

**City of Rock Creek
Planning Commission
Approved Minutes
July 21, 2025**

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

Members present:

Curt Kubesh, Nancy Runyan, Nancy Rys, Josh Froelich, Chad Pasch, Donnie Peterman III

Members Absent:

Dillon Barton

Others present:

Ashley Rauschnot, Don Burger, Jena Labine, Kevin Newman, Amy Thompson

Pledge of Allegiance

Public Forum

Approval of Minutes – June 16, 2025

Chad Pasch motioned seconded by Nancy Runyan to approve the June 16, 2025 minutes as sent. Motion passed with all ayes, with Donnie Peterman III abstaining.

Old Business

Minor Subdivision Application MSD-25-002 for Eagle Ridge Estates – Parcel ID R43.0514.001. The application came into the Planning Commission, originally, as wanting to split Parcel ID R43.0514.001 into 4 parcels. It was pointed out that the original parcel had already been split 4 times and then two of those parcels had been merged back together as one. Therefore, the maximum split that can be legally done on Parcel R43.0514.001 is into 2 parcels.

The Newman's had a new survey done to split the parcel above into only 2 parcels. Curt Kubesh said that Amy Thompson said that the borings look good. Nancy Runyan asked if they are putting it back to the original split? Kevin Newman said it is pretty close to the original.

Donnie Peterman III motioned seconded by Josh Froelich to recommend for approval to the City Council the Minor Subdivision MSD-25-002 for Eagle Ridge Estates. Motion passed with all ayes.

New Business

Minor Subdivision Application MSD-25-003 for Jena Labine – Parcel ID R43.0464.000. Jena Labine would like to split off the house with 12.70 acres and leave the remaining 66.30 acres as a separate parcel.

Nancy Rys brought up the easement on the Southwest corner of the property. She said

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that easements can “fall off” during sales and that she would prefer to see a deeded-access there. Nancy Rys said that, especially since the property that has the easement is going up for auction this fall.

Nancy Rys also made it clear to Jena that this is a one-time split and that she must be aware that she cannot split the property again as a Minor Subdivision, instead she must go through the Planned Unit Development process if she wants to split again in the future.

Planning Commission members discussed the easement issue and recommended asking John Anderson and the City Attorney their thoughts on the issue.

Donnie Peterman III motioned, seconded by Josh Froelich to table Minor Subdivision Application MSD-25-003 for Jena Labine until the August 18, 2025 Planning Commission Meeting, as long as Jena Labine signs the 60-Day Waiver, to allow time to consult with John Anderson and the City Attorney. Motion passed with all ayes.

City Council Notes





Nancy Rys wanted to make a minor clerical adjustment to the Zoning Ordinance.

Ordinance 2015-60 Zoning Ordinance: Section 1000:06 Agricultural District: Subd. 7.01.01:

*[After “Subd. 6.01 of this Section” *ADD* (Also see Section 1000.04 Definitions: Quarter-quarter Section)]*

Nancy Rys mentioned that the Safety Committee has planned National Night Out for the City of Rock Creek and showed the flyers that were made up. She recommends that the Safety Committee go door-to-door in the developments to hand out flyers and invite residents. Donnie Peterman III recommended making a Facebook Event to spread the word as well.

Information on the event below:



  **National Night Out – City of Rock Creek**  

Tuesday, August 5, 2025 | 5:00 PM – 7:00 PM

 *Rock Creek City Center*

Come join the **Rock Creek Safety Committee** for **National Night Out**—an evening of community connection, safety awareness, and family fun!

 **Event Highlights:**

-  Learn tips and tools to help keep our community safe
-  Enjoy **refreshments** and **valuable safety resources**

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- ✔ **Kids' park** will be open for play
- ✔ **See a real fire truck up close!**
- ✔ **Enter to win** a *Safety Basket Door Prize* featuring:
 - Carbon monoxide detector
 - Smoke alarm
 - Fire blankets
 - Fire extinguisher

🔴 **Door Prize Drawing at 6:45 PM**

(You do not need to be present to win!)

Bring your family, meet your neighbors, and help us build a safer Rock Creek.

We hope to see you there!

Nancy Runyan motioned seconded by Nancy Rys to adjourn at 6:37PM. Motion passed with all ayes.

Ashley Rauschnot
Deputy Clerk