

**City of Rock Creek
Planning Commission
Approved Minutes
September 15, 2025**

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

Members present:

Curt Kubesh, Dillon Barton, Nancy Rys, Josh Froelich, Chad Pasch

Members Absent:

Nancy Runyan, Donnie Peterman III

Others present:

Ashley Rauschnot, Don Burger, Amy Thompson, Brent Ott, Don Ramberg, and other interested citizens.

Pledge of Allegiance

Public Hearing: THC Registration Amendment: Ordinance 2024-80: Sale of Hemp Derived THC, Subd. 3.12-6.02

Public Notice was read by Ashley Rauschnot

Curt Kubesh opened the Public Hearing at 6:06PM

Brett Ott: *Um, thought process, so I was trying to navigate what ultimately, we would be discussing, and so Pine County, they're going to deal with registrations, with that in mind, anything that has to do with cultivation, retail, whatever it is, um, basically now just kind of talk to Pine County about everything right? There's no individual contact with you guys, it's just basically...*

Ashley Rauschnot: *Well, no...for cultivation and all of that you still have to come to the City.*

Curt Kubesh: *Yeah*

Ashley Rauschnot: *Yeah, there's probably going to be a conditional use permit that would have to go through the planning commission, public hearing, all of that and it's only allowed in certain zones. So, like the cultivation is only allowed in the industrial*

Curt Kubesh: *the light industrial*

Brett Ott: *Yeah, the light industrial, exactly yeah, perfect. Um that's, well that was pretty much it, I guess the retail stuff*

Ashley Rauschnot: *This is just referring to the sales of that 10 MG or higher of THC, I believe,*

Curt Kubesh: *Yup*

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- Ashley Rauschnot:** *That they need a separate license for...*
- Brett Ott:** *That doesn't even apply, so yeah I guess yeah, if it's everting else*
- Curt Kubesh:** *Yeah, through us, cultivation would come to us and then we'd go over it, like you said a CUP, conditional use permit and then what we would do is setup guidelines like we may require fencing, stuff like that. That would come to us and then go to the board.*
- Brett Ott:** *Fair enough, easy enough, you guys have a, I think you have it summarized. There's a zoning map I think I looked at too... so it'll just be a matter of emailing clerk, and then we'll just summarize everything and it'll be brought up.*
- Curt Kubesh:** *Yup, and try to have everything in 21 days prior to that meeting. We have a rule where it has to be 21 days before the meeting.*
- Brett Ott:** *Oh sure*
- Ashley Rauschnot:** *And you're probably going to want to do the site plan application which requires \$1,000 earnest money and then that gives them the opportunity to kind of navigate with you to figure out exactly all the pieces you need to.*
- Brett Ott:** *Yep and that's usual... 21 days prior to...*
- Curt Kubesh:** *So like the next meeting is October*
- Brett Ott:** *So I think that's pretty much it, thank you.*
- Curt Kubesh:** *Anyone else?*

Curt Kubesh closed the Public Hearing at 6:09PM

Josh Froelich motioned, seconded by Dillon Barton, to recommend for approval the Ordinance Amendment to the City Council. Motion passed with all ayes.

Public Forum

Approval of Minutes

Chad Pasch motioned seconded by Josh Froelich to approve the August 18, 2025 minutes as sent. Motion passed with all ayes.

Election of Officers:

Nancy Rys motioned, seconded by Dillon Barton, to elect Curt Kubesh as the Chair of the Planning Commission.

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Nancy Rys motioned, seconded by Josh Froelich, to elect Nancy Runyan as Vice-Chair of the Planning Commission.

Old Business

Chad Pasch motioned, seconded by Josh Froelich to approve payroll. Motion passed with all ayes.

New Business

Business Site Award Discussion/Nominations

Planning Commission members discussed a couple of new businesses in the City: White Pine Transmission and Lindstrom's Rustic Event Center.

Nancy Rys motioned, seconded by Chad Pasch, to award the Business Site Award to White Pine Transmission. Motion Passed with all ayes.

Review Sewer System Setbacks Requirement

Don Ramberg, Council Member, requested that the Planning Commission review the sewer setbacks for roads. He said that the general right of way is 66 feet, which is 33 feet from the center line.

The City of Rock Creek ordinance states that sewers have to be 75 feet from the center line on city road, 100 feet on county roads, and 130 feet on state roads. Don stated that these numbers make sense to him in regards to buildings and structures that can't be moved, but not with a sewer system.

Nancy Rys said she didn't see any issues with the right-of-way setbacks and this is why we have variance requests.

Don stated that he believes if a site has two areas and one can accommodate a type 3 system and the other a type 1 system, that the type 1 would be MUCH preferred to use, but sometimes not feasible to use the type 1 site due to the setback requirements.

Planning Commission members asked if we could gather data on what other townships do and bring that information to the next meeting.

Ashley Rauschnot will work on collecting data for the next meeting.

City Council Notes

Nancy Rys said the only thing she had from the City Council was the sewer setbacks.

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

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Ashley Rauschnot
Deputy Clerk