

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

Chair Curt Kubesh, called the Planning Commission meeting to order at 6:02 PM.

Members present:

Chair Curt Kubesh, Council Representative Nancy Rys, Vice Chair Nancy Runyan, Member Josh Froelich, Member Donnie Peterman III

Members Absent: Member Dillon Barton, Member Chad Pasch

Others present:

Deputy Clerk Ashley Rauschnot, Don Burger

Pledge of Allegiance

Public Forum

Approval of Minutes

Donnie Peterman III motioned seconded by Nancy Runyan to approve the November 24, 2025 minutes. Motion passed with all ayes.

Old Business - N/A

New Business:

Review Minor Subdivision Ordinance for Clarity

The Planning Commission discussed existing contradictions within the Subdivision and Platting Ordinance. Nancy Rys noted that outside council should have been sought out during the revision of the comp plan and that the ordinance should have been updated at the same time, as the two documents do not currently align.

Curt Kubesh noted that the Comprehensive Plan had been reviewed by Chelsie Troth, who was the City Attorney at the time. The intent was for her to review the Comprehensive Plan, after which the Planning Commission would return to the Ordinance Book to ensure consistency between the two documents.

***NOTE:** Revisions to the Comprehensive Plan began in February 2019 with Royce Larson, Loreal Lindstrom, Dylan Lindstrom, Curt Kubesh, Karin Omae, Don Burger, and Pam Hinze serving as Planning Commission members.*

By August 2019, Dylan Lindstrom and Royce Larson had left, creating two vacant seats on the Planning Commission. One of those vacancies was filled in September 2019 when Donnie Peterman III joined.

In August 2020, Loreal Lindstrom and Don Burger left the Commission, and Nancy Brule joined, leaving two seats still vacant. By September 2020, Isaac Johnson and Dan

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Saumer joined the Planning Commission, while Pam Hinze departed.

Oliver Rauschnot joined the Planning Commission in March 2021. In August 2022, Karin Omae left and Stefon Boleen joined. During this same period, Deputy Clerk Nancy Runyan left in the fall of 2022, and Deputy Clerk Ashley Rauschnot joined.

By May 2023, Nancy Brule and Isaac Johnson had left the Planning Commission, and Josh Froelich and Dillon Barton joined.

Due to the significant and continuous turnover of Planning Commission members and administrative staff throughout the Comprehensive Plan revision process, the Ordinance Book was not updated to align with the adopted Comprehensive Plan.

Josh Froelich highlighted three areas of the Comprehensive Plan—Pages CP10 (Outlines Goal), CP20 (Housing: Remain Creative), and CP35 (Land Use: Protect the Legacy of Rural Agriculture). He concluded that these sections collectively emphasize that preserving the county’s rural character remains a priority, while also encouraging openness to creative and flexible development options.

Nancy Rys and Nancy Runyan commented that the Planning Commission previously relied more heavily on John Anderson of Municipal Development Group for planning assistance, but that practice has decreased over time.

Donnie Peterman III shared that the Rush City Planning Commission sends applications to John Anderson for review first, after which he provides two to three ordinance-based options for consideration, helping to streamline their decision-making process.

The City of Rock Creek received a letter from Municipal Development Group dated November 8, 2025, stating that the firm will no longer be able to continue providing monthly contractual planning services.

The Planning Commission expressed interest in asking the City Council for permission to seek another consulting firm to assist with interpreting the ordinance book and determining how it aligns with applications reviewed by the Planning Commission.

Nancy Rys stated that she will bring this request to the City Council at the next meeting.

City Council Notes – N/A

Donnie Peterman III motioned seconded by Josh Froelich to adjourn at 7:05PM. Motion passed with all ayes.

Ashley Rauschnot
Deputy Clerk