

**City of Rock Creek
Planning Commission
Approved Minutes
August 18, 2025**

Vice Chair, Nancy Runyan, called the Planning Commission meeting to order at 6:00 PM.

Members present:

Dillon Barton, Nancy Runyan, Nancy Rys, Josh Froelich, Chad Pasch, Donnie Peterman III

Members Absent:

Curt Kubesh

Others present:

Ashley Rauschnot, Don Burger, Jena Labine, Amy Thompson

Pledge of Allegiance

Public Forum

Approval of Minutes

Donnie Peterman III motioned seconded by Chad Pasch to approve the July 21, 2025 minutes as sent. Motion passed with all ayes.

Old Business

Minor Subdivision Application MSD-25-003 for Jena Labine – Parcel ID R43.0464.000.

Jena Labine was in last month in regards to splitting her 80-acre parcel into two. There was a discussion and concern on access to the back side of one of the parcels via an easement. Council members wanted to check on the legalities of an easement versus deeded access.

After correspondence with Municipal Development Group Consultant, John Anderson, along with reviewing the Ordinance Book, it was decided that the Minor Subdivision has nothing to do with needing an easement or access, as both parcels being split do have access to the property via Ivy Avenue.

Josh Froelich motioned seconded by Donnie Peterman II to recommend the Minor Subdivision MSD-25-003 for Jena Labine to the City Council for approval. Motion passed with all ayes in a roll call vote.

New Business

Approval of Payroll

Payroll sheet was passed around for members to verify for payroll.

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The Diesel Shop: CUP-23-001 and CUP-23-002

A Notice of Foreclosure was published in the Pine City Pioneer on July 29 ,2025 for the parcel containing the Diesel Shop in Rock Creek. Rock Creek staff and council members had noted that the shop appeared to not be in business in recent months.

Larry Volkmann, owner of the Diesel Shop, called the office on the afternoon of 08/15/25 and left a message requesting information on the sewer.

Office staff returned his phone call on 08/18/25 inquiring about what was going on with the building – noting that it had been vacant for quite some time. Larry said that he is selling the property. After a brief discussion regarding the Conditional Use Permits, Larry stated that he will not be using them anymore.

Ashley asked if Larry could send her an email requesting to withdraw the Conditional Use Permits so that the files in the office could be kept up to date. Larry said he would email Ashley.

Ashley mentioned this to the Planning Commission members giving them a heads up of the upcoming withdraw of the Conditional Use Permits.

Planning Commission members discussed how long the Diesel Shop has been inactive for. Donnie Peterman III said he can give a rough estimate that they closed around the last week of March 2025, as he had work done there the week before they closed

Nancy Rys says it's a good thing to keep up on these permits as to keep our files current.

City Council Notes

Nancy Rys said that she was not at the last City Council meeting so she doesn't have any updates there.

She did want to give an update on Rock Creek's First National Night Out event. The Safety Committee was expecting 50-60 people to show up for National Night Out.

They estimated that there were 150-170 people that showed up and that the event received a lot of positive feedback from the community.

Planning Commission members were overwhelmingly surprised and excited about the turnout.

***Donnie Petermann III motioned seconded by Dillon Barton to adjourn at 6:18PM.
Motion passed with all ayes.***

Ashley Rauschnot
Deputy Clerk