in R-1

The City Office received a phone call recently from a citizen who is wondering if they can set up a private shooting range on their property on Stephanie Lane in R-1. This person owns the furthest southeast two lots on the road. There was also another resident who called asking about having a private shooting range on their 8 acres off of Hwy 70 in the Rec-1 district.

After a brief discussion by planning commission members, it was decided that they will not allow shooting ranges in residential areas. As far as the recreational property, they would have to refer to all State/Federal laws and regulations in regards to

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shooting.

SSTS – Clarifications

Donnie Ramberg and Amy Thompson were in attendance to go over a few things in regards to the Sewer Application and the Minor Subdivision Application.

Donnie Ramberg believes that mounds **must** be seeded and mulched to be finalized/compliant. The current application states that the mounds must be seeded and mulched. It will be update to add the words “to receive a final inspection and be in compliance.

Donnie Ramberg believes there should be a set standard for perc rate instead of worrying about soil borings. But also understands why that wouldn’t necessarily matter or work in all scenarios.

In the Minor Subdivision Ordinance – 4-14 should be reworded to say borings, not perc.

Amy and Donnie talked about how Chisago County does their subdivisions. They have to have suitable soil for a Type 1 system within 8000 square feet contiguous on the property. The wording should say that if no soil borings are done, the lot will be deemed non-buildable.

Donnie would like to see the perc test *optional* removed from the Sewer Permit App. He believes they should be **required** and that he does them on **all** of his designs.

Donnie and Amy had differences of opinions on the number of soil borings that should be required.

City Council Notes

Dan Saumer mentioned that we need to add the topics of THC and the Possible Rezoning of part of C-1 along Highway 35 to next month’s agenda.

Dillon Barton motioned seconded by Josh Froelich to adjourn at 9:24PM. Motion passes with all ayes.

Ashley Rauschnot
Deputy Clerk