

**City of Rock Creek
Planning Commission
Approved Minutes
March 17, 2025**

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

Members present:

Curt Kubesh, Dillon Barton, Oliver Rauschnot, Donnie Peterman III, Nancy Rys,
Josh Froelich, Chad Pasch

Members Absent:

Others present:

Ashley Rauschnot, Don Burger, Amy Thompson, Loreal Lindstrom, Tom
Lindstrom

1. Pledge of Allegiance

2. Public Forum

3. [Approval of Minutes](#) – January 21, 2025

Oliver Rauschnot motioned seconded by Dillon Barton to approve the January 21, 2025 minutes as sent. Motion passed with all ayes.

4. Public Hearing: Amendment of Ordinance 2004-43: Standard Road Specifications for New Roads in Developments

[PUBLIC NOTICE](#) was read.

Presentation/Summary:

[Supporting Documents](#)

Chair Curt Kubesh called the Public Hearing to Order: Amendment of Ordinance 2004-43: Standard Road Specifications for New Roads in Developments at 7:04PM

No Comments Received

Chair Curt Kubesh closed the Public Hearing for the Amendment of Ordinance 2004-43: Standard Road Specifications for New Roads in Developments at 7:04PM

No further discussion was needed

Donnie Peterman III motioned, seconded by Josh Froelich to recommend for approval to the City Council the Amendment of Ordinance 2004-43: Standard Road Specifications for New Roads in Developments. Motion passed with all ayes.

5. Public Hearing: Amendment of Ordinance 1991-21: Subdivision and Platting: Subd. 4.01.10: Minimum Soil Testing Area Requirements

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[PUBLIC NOTICE](#) was read.

Presentation/Summary

[Supporting Documents](#)

Chair Curt Kubesh called the Public Hearing to Order: Amendment of Ordinance 1991-21: Subdivision and Platting: Subd. 4.01.10: Minimum Soil Testing Area Requirements at 7:07PM.

- **Don Burger:** If I read it correctly, I think it refers to Type 1 as being the preferred system? I can't remember in the document where it said that. Is that... How would it be determined? Is it that always that an option for a Type 3, I don't want to get into all of the design discussion, but when you designate it as preferred, does that have a meaning that should be clarified in the wording ... *inaudible*... so it's just a question I had. Thank you.

Chair Curt Kubesh closed the Public Hearing for the Amendment of Ordinance 1991-21: Subdivision and Platting: Subd. 4.01.10: Minimum Soil Testing Area Requirements at 7:08PM.

Planning Commission members clarified that the meaning of this amendment is that at the time of the subdivision there was a spot approved on the land for a Type 1 Septic system, but if 3 years down the road when a new homeowner goes to build on the land, they may choose to put the septic system in a different place with a Type 3 septic. This ordinance says that a Type 1 will be the preferred site, but is not a necessity if they need to move it to another location on the property.

Josh Froelich motioned, seconded by Oliver Rauschnot to recommend for approval to the City Council the Amendment of Ordinance 1991-21: Subdivision and Platting: Subd. 4.01.10: Minimum Soil Testing Area Requirements. Motion passed with all ayes.

6. Old Business:

Ashley Rauschnot brought up the Variance from William Scherado from January 21, 2025 meeting. She said that William Scherado had Don Ramberg come out and, together, they figured a secondary septic site that wouldn't interfere with moving the shed. William would like to go forward with moving the shed and will keep it 75 feet from the center of the road. The only issue would be that the future septic site would need a variance to be 45 feet from the road. Members agreed that we cannot issue a variance for a future septic location because it might not be needed for 20+ years. They agreed to allow William to move the shed and will deal with a variance, if needed, in the future for the septic.

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7. New Business:

Planning Commission members looked over both Pine County Cannabis Ordinance and the City of Rock Creek Ordinances for Cannabis and THC. After initial discussion on going through and changing a bunch of things, members asked if we could just add text to our Ordinance that says “Pine County Cannabis Rules Also Apply” so that the City is covered continuously if they update their rules in the near future. Nancy Rys will bring to the Council for discussion and their thoughts.

8. City Council Notes

Nancy Rys said that there was nothing new from the Council at this time.

Additional discussion was had amongst Planning Commission members in regards to topics for future meetings.

- Nancy Rys asked if the Planning Commission could do exercises at future slow meetings to get to know the Ordinance Book better. Planning Commission members agreed this would be a great idea.
- Oliver Rauschnot asked if we could address the Industrial District at a future meeting, as he states that nobody could ever build there anyway with our Ordinances as they are now.

**9. *Donnie Peterman III motioned seconded by Chad Pasch to adjourn at 7:52PM.
Motion passed with all ayes.***

Ashley Rauschnot
Deputy Clerk