

**ROCK CREEK  
PLANNING COMMISSION  
UNAPPROVED MINUTES  
December 16, 2024**

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

**Members present:**

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

**Members Absent:**

None

**Others present:**

Ashley Rauschnot, Don Burger, Craig Saari, Chelsy Lindman, Nancy Rys, Kevin Newman, Jake Fedder, Amy Thompson

**Pledge of Allegiance**

**Public Forum**

**Approval of Minutes**

*Josh Froelich motioned seconded by Dillon Barton to approve the November 26, 2024 minutes as sent. Motion passed with all ayes.*

**Old Business:**

N/A

**New Business:**

**Jake Fedder Minor Subdivision:**

Jake Fedder submitted a complete Minor Subdivision Application to the City Office for 5435 State Hwy 70. This included a survey, original description and new descriptions of each parcel, and soil borings. All road frontages were met.

Everything was looking good for the subdivision approval, until Curt Kubesh talked to Amy Thompson, the sewer inspector, about the soil borings. According to the City Ordinance, the soil borings do not pass for a minor subdivision to be approved.

Planning Commission Members also questioned Jake on what he intends to do with the property and let him know that this property is in C-1 Commercial Highway District and therefore, a residential house will not be allowed to be built on the new parcel.

Jake says he has no immediate plans for the property and that he just plans to sit on

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it for a while.

Planning Commission Members agreed that they could pass the Minor Subdivision, but that the new parcel would have to be deemed “Not Buildable” on the deed for the property. Jake was ok with this.

***Donnie Peterman III motioned seconded by Oliver Rauschnot to recommend for approval to the City Council, the Minor Subdivision for Jake Fedder with the fact noted in the deed that this will be a non-buildable lot. Motion passed with all ayes.***

**Cole Newman – Site Plan Application for Minor Subdivision**

Cole Newman, owner of Eagle Ridge Estates, submitted a Site Plan Application for a Minor Subdivision at 55170 Forest Blvd. The application included a survey to split the lot into four separate lots, proposed descriptions for all 4 new parcels, and soil borings. Cole Newman was not present at this meeting.

Cole was informed before the meeting tonight that a Compliance Inspection was needed on the existing house (due to a transfer of property/sale). Ashley Rauschnot received the compliance inspection for the house right before the meeting tonight. It is non-compliant.

Planning Commission Members were also informed by Amy Thompson that the City Office only received 2 borings out of 6 required borings for the properties.

Curt Kubesh said that, first and foremost, the septic system has to be brought into compliance before we can go any further with the minor subdivision.

Ashley Rauschnot brought up the property on Beacon and showed the wetland overlay per Dan Saumer’s request. With this information, Planning Commission members are not sure the parcel could be split 4-ways. Curt Kubesh said that if Cole wants to split it four-ways, he will need to have a wetland delineation done on the property.

Josh Froelich said that, as someone who just went through a wetland delineation, the wetland delimitation is very expensive and can take a long time. He said that is a lot of money to spend if they’re just going to come back and say he can only have a 2-parcel split. Planning Commission members agreed and said that 2 parcels is much more realistic.

Dan Saumer would like to know what the setbacks for the railroad are.

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Final decision was to table this discussion until spring when proper soil borings can be done. The following recommendations were given in the meantime:

- Current septic system must be brought into compliance.
- A wetland delineation must be done if the goal is to split 4 ways.
- If only split 2 ways, no wetland delineation needed, but approved soil borings will be required.
- Railroad setbacks obtained.

***Donnie Peterman III motioned seconded by Chad Pasch to table this until the above recommendations have been done. Motion passed with all ayes.***

**Ordinance 2004-43: Standard Road Specifications for New Roads in Developments – Discussion on Amending**

Planning Commission members have discussed this at past meetings. There isn't really anything in the Ordinance Book in regards to City Maintained Road specifications. The Planning Commission members originally wanted the wording amended so that it applied to all city-maintained roads instead of just new roads in developments.

After further discussion, they decided that the Ordinance should be left as is for the Development Roads, but we could add a section at the beginning for General Requirements for City Maintained Roads and then the next section would be Developer Requirements.

Discussion was had on whether or not to remove all references to paving roads, since the City is not equipped to maintain paved roads. Donnie Peterman III suggested adding something in the Ordinance that if a developer chooses to pave the road, they will need to have a Homeowner's Association with fees for those residents to pay for maintenance on the road and plowing of the road. Basically, it would be a private road, not a City Road. He mentioned Rush City just did one like this.

General Requirements ideas to add:

- 4:1 In-slope
- 3 Foot Pan
- Phone, gas, cable, & other utilities to be buried a minimum of 24" deep in the backslope and location to be mapped for City Records || Right-of-Way Permit

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Applications needed

- Culvert Size, Standards, Depths
- Wording that says any time a current/existing road is rebuilt – it should follow these standards and be brought up to current specs.

Planning Commission Members asked Curt Kubesh and Ashley Rauschnot to talk about the requirements above and come up with a draft for next meeting.

***Oliver Rauschnot motioned seconded by Donnie Peterman III to adjourn at 7:40PM.  
Motion passed with all ayes.***

Ashley Rauschnot

Deputy Clerk

Unapproved  
Draft