

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

Call Meeting to Order and Pledge of Allegiance

Chair Curt Kubesh called the Planning Commission meeting to order at 6:00 PM.

Members present:

Curt Kubesh, Dillon Barton, Nancy Runyan, Nancy Rys, Josh Froelich,

Members Absent:

Donnie Peterman III, Chad Pasch

Others present:

Ashley Rauschnot, Don Burger, Tom Lindstrom, Loreal Lindstrom, Amy Thompson,
Dillon Lindstrom, Olivia Lindstrom, Robert Lindstrom

Pledge of Allegiance

Public Forum

Approval of Minutes – May 19, 2025

Dillon Barton motioned, seconded by Nancy Runyan to approve the May 19, 2025 minutes as sent. Motion passed with all ayes.

Old Business - N/A

New Business

a. Minor Subdivision - Robert Lindstrom

Nancy Rys excused herself from voting because of a business interest in the property but asked Chair, Curt Kubesh, if she could be included in the discussion. He said yes.

Planning Commission members noted that there was a discrepancy between the number of acres listed on Beacon (40 acres) versus the number of acres listed on the survey sketch (39.6 acres). City Ordinance states that lots in the Agricultural District must be at least 20 acres minimum, so this poses an issue with the surveyed sketch.

Planning Commission members said if it is a true 40 acre parcel with two twenty acre parcels after the split, they don't see a problem with it. It was noted that the second parcel will need to have its own access/entrance driveway.

Dillon Lindstrom stated that the reason for the discrepancy is that the surveyor did not include the road in his calculations. Planning Commission members disagreed with this calculation method and said the road should have been included and that this makes sense for the discrepancy.

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Another thing noted was that the only official survey submitted was just half of the new parcel. Typically with a Minor Subdivision application, a survey is submitted that shows the entire parcel, and then the lines for the new parcel - along with descriptions and acreage for each new parcel. This Minor Subdivision application was only submitted with the new parcel surveyed and then a “sketch” of the full picture of the split. Ashley Rauschnot did reach out (via several phone calls and emails) to the surveyor to let them know what is expected and that the sketch may not be accepted by the Planning Commission.

Tom Lindstrom said that he could get a full survey of the full 40 acres for the Planning Commission.

The Minor Subdivision application had approved soil borings that Amy Thompson verified, so as long as the parcel is a true 40 and is proven with a new survey, Planning Commission members did not see any issues with the split.

*Josh Froelich motioned, seconded by Dillon Barton to recommend the Minor Subdivision for approval to the City Council **pending** receipt of a full survey. Motion passed with all ayes, with Nancy Rys abstaining.*

b. Reviewal of IUPs/CUPs

i. Johnny Mold || Gravel Pit || IUP-21-001

Currently in compliance with no complaints received. Planning Commission members said he is good to go for another year.

ii. Natalie Evans || Towers || 8-CUP-02

RF Inspection is due annually, the City hasn't received one since 2021 and there are no current Certificates of Insurance on file. There is no contact information on who currently owns the towers. Ashley will work on this before the next meeting and will circle back to it in July.

iii. Juli Bombalier || Dog Training || 3-CUP-10

Currently in compliance with no complaints received. Planning Commission members said he is good to go for another year.

iv. Andrew Olson || West Rock Repair || 1-CUP-12

Currently in compliance with no complaints received. Planning Commission members said he is good to go for another year.

Nancy Rys commented that she thought, in the past, that the Planning Commission was the one to go over IUP/CUP Compliance and was wondering why Ashley did it

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first and brought it to the Council before coming to the Planning Commission. Ashley Rauschnot said that this was something that Sam Christenson had been asking the office staff to do since last fall. Ashley mentioned that it was easier to go through and send letters for what was missing and get mostly everyone up to date with missing documents and then bring the rest to the Planning Commission for recommendations on how to proceed. It was decided that all further CUP/IUP Compliance checks go to the Planning Commission first before the City Council.

City Council Notes

Nancy Rys said there wasn't much to report from the City Council, but mentioned that the Safety Committee would like the City to be involved in National Night Out in August.

Adjourn

Josh Froelich motioned, seconded by Dillon Barton to adjourn at 6:26PM. Motion passed with all ayes.

Ashley Rauschnot
Deputy Clerk