

**City of Rock Creek  
Planning Commission  
Approved Minutes  
November 24, 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, Nancy Runyan, Donnie Peterman III

**Members Absent:** N/A

**Others present:**

Ashley Rauschnot, Don Burger, Amy Thompson, Timofey and Alexandra Sitnikov

**Pledge of Allegiance**

**Public Forum**

Alexandra Sitnikov attended the meeting to address zoning issues related to an Administrative Citation and Penalty her family received for an alleged “junkyard” on their property. She expressed concern that other neighbors have similar conditions but have not been cited, emphasizing that she does not want enforcement taken against her neighbors—only an explanation for why her home was singled out. She also noted ongoing harassment from one neighbor, which she believes may have prompted the complaint.

Alexandra requested that the Planning Commission consider revising the ordinance limiting RVs and trailers in residential districts to a maximum length of 22 feet, explaining that her family’s 48-foot camper is necessary due to having nine children.

Commission members discussed the origin and relevance of the 22-foot rule and agreed the matter should be added to the agenda for further discussion. Chair Curt Kubesh approved adding the item under New Business.

**Approval of Minutes**

*Josh Froelich motioned seconded by Chad Pasch to approve the September 15, 2025 minutes. Motion passed with all ayes.*

*Nancy Runyan motioned seconded by Dillon Barton to approve the October 20, 2025 minutes. Motion passed with all ayes.*

**City of Rock Creek  
Planning Commission  
Approved Minutes  
November 24, 2025**

---

**Old Business**

**Nature Shores Resort: Fire Watchtower**

**Josh Froelich recused himself from the Planning Commission Meeting.**

The Planning Commission determined that the proposed Fire Watch Tower cannot be added to the applicant's existing Conditional Use Permit (CUP); a new CUP will be required. Members confirmed that there is no limit to how many CUPs a parcel or resident may have.

Lighting was heavily discussed. The FAA does not require lighting for this type of structure, and commissioners agreed that adding a light would negatively impact the quiet character of the Recreational District. According to Josh, the only concern raised by nearby residents was that the tower should not include a light.

Josh reiterated that the maximum height for a tower he would be interested in is 112' but with footing and a concrete pad asks for a maximum height of 115' for his conditional use permit.

Deputy Clerk, Ashley mentioned that she went to the FAA website that Josh had used and played with the numbers and Josh would not have to notify the FAA unless his tower was 201' or higher.

The Planning Commission members came up with the following conditions for the permit.

1. Copy of Insurance must be submitted to the City on an annual basis.
2. Copy of Inspections must be submitted to the City on an annual basis
3. Copy of Report from the Structural Engineer must be submitted to the City every 5 years.
4. Stairways must be screened in per insurance company standards.
5. All laws, rules and regulations shall be complied with and all necessary permits obtained.
6. Hours of operation will be aligned with Nature Shores Resort hours and quiet times.
7. The height of the tower cannot exceed 115 feet.

**City of Rock Creek  
Planning Commission  
Approved Minutes  
November 24, 2025**

---

8. The conditional use permit shall be reviewed on an annual basis, at which time conditions to protect the integrity of the neighborhood or health and safety maybe added. Conditions will be enforced by City Staff or Council. Should the conditions not be met, the Conditional Use Permit will be terminated.
9. If the Business is discontinued for at least one year, the Conditional Use Permit will be terminated.
10. It is the applicant's responsibility to notify the City of the business is discontinued or if there is a transfer of property of ownership.

*Donnie Peterman III motioned, seconded by Chad Pasch to recommend City Council approval of Conditional Use Permit CUP-25-002 for Josh Froelich allowing the restoration and erection of a historic fire watchtower at Nature Shores Resort, **pending a variance request approval for a height of 115' feet in the recreational district for an accessory structure (if necessary) – NOTE: Ordinance 2015-60, Section 1000:22, 15.06.01: "A tower may not exceed the lesser of one hundred and fifty (150) feet in height..."**. Motion passed with all ayes, with Josh Froelich abstaining.*

**Josh Froelich rejoined the Planning Commission Meeting.**

**MSD-25-004: Minor Subdivision | Oliver Rauschnot**

Chair - Curt Kubesh, Deputy Clerk - Ashley Rauschnot, and City Council Representative - Nancy Rys conducted additional research on the Subdivision and Platting ordinance and the Agricultural District zoning rules. Deputy Clerk Ashley's AI search (ChatGPT) indicated the subdivision might be allowed but noted contradictory language in the ordinance, while Nancy's AI search (Gemini) concluded it would only be permitted through a PUD or Residential Cluster Development.

Curt referenced Ordinance 2015-60, Section 1000:05, particularly the chart on page Z-28, which lists a minimum 200-foot lot width for A-1 Agricultural District when the lot qualifies under Section 1000.06, Subd. A.

A major point of contention was the meaning of "undeveloped existing lots of record." Long-time planning commission members have historically interpreted this as a lot that has not been previously split, and under that interpretation they believe the subdivision is allowed. Newer members argue it means a lot without an existing dwelling, making the split not allowed. There is not a definition for "undeveloped existing lots of record".

**City of Rock Creek  
Planning Commission  
Approved Minutes  
November 24, 2025**

---

Members repeatedly cited different sections of the ordinance to argue both for and against allowing the subdivision, with each point countered by another conflicting section.

Josh Froelich stated that the commission has acted consistently in past approvals based on interpretation and should not penalize a resident because interpretations have suddenly changed. He described the ordinance language as “clear as mud,” made the motion to recommend approval of the application, and suggested revising the ordinance at the next meeting to eliminate conflicting interpretations.

*Josh Froelich motioned seconded by Chad Pasch to recommend to City Council the approval of Minor Subdivision MSD-25-004 for Oliver Rauschnot. Motion passed with a 5 to 2 vote, with Curt Kubesh, Josh Froelich, Chad Pasch, Dillon Barton, and Donnie Peterman III voting aye and Nancy Rys and Nancy Runyan voting nay.*

**New Business:**

**RV/Trailer Length Maximum for Residential Zoning Districts**

The Planning Commission held an extended discussion about the properties in the development referenced during the Public Forum and concluded that most homes were in violation of some portion of the ordinance. Chair Curt Kubesh noted that many residents in residential zones have campers, RVs, trailers, or fish houses longer than the current 22-foot limit.

Commission members unanimously agreed that Ordinance 2015-60, Section 1000:21, 1.03 should be amended to increase the allowable length to 53 feet. A public hearing for this proposed text amendment will be held at the next Planning Commission meeting on December 15, 2025.

**City Council Notes – N/A**

***Donnie Peterman III motioned seconded by Dillon Barton to adjourn at 7:27PM. Motion passed with all ayes.***

Ashley Rauschnot

Deputy Clerk